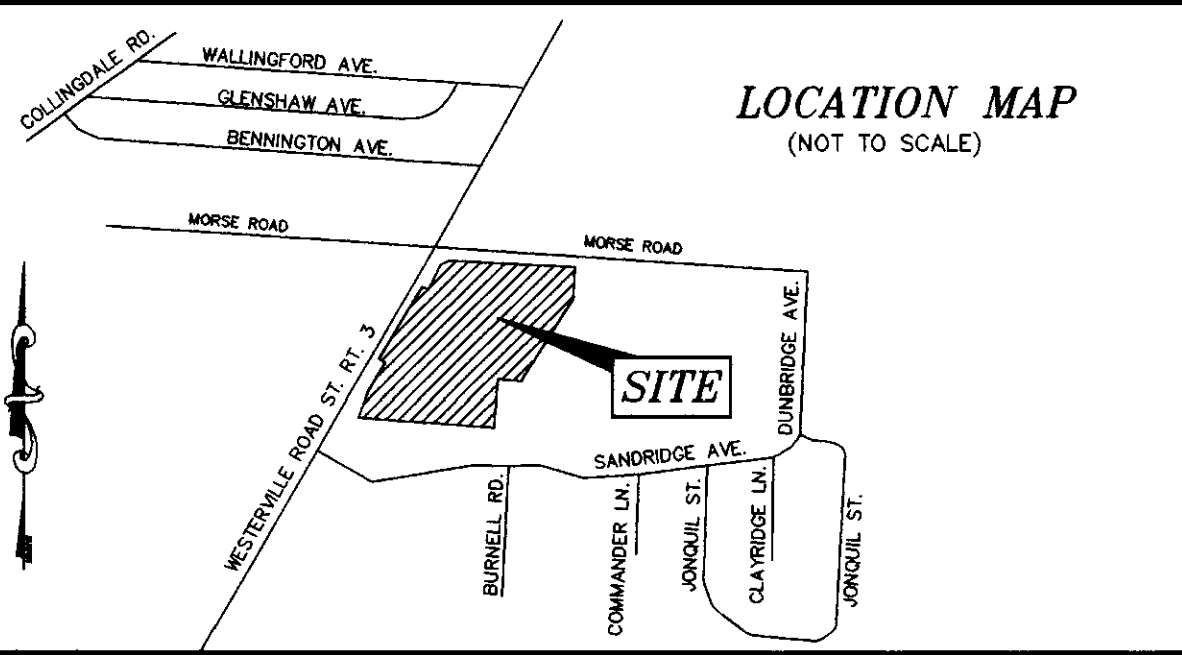


LOCATION MAP
(NOT TO SCALE)



PARKING
248 STANDARD PARKING SPACES

- ENCROACHMENTS**
- (A) BUILDING ENCROACHES ONTO 10' EASEMENT TO THE CITY OF COLUMBUS, D.V. 3116, Pg. 20 BY 58.06' AS SHOWN.
 - (B) ASPHALT PAVEMENT, OVERHEAD SIGN, AND FENCE LINE ENCROACHES ONTO OTHER'S PROPERTY AS SHOWN BELOW.
 - (C) OVERHEAD ELECTRIC LINES DO NOT LIE WITHIN DESCRIBED EASEMENT AS SHOWN.
 - (D) OVERHEAD ELECTRIC LINES DOES NOT HAVE A DESCRIBED EASEMENT.

ALTA/ACSM LAND TITLE SURVEY
FOR
GERMAIN AUTOMOTIVE OF COLUMBUS, LLC

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF COLUMBUS, BEING IN QUARTER TOWNSHIP 2,
TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS

LEGEND

WATER VALVE	GAS SERVICE VALVE	OVERHEAD ELECTRIC LINE
FIRE HYDRANT	GAS VALVE	SANITARY SEWER LINE
DRAINAGE CATCH BASIN	UTILITY POLE	8' CHAIN LINK FENCE
SANITARY MANHOLE	LIGHT POLE	STORM LINE
STORM MANHOLE	BALLARD	ORIGINAL DEED LINES
ELECTRIC BOX	5/8" REBAR SET WITH YELLOW CAP MARKED "SMART SURVEY"	(M) MEASURED
TRAFFIC BOX	MONUMENT FOUND	(R) RECORDED
HANDICAPPED PARKING	AS NOTED	(C) CALCULATED
GUY WIRE	SIGN	(P) POINT
		(I) CURB INLET

SOURCE OF TITLE
ONP CORPORATION, AN OHIO CORPORATION D.B. 3390, Pg. 164, D.B. 3163, Pg. 125, D.B. 3058, Pg. 61, O.R.V. 24220, Pg. A14, LESS AND EXCEPTING O.R.V. 26171, Pg. C01, & INSTRUMENT #199912080302061

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE ASSUMED, BASED ON THE CENTERLINE OF MORSE ROAD (COUNTY ROAD 17) AS BEING SOUTH 86 DEGREES 10 MINUTES 20 SECONDS EAST, AS FOUND ON THE RIGHT OF WAY PLANS OF MORSE ROAD PREPARED BY CLYDE E. WILLIAMS & ASSOCIATES, INC. DATED 4-6-99.

