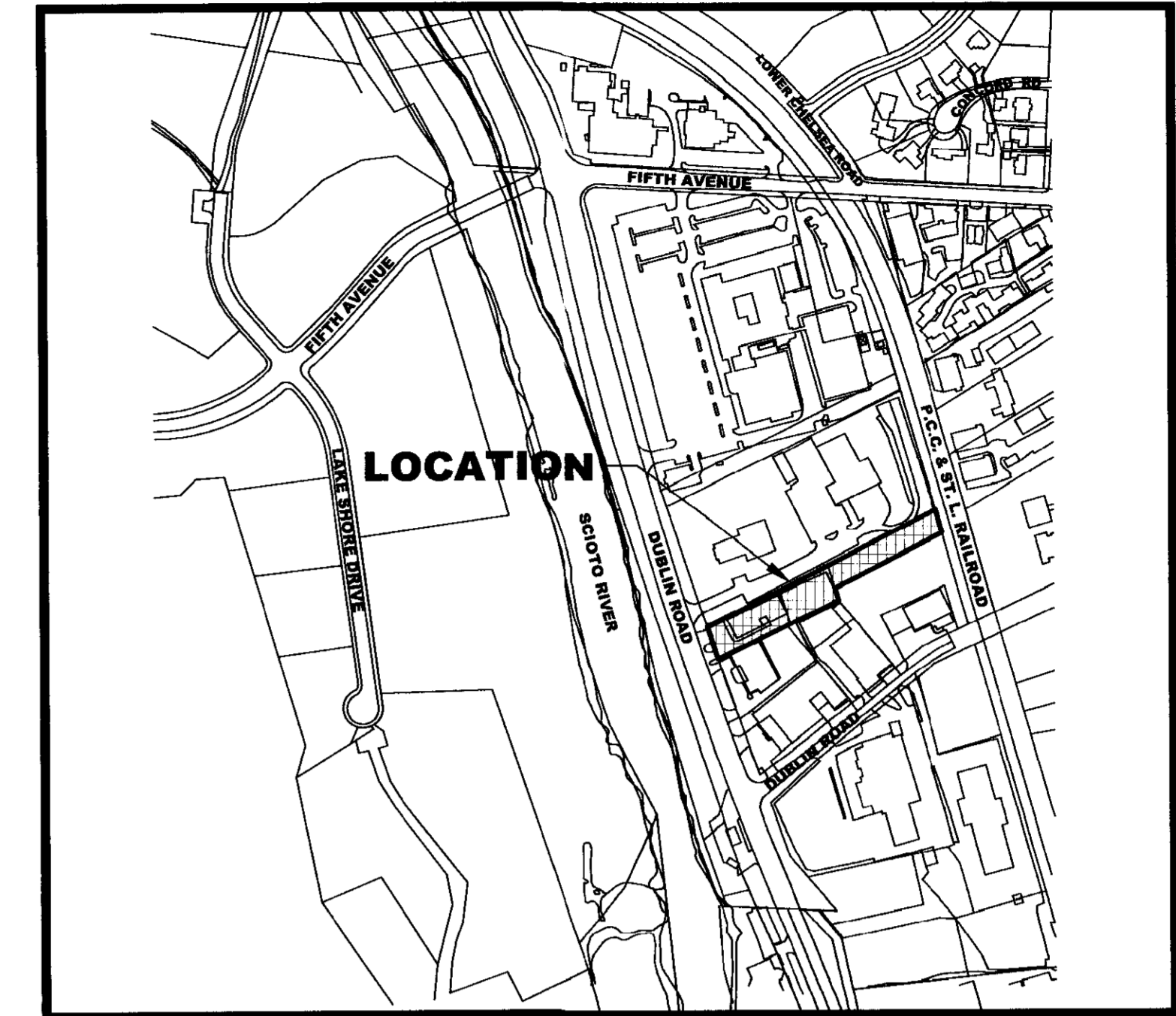


ALTA/ACSM LAND TITLE SURVEY OF

1480 DUBLIN ROAD, MARBLE CLIFF, OHIO 43215-1010



LOCATION MAP

1" = 400'

NOTES CORRESPONDING TO SCHEDULE B -SECTION II

3. Plotted and shown.
8. Plotted and shown. (Provided by Title Commitment MTA04-90)
10. Plotted and shown.
14. Plotted and shown.
15. Plotted and shown. (Wrong Easement Reference 206 Page 248 Should be 1206 Page 248)

ZONING

(B) "B-2" HIGHWAY AND GENERAL BUSINESS. GENERAL BUSINESSES INCLUDING BUILDING TRADES, GENERAL AND SERVICE BUSINESS, AND OTHER COMMERCIAL USES.
DUBLIN ROAD 50 FEET FRONT SETBACK, 15 FEET SIDE SETBACK.
(EXISTING BUILDING ENCROACHES ON SIDE SETBACK)

LEGAL DESCRIPTION

DESCRIPTION OF A 0.512± ACRE TRACT (PARCEL 1)

