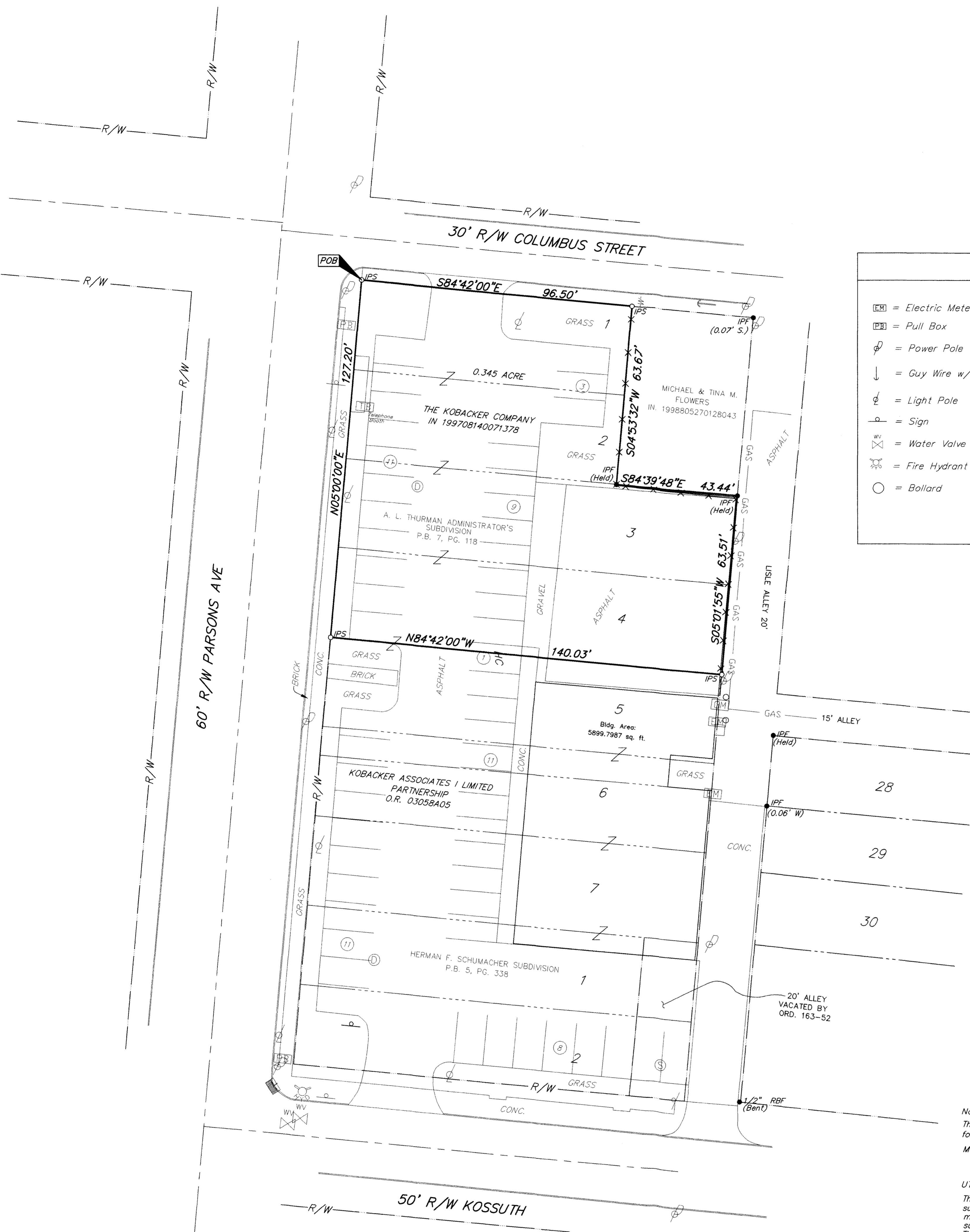


SURVEY OF ACREAGE PARCEL
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



LEGEND	
	= Electric Meter
	= Pull Box
	= Power Pole
	= Guy Wire w/Anchor
	= Light Pole
	= Sign
	= Water Valve
	= Fire Hydrant
	= Bollard
	= Sanitary Manhole
	= Storm Manhole
	= Curb Inlet
	= Fence
	= Gas Line
	= Storm Line
	= Sanitary Line
	= Centerline
	= Right of Way Line

Note:
The subject property lies within the area described by the following items from Title Commitment No. 00030613
Mutual Easement & Party Wall Agreement O.R. 1913 C07

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

Note:
Zoning information was not made available to the undersigned as of the date of this survey.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0255 G.