AREA OF PROPERTY 9.466 ACRES
AREA OF BUILDING 53,397 SQ.FT.

ZONING
ZONED C-4, COMMERCIAL DISTRICT

STREET ADDRESS
3101 MORSE ROAD, COLUMBUS, OHIO 43219

FLOOD ZONE
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", COMMUNITY PANEL NUMBER 39049C 0165 G AND COMMUNITY PANEL NUMBER 39049C 0170 G, EFFECTIVE DATE: AUGUST 2, 1995

LEGAL DESCRIPTION
PER HUMMEL TITLE AGENCY, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. HTA-7157, SCHEDULE A, SECTION II, EXHIBIT "B"

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 2, Township 1, Range 17, United States Military Lands, and being the property conveyed to ONP Corporation by Deed Book 3390, Page 164, Deed Book 3163, Page 125, Deed Book 3058, Page 61, Official Record Volume 24220, Page A14 of the Franklin County Recorder's Office, and being more particularly bound and described as follows:

Beginning at a Railroad Spike Found at centerline Sta. 53+68.84 in the centerline intersection of Westerville Road (State Route 3) with Morse Road (County Road 17), thence the following Two (2) courses: 1) South 86 degrees 10 minutes 20 seconds East, 45.62 feet to a point, said point being referenced by Franklin County Monument found at centerline Sta. 69+66.75, bearing South 86 degrees 10 minutes 20 seconds East, 1552.29 feet; 2) South 03 degrees 49 minutes 40 seconds West, 60.00 feet to an Iron Pin Set marking the southerly right of way line of said Morse Road, said point also marks the True Point of Beginning of the 9.466 acre parcel herein described;

Thence, the following Three (3) courses are along the southerly right of way line of said Morse Road:
1) South 86 degrees 10 minutes 20 seconds East, 153.60 feet to an Iron Pin Set;
2) North 30 degrees 06 minutes 33 seconds East, 0.56 feet to an Iron Pin Set;
3) South 86 degrees 10 minutes 20 seconds East, 393.96 feet to an Iron Pin Set marking the northwest corner of the property conveyed to Brentwood Condominium by Condominium Plat Book 7, Pages 70-76, said point also marks the northeast corner of the 9.466 acre parcel herein described;

Thence, the following Four (4) courses are along the property of said Brentwood Condominium:
1) South 03 degrees 49 minutes 40 seconds West, 102.50 feet to a Mog Nail Found;
2) South 30 degrees 01 minutes 29 seconds West, 436.83 feet to a "Geo Graphic" capped Iron Pipe Found;
3) North 86 degrees 12 minutes 03 seconds West, 92.77 feet to a "Geo Graphic" capped Iron Pipe Found;
4) South 03 degrees 10 minutes 14 seconds West, 200.01 feet to a "Geo Graphic" capped Iron Pipe Found marking the northerly line of Parkleigh Section No. 1 "Reserve A" by Plat Book 42, Page 63, said point also marks the southwest corner of said Brentwood Condominium, and the southeast corner of the 9.466 acre parcel herein described;

Thence, along the northerly line of the said Parkleigh Section No. 1 "Reserve A", and along the southerly line of the ONP Corporation property (D.B. 3390, Pg. 164), North 86 degrees 12 minutes 25 seconds West, 590.88 feet to a "Geo Graphic" capped Iron Pipe Found marking the westerly right of way of said Westerville Road, and the southwest corner of the 9.466 acre parcel herein described;

