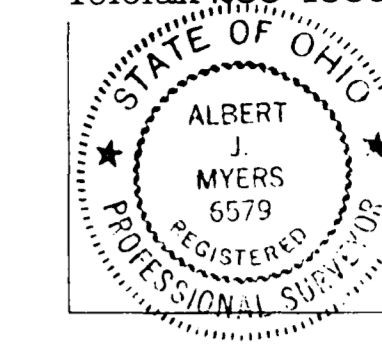


2740 East Main Street
Bexley, Ohio 43209
(614) 235-8677
Telefax 235-4559

We hereby certify that the foregoing plat was prepared from an actual survey of the premises in April of 1988, and is correct to the best of our knowledge. Basis of bearings is the centerline of Groves Road as recorded in Deed Book 3185, Page 394, Recorder's Office, Franklin County, Ohio.



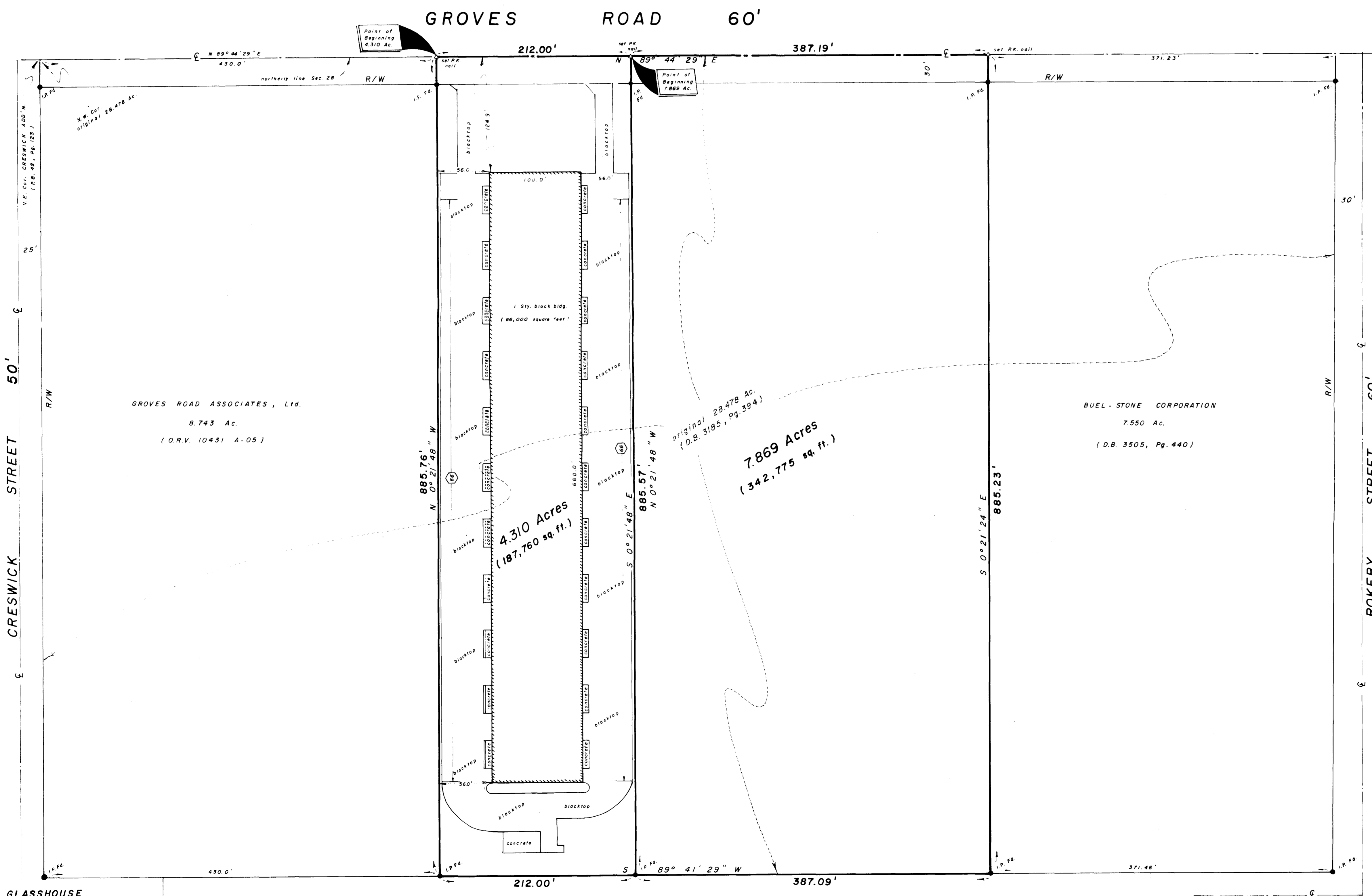
