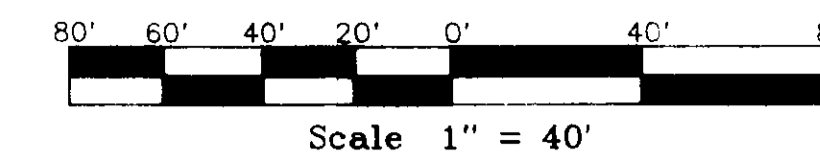


Vicinity Map

Survey of a 4.473 Acre tract located in Half Section 24, Section 15, Township 12, Range 21, Refugee Lands, partly in the City of Whitehall and partly in the City of Columbus, Franklin County, Ohio, for...

Plaza Properties Mortgage Limited Partnership and/or NationsBanc Mortgage Capital Corporation and/or Lawyers Title Insurance Corporation and/or Bank One Columbus, N.A.



Scale 1" = 40'



September 9, 1994

Table with columns: No., Date, Description, By. Includes revision entries for 4-02-96 and 8-16-96.

Legal Description:

4.473 ACRES.

Situated in the State of Ohio, County of Franklin, Partly in the City of Whitehall and partly in the City of Columbus, Half Section 24, Section 15, Township 12, Range 21, Refugee Lands and being those three tracts conveyed to Bernard R. Ruben by deeds of record in Deed Book 3768, Page 776, Deed Book 3749, Page 57 and Official Record 0141 A-16, all references being to those records of the Office of Recorder, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Easements:

- Lawyers Title Insurance Corporation Commitment No. 92134-201; dated March 6, 1996 at 7:00 A.M. SCHEDULE B - Section 2
ITEM 14. Easement to The Columbus Railway, Power and Light Company over part of a larger tract of which insured premises is a part, of record in Deed Book 967, page 195; PLOTTED, (INTENDED TO BE RELEASED)
ITEM 15. Easement to The Ohio Bell Telephone Company of record in Deed Book 2472, page 159; PLOTTED.
ITEM 16. Easement to Columbia Gas of Ohio, Inc. over part of a larger tract of which insured premises is a part, of record in Deed Book 2775, page 194; PLOTTED.
ITEM 17. Right-of-Way to Columbia Gas of Ohio, Inc. of record in Official Record 00878 A-13; PLOTTED.