Thence, the following Nine (9) courses are along the easterly right of way of said Westerville Road:
1) North 21 degrees 40 minutes 44 seconds East, 108.78 feet to a "Geo Graphic" capped Iron Pipe Found;
2) North 29 degrees 57 minutes 39 seconds East, 156.00 feet to a 1/2" Iron Pipe Found;
3) North 60 degrees 02 minutes 21 seconds West, 19.50 feet to a "Geo Graphic" capped Iron Pipe Found;
4) North 29 degrees 57 minutes 39 seconds East, 147.00 feet to an Iron Pin Set;
5) North 31 degrees 52 minutes 12 seconds East, 180.10 feet to an Iron Pin Set;
6) North 29 degrees 57 minutes 39 seconds East, 39.34 feet to an Iron Pin Set;
7) South 70 degrees 00 minutes 23 seconds East, 7.62 feet to an Iron Pin Set;
8) North 29 degrees 57 minutes 39 seconds East, 115.26 feet to an Iron Pin Set;
9) North 53 degrees 14 minutes 01 seconds East, 22.40 feet to the True Point of Beginning, containing 9.466 Acres, more or less. Subject to any and all easements, right-of-ways, conditions and restrictions of record. All iron pins set are 5/8-inch by 30-inch rebar with yellow identification caps labeled "Smart Surveying". Bearings shown herein are based upon the centerline of Morse Road (County Road 17) as being South 86 degrees 10 minutes 20 seconds East, as found on the right of way plans of Morse Road prepared by Clyde E. Williams & Associates, Inc. dated 4-6-99. This description was prepared by Smart Surveying, Inc. in October 2003, and is based upon actual field measurements.

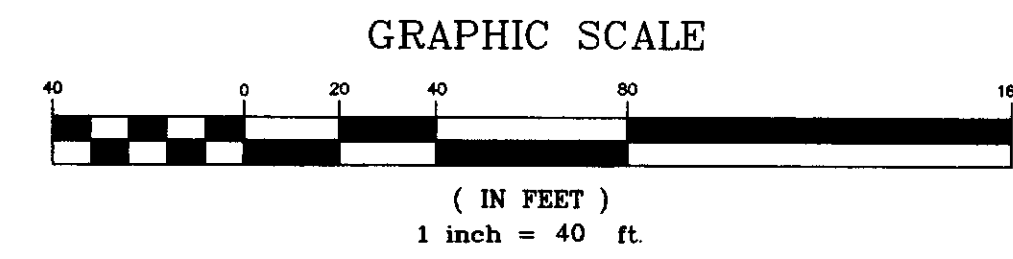
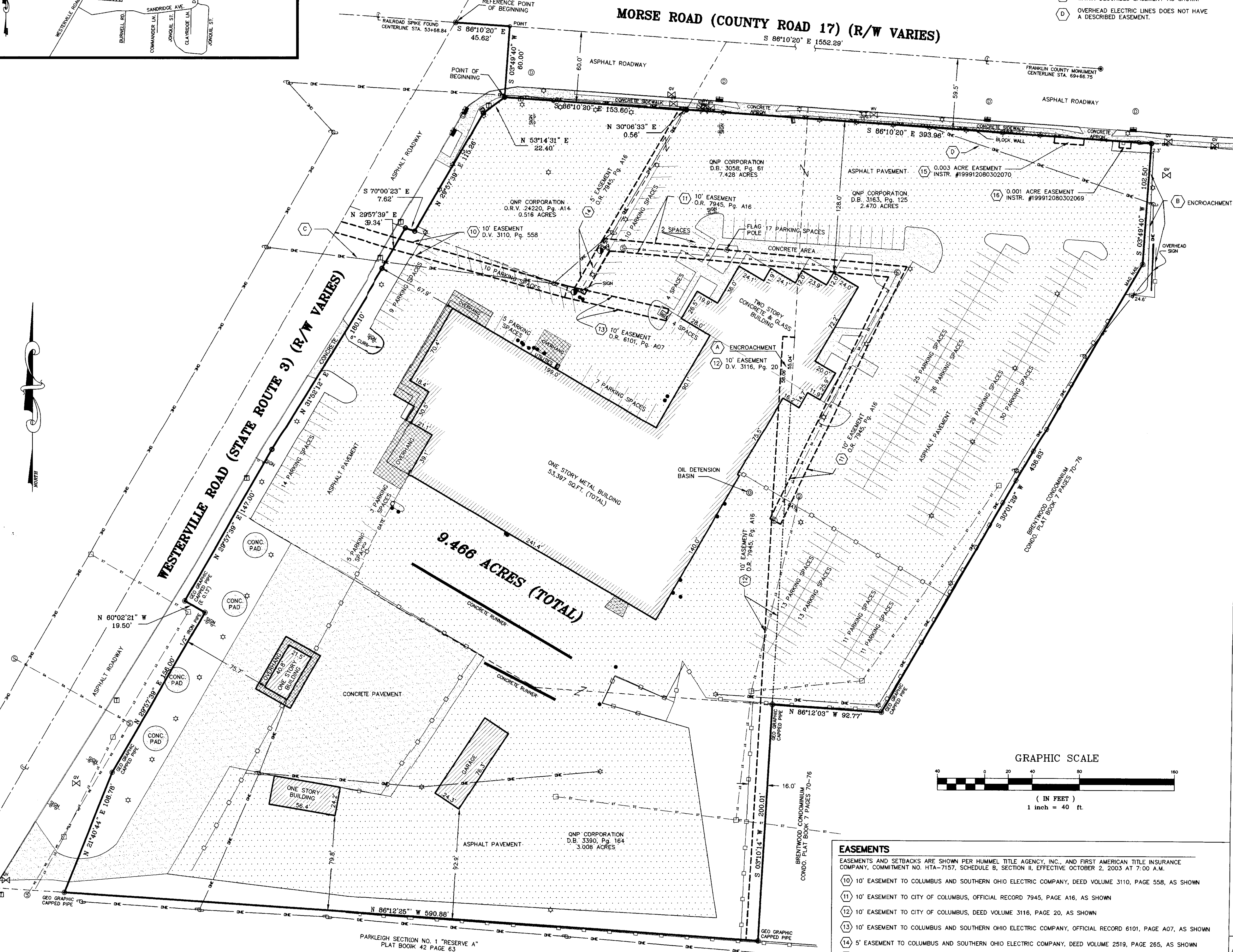
SURVEYOR'S CERTIFICATION