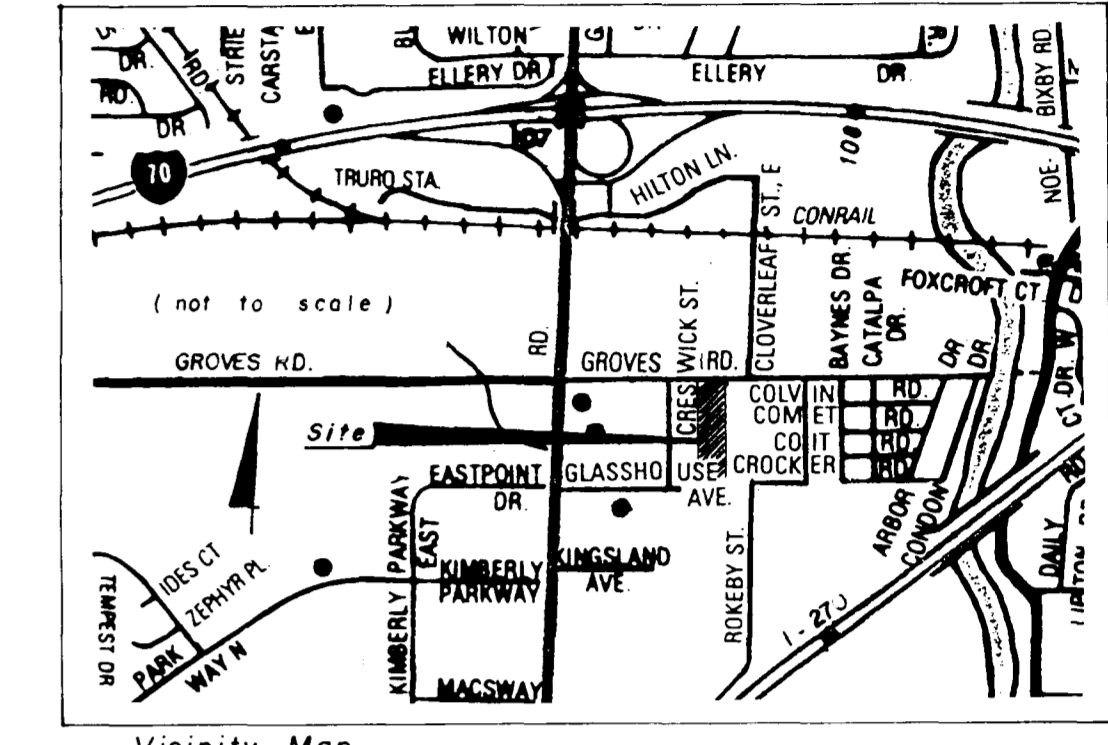
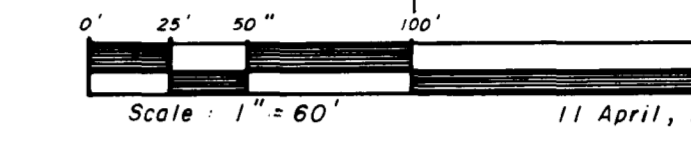
Albert J. Myers
Albert J. Myers Professional Registered Surveyor #6579

VINCE K. OLIVER

0-104-D

Survey of a 4.310 Acre tract and a 7.869 Acre tract, both part of an original 28.478 Acre tract conveyed to Vince K. Oliver in Deed Book 3185, Page 394 (Recorder's Office, Franklin County, Ohio), situated in Section 28, Township 12, Range 21, Refugee Lands, City of Columbus, Franklin County, Ohio.