CERTIFICATION: (Commitment No. 00030613)
To: The Kobacker Company, JMM Real Estate, LLC, Central City Title Agency, Ltd., & Lawyers Title Insurance Corporation.

This is to certify, to the best of my knowledge, information and belief, that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM and NSPS in 1999", and includes items 3, 4, 7b, 8, 9, 10, 11a, & 11b of Table A "Optional Survey Responsibilities & Specification" thereof, and pursuant to the Accuracy Standards as adopted by ALTA, ACSM & NSPS in effect on the date of this certification.



Robert J. Sands 5/24/01
Professional Surveyor No. 8053

SURVEYED & PREPARED BY
EMHT INC.
CONSULTING ENGINEERS & SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
(614) 471-5150

SCALE: 1" = 20' May 22, 2001

DESCRIPTION OF
0.345 ACRE
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus and being a part of Lots 1 and 2 and all of Lots 3 and 4 of the "A.L. Thurman Administrator's Subdivision", a subdivision of record in Plot Book 7, Pages 118 and 119, as conveyed to the Kobacker Company by deed of record in instrument Number 199708140071378, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the easterly right-of-way line of Parsons Avenue (60 feet in width and the southerly right-of-way line of Columbus Street (30 feet in width);

thence South 84° 42' 00" East, a distance of 96.50 feet, along the southerly right-of-way line of Columbus Street to an iron pin set at a corner common to that tract of land as conveyed to Michael and Tina M. Flowers by deed of record in Instrument Number 199805270128043;

thence the following two (2) courses and distances along the line common to said The Kobacker Company tract and said Michael and Tina M. Flowers tract;

1. South 04° 53' 32" West, a distance of 63.67 feet, to an iron pin found;
2. South 84° 39' 48" East, a distance of 43.44 feet to an iron pin found on the westerly right-of-way line of Lisle Alley (20 feet in width), and being the southeast corner of Lot 2 of said "A.L. Thurman Administrator's Subdivision";

thence South 05° 01' 55" West, a distance of 63.51 feet along the westerly right-of-way line of Lisle Alley and being the easterly line of Lots 3 and 4 of the "A.L. Thurman Administrator's Subdivision" to an iron pin set at southeasterly corner of said Lot 4;

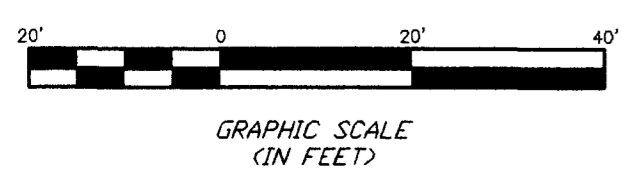
thence North 84° 42' 00" West, a distance of 140.03 feet on the line common to said Lot 4 and Lot 5 of the "A.L. Thurman Administrator's Subdivision" to an iron pin set on the easterly right-of-way line of Parsons Avenue (60 feet in width);

thence North 05° 00' 00" East, a distance of 127.20 feet, along said easterly line of Parsons Avenue and the westerly line of Lots 4, 3, 2 and 1 of said "A.L. Thurman Administrator's Subdivision", to the Point of Beginning, containing 0.345 acres, more or less.

Bearings in the above description are based on the bearing of North 05° 00' 00" East for the easterly right-of-way line of Parsons Avenue as shown in Instrument Number 199708140071378, records of the Recorder's Office, Franklin County, Ohio.

New Survey
83107075
(U)
3943

- = MON. FND.
 - = I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND.
 - = MAG. NAIL SET
 - ▲ = R.R. SPK. FND.
 - ▲ = R.R. SPK. SET
 - = P.K. NAIL FND.
- I.P.S. Set are 1 3/16" I.D. Iron pipe W/ cap inscribed EMH&T, Inc.



GRAPHIC SCALE (IN FEET)