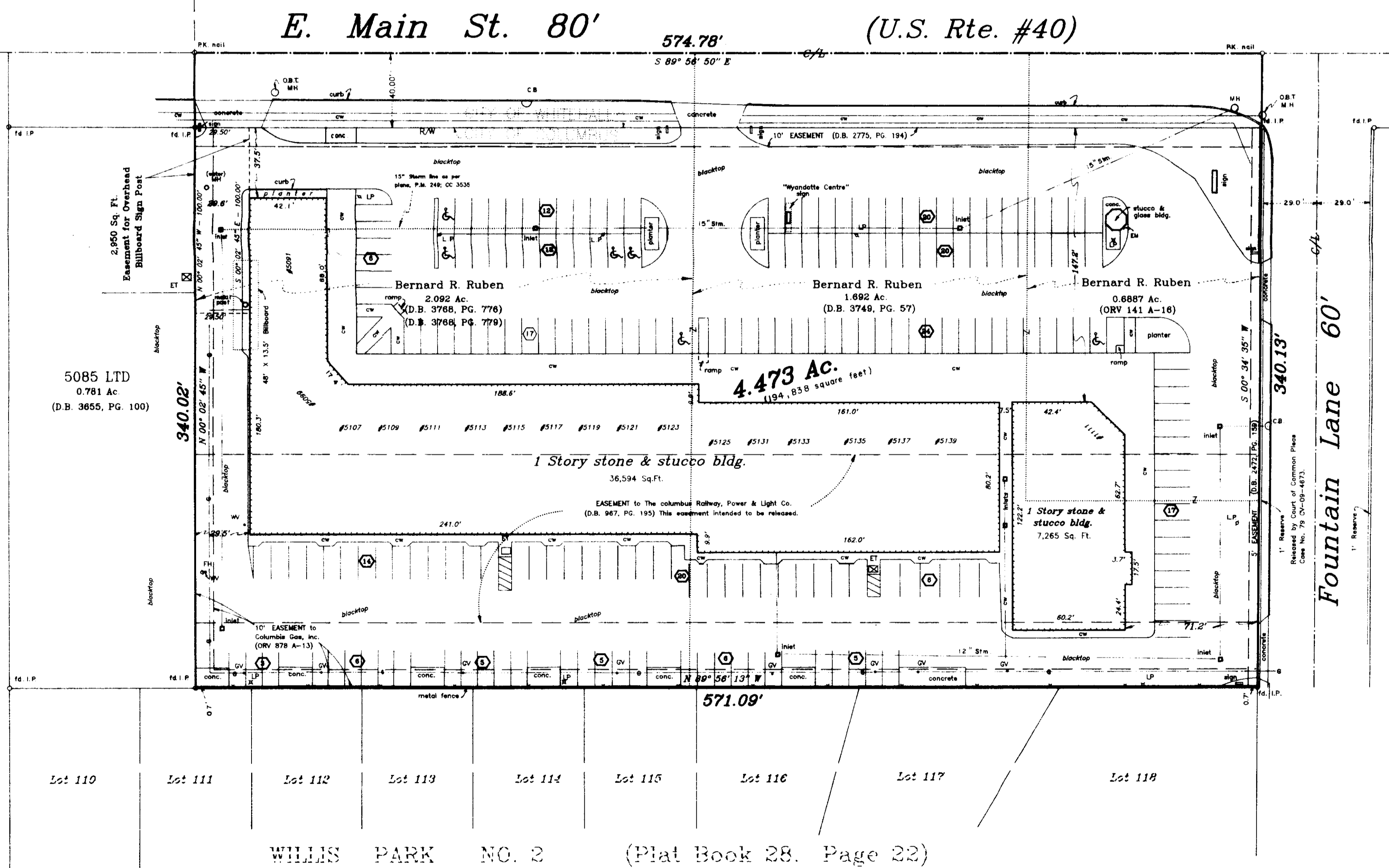
Commencing at the centerline intersection of East Main Street (U.S. Route 40, 80 feet wide) and Mantel Drive, 60 feet wide; Thence, with the centerline of East Main Street, South 89 degrees 56 minutes 50 seconds East, 130.00 feet to a P.K. nail set at the northeasterly corner of a 0.781 Acre tract conveyed to 5085 LTD. by Deed Book 3655, Page 100 and said P.K. nail being THE TRUE POINT OF BEGINNING of the following herein described tract; Thence, with the centerline of East Main Street, South 89 degrees 56 minutes 50 seconds East, 574.78 feet to a P.K. nail set at the intersection of said centerline with the northerly extension of the westerly line of Fountain Lane, 60 feet (Dedicated by Plat Book 40, Page 2); Thence, with the westerly line of Fountain Lane, South 00 degrees 34 minutes 35 seconds West, 340.13 feet (passing an iron pin found at 40.00 feet) to an iron pin found at the northeasterly corner of Willis Park No. 2 (Plat Book 28, Page 22); Thence, with the northerly line of Willis Park No. 2, North 89 degrees 56 minutes 16 seconds West, 571.09 feet to an iron pin set at the southeasterly corner of said 5085 LTD. 0.781 Acre tract; Thence, with the easterly line of said 0.781 Acre tract, North 00 degrees 02 minutes 45 seconds West, 340.02 feet to the place of beginning and CONTAINING 4.473 ACRES. Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". The basis of bearings for the foregoing plat is from Official Record 0141 A-16, the centerline of East Main Street held as South 89 degrees 56 minutes 50 seconds East.