NOTE: (66) - Denotes number of parking spaces, stalls being 18' x 9' (typical)



Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 28, Township 12, Range 21, Refugee Lands, and being part of a 28.478 Acre tract conveyed to Vince K. Oliver of record in Deed Book 3185, Page 394, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a set P.K. nail in the centerline of Groves Road (60 feet wide) at the northeast corner of the 8.743 Acre tract conveyed to Groves Road Associates, Ltd., of record in official Record Volume 10431 A-05, said Recorder's Office, said nail being North 89 degrees 44 minutes 29 seconds East, 430.0 feet from the northwest corner of said original 28.478 Acre tract:

Thence, along said centerline and the northerly line of said Section 28, North 89 degrees 44 minutes 29 seconds East, 212.00 feet to a set P.K. nail:

Thence, across said original 28.478 Acre tract, South 0 degrees 21 minutes 48 seconds East, 885.57 feet to a found iron pin in the southerly line of said original 28.478 Acre tract, (passing a found iron pin at 30.00 feet), and the northerly line of the Eastland Concord Company's 1.441 Acre tract (Deed Book 3101, Page 434):

Thence, along part of the southerly line of said original 28.478 Acre tract, and northerly line of said 1.441 Acres, South 89 degrees 41 minutes 29 seconds West, 212.00 feet to a found iron pin at the southeast corner of said 8.743 Acre tract:

Thence, along the east line of said 8.743 Acre tract, North 0 degrees 21 minutes 48 seconds West, 885.76 feet to the point of beginning, (passing a found iron pin at 855.76 feet), CONTAINING 4.310 ACRES subject, however, to all legal highways, easements, leases, and restrictions of record and of records in the respective utility offices. Basis of bearings is the centerline of Groves Road as recorded in said Deed Book 3185, Page 394.

Situated in the State of Ohio, County of Franklin, City of Columbus, in Section 28, Township 12, Range 21, Refugee Lands, and being part of a 28.478 Acre tract conveyed to Vince K. Oliver of record in Deed Book 3185, Page 394, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing, at a set P.K. nail in the centerline of Groves Road (60 feet wide) at the northeast corner of the 8.743 Acre tract conveyed to Groves Road Associates, Ltd., as shown of record in official Record Volume 10431 A-05, said Recorder's Office, said nail being North 89 degrees 44 minutes 19 seconds East, 430.0 feet from the northwest corner of said original 28.478 Acre tract:

Thence, along said centerline and the northerly line of said Section 28, North 89 degrees 44 minutes 29 seconds East, 212.00 feet to a set P.K. nail, and the TRIP POINT OF BEGINNING OF THIS DESCRIPTION:

Thence, continuing along said centerline, North 89 degrees 44 minutes 29 seconds East, 387.09 feet to a set P.K. nail at the northwest corner of the 7.550 Acre tract conveyed to Buell-Stone Corporation as shown of record in Deed Book 3505, Page 440, said Recorder's Office:

Thence, along the westerly line of said 7.550 Acre tract, South 0 degrees 21 minutes 24 seconds East, 885.23 feet to a found iron pin in the southerly line of said original 28.478 Acre tract (passing a found iron pin at 30.00 feet), and the northerly line of the Eastland Concord Company's 1.441 Acre tract (Deed Book 3101, Page 434):

Thence, along part of the southerly line of said original 28.478 Acre tract, and the northerly line of said 1.441 Acres, South 89 degrees 41 minutes 29 seconds West, 212.00 feet to a found iron pin:

Thence, across said original 28.478 Acre tract, North 0 degrees 21 minutes 48 seconds West, 885.57 feet to the point of beginning, (passing a found iron pin at 855.57 feet) CONTAINING 7.869 ACRES subject, however, to all legal highways, easements, leases, and restrictions of record and of records in the respective utility offices. Basis of bearings is the centerline of Groves Road as recorded in said Deed Book 3185, Page 394.

GLASSHOUSE AVE. 60'

EASTLAND CONCORD COMPANY 1.441 Ac. (D.B. 3101, Pg. 434)