We hereby certify to HUMMEL TITLE AGENCY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY and GERMAIN AUTOMOTIVE OF COLUMBUS, LLC, that (a) this survey was actually made upon these grounds and conducted under the direct supervision of the undersigned Registered Land Surveyor; (b) it and the information, courses and distances shown thereon are accurate; (c) the title lines and lines of possession are the same unless shown otherwise; (d) the property description shown hereon complies with the requirements of the Ohio Revised Code, the size, location and type of all buildings, structures and other visible permanent improvements on the property and all are within the boundary lines and set-back lines as known to us and stated herein; (f) visible utilities serving the property are shown hereon; (g) there are no encroachments onto adjoining premises, streets or alleys by any of said visible improvements, or encroachments upon the property by visible improvements situated on adjoining properties other than those shown hereon, if any; and that the property abuts and has access to a duly dedicated (highway) known as: MORSE ROAD AND WESTERVILLE ROAD. This survey was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", as adopted by ALTA, ACSM and NSPS in 1999 and includes items 1, 2, 3, 4, 6, 7(a), (b)(1), 8, 9, 10, 11(a), 13, 14, 15 and 16 of Table A thereof, and meets the current accuracy standards as defined therein.

Brian D. Smart 10/2/03
BRIAN D. SMART, P.S.
OHIO REG. NO. 7611

DRAWN BY: R. HUFFMAN DATE: OCT. 21, 2003
CHECKED BY: B. SMART DRAWING NO.: 31181
JOB NO.: 31181 SHEET 1 OF 1

PREPARED BY:
SMART SURVEYING, INC.
1705 1/2 BLUE JAY ROAD, HEATH OHIO 43066
PHONE: (740) 345-4700 FAX: (740) 522-4706



- EASEMENTS**
EASEMENTS AND SETBACKS ARE SHOWN PER HUMMEL TITLE AGENCY, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. HTA-7157, SCHEDULE B, SECTION II, EFFECTIVE OCTOBER 2, 2003 AT 7:00 A.M.
- (10) 10' EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, DEED VOLUME 3110, PAGE 558, AS SHOWN
 - (11) 10' EASEMENT TO CITY OF COLUMBUS, OFFICIAL RECORD 7945, PAGE A16, AS SHOWN
 - (12) 10' EASEMENT TO CITY OF COLUMBUS, DEED VOLUME 3116, PAGE 20, AS SHOWN
 - (13) 10' EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, OFFICIAL RECORD 6101, PAGE A07, AS SHOWN
 - (14) 5' EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, DEED VOLUME 2519, PAGE 265, AS SHOWN
 - (15) 0.003 ACRE EASEMENT TO THE BOARD OF FRANKLIN COUNTY COMMISSIONERS, INSTRUMENT #199912080302070, AS SHOWN
 - (16) 0.001 ACRE EASEMENT TO THE COUNTY OF FRANKLIN, INSTRUMENT #199912080302069, AS SHOWN

PARKLEIGH SECTION NO. 1 "RESERVE A"
PLAT BOOK 42 PAGE 63