Easement for Overhead Billboard Sign Post

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Half Section 24, Section 15, Township 12, Range 21, Refugee Lands and being part of that 2.092 Acre tract conveyed to Bernard R. Ruben by deed of record in Deed Book 3768, Page 776, all references being to those records of the Office of Recorder, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

Beginning at an iron pin found in the southerly right of way line of East Main Street (80' wide, U.S. Route 40) in the line between said 2.092 Acre tract and a 0.781 Acre tract conveyed to 5085 LTD. by Deed Book 3655, Page 100; Thence, with the right of way line of East Main Street, South 89 degrees 56 minutes 50 seconds East, 29.50 feet; Thence, across said 2.092 Acre tract, South 00 degrees 02 minutes 45 seconds East, 100.00 feet; Thence, across said 2.092 Acre tract, North 89 degrees 56 minutes 50 seconds West, 29.50 feet to the easterly line of said 0.781 Acre tract; Thence, with the easterly line of a 0.781 Acre tract, North 00 degrees 02 minutes 45 seconds West, 100.00 feet to the place of beginning and CONTAINING 2950.00 SQUARE FEET or 0.068 ACRES.

Manfeld Drive 60'



Fountain Lane 60'

SURVEYOR'S CERTIFICATE

Bank One Columbus, N.A. and/or NationsBanc Mortgage Capital Corporation, its successors and/or assigns, Plaza Properties Mortgage Limited Partnership and Lawyers Title Insurance Corporation that the survey for this plat was made on the ground under my supervision from a recorded description in deed of record in Deed Book 3768, Page 776; Deed Book 3749, Page 57 and Official Record Volume 141, Page A-16 Recorder's Office, Franklin County, Ohio and that the angular and linear measurements and all other matters shown hereon are correct; I further certify that this survey made under my supervision on April 2, 1994 correctly shows the total area of the property in acres and in square feet; the dimensions and location of improvements, walkways, paved areas and parking areas; the relation of buildings and other structures to the property lines of the land indicated hereon; the location of visible and recorded easements and other matters of record affecting the subject property; I further certify that there are no encroachments of adjoining buildings or structures onto said land nor overlap of buildings or structures from said land other than as shown; that ingress and egress to the subject property are provided by E. Main Street and Fountain Lane, as shown on the survey, the same being paved, dedicated public rights of way; applicable minimum setback provisions and covenants and restriction of record and provided to the undersigned; that there are no visible structures for drainage located upon the subject tract and serving adjoining properties; and that the property is in flood zone "X" (as shown on F.I.R.M. Map No. 390170 02780 of 1987, as dated August 1, 1995) Zone "X" is an area of minimal flood probability; this survey is made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established by ALTA and ACSM in 1992 and meets the accuracy and requirements of an urban survey, as defined therein, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located.

Legend

Legend table listing symbols for Deed Book, Official Records Volume, Iron Pin, Railroad Spike, Centerline, Right-of-Way, Limited Access Right-of-Way, Landscape Area, Monhole, Catch Basin, Fire Hydrant, Power Pole, Light Pole, Electric, Underground Electric, Electric Meter, Electric Transformer, Columbus & Southern Ohio Electric Company, Gas, Gas Meter, Gas Valve, Water, Water Meter, Water Valve, Telephone Pedestal, Telephone, Ohio Bell Telephone, Cable Television, Record Plan, Sanitary Sewer, Storm Sewer, Combination Sewer, Blocktop, Concrete Walk, Concrete Stop/Steps, Kiosk.

Notes:

- 1) (20) represents number of marked parking spaces. There are 198 total parking spaces (including 6 handicap)
2) Subject tract is currently Zoned "C-4" (General Commercial) City of Columbus Zoning info.: (614) 645 - 7314



Albert J. Myers Professional Surveyor No. 6579

Date 4-16-96

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



2740 East Main Street Bexley, Ohio 43209-2577 (614) - 235 - 8677 PROPERTY NO. 232 WYANDOTTE CENTRE