Situated in the State of Ohio, County of Franklin, Village of Marble Cliff, Section 2 Township 1N, Range 23 W, also known as Parcel Number 143-000185, as conveyed to M.G. ASSOCIATES, AN OHIO GENERAL PARTNERSHIP as recorded in Official Record 00014 Page H07 in the Recorder's Office of Franklin County, Ohio, and being more particularly described as follows:
Beginning at an iron pin found in the easterly right-of-way of Dublin Road (State Route 33) said iron pin being also the southwest corner of a tract conveyed to the State of Ohio in Deed Book 1423, Page 60, Thence N-65°40'41"-E with the south line of the State of Ohio Tract, for a distance of 225.00 feet to an iron pin found. Thence S-16°40'19"-E parallel with the east line of Dublin Road, 100.00 feet to a PK nail set. Thence S-65°40'41"-W 225.00 feet to an iron pin set on the east right-of-way Dublin Road. Thence N-16°40'19"-W with said right-of-way for a distance of 100.00 feet the point of beginning, containing 0.512 Acres.

DESCRIPTION OF A 0.341± ACRE TRACT (PARCEL 2)

Situated in the State of Ohio, County of Franklin, Village of Marble Cliff, Section 2 Township 1N, Range 23 W, also known as Parcel Number 143-000186, as conveyed to M.G. ASSOCIATES, AN OHIO GENERAL PARTNERSHIP as recorded in Official Record 00014 Page H07 in the Recorder's Office of Franklin County, Ohio, and being more particularly described as follows:
Commencing at an iron pin found in the easterly right-of-way of Dublin Road (State Route 33) said iron pin being also the southwest corner of a tract conveyed to the State of Ohio in Deed Book 1423, Page 60, Thence N-65°40'41"-E with the south line of the State of Ohio Tract, for a distance of 225.00 feet to an iron pin found. Said iron pin being the Point of Beginning for the herein-described parcel. Thence N-65°40'41"-E continuing with said line for a distance of 150.00 feet to an iron pin found. Thence S-16°40'19"-E for a distance of 100.00 feet to a rebar found at the northeast corner of Donald H. Rife, Sr. and Nancy Rife (Instrument 199706260032529). Thence S-65°40'41"-W with rife's north line, for a distance of 150.00 feet to a PK nail set. Thence N-16°40'19"-W For a distance of 100.00 feet to the point of beginning, containing 0.341 Acres.

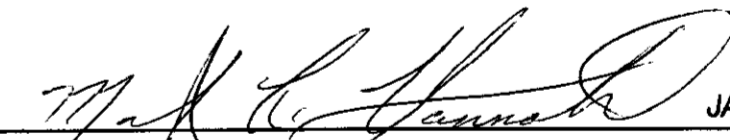
DESCRIPTION OF A 0.497± ACRE TRACT (PARCEL 3)

Situated in the State of Ohio, County of Franklin, Village of Marble Cliff, Section 2 Township 1N, Range 23 W, also known as Parcel Number 143-000219, as conveyed to M.G. ASSOCIATES, AN OHIO GENERAL PARTNERSHIP as recorded in Official Record 00014 Page H07 in the Recorder's Office of Franklin County, Ohio, and being more particularly described as follows:
Commencing at an iron pin found in the easterly right-of-way of Dublin Road (State Route 33) said iron pin being also the southwest corner of a tract conveyed to the State of Ohio in Deed Book 1423, Page 60, Thence N-65°40'41"-E with the south line of the State of Ohio Tract, for a distance of 375.00 feet to an iron pin found. Said iron pin being the Point of Beginning for the herein-described parcel. Thence N-65°40'41"-E continuing with said line for a distance of 338.02 feet to an iron pin found in the west right-of-way of Consolidated Rail Corporation (Volume 3714, Page 163). Thence S-13°54'19"-E with said right-of-way for a distance of 65.50 feet to an iron pin found at the northeast corner of Instantwhip Foods, Inc., (O.R. Volume 08121, Page 107). Thence S-65°40'41"-W with Instantwhip Foods, Inc., North line for a distance of 334.83 feet to a PK nail set. Thence N-16°40'19"-W For a distance of 65.00 feet to the point of beginning, containing 0.497 Acres.

All iron pins set are 5/8" x 30" rebars with plastic I.D. caps stamped "Team Fishel Surveying" and basis of bearings are based upon State of Ohio Department of Highways right-of-way Plans. (TRA-33-12.31)

SURVEYOR CERTIFICATION

I HEREBY CERTIFY TO: KRG ASSOCIATES INC., SJM INVESTMENT COMPANY, LLC, FIFTH THIRD BANK "CENTRAL OHIO", FIRST AMERICAN TITLE INSURANCE COMPANY AND MERCANTILE TITLE AGENCY, INC. THAT THE SURVEY SHOWN HEREON WAS MADE ON THE GROUND, UNDER MY SUPERVISION FROM A RECORDED DESCRIPTION IN DEED OF RECORD IN OFFICIAL RECORD VOLUME 00014, PAGE H07 OF THE RECORDER'S OFFICE OF FRANKLIN COUNTY, OHIO, AND THAT THE INFORMATION SHOWN HEREON IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY, MADE UNDER MY SUPERVISION ON JANUARY 2005, CORRECTLY SHOWS: THE TOTAL AREA OF THE PROPERTY IN ACRES AND SQUARE FEET, THE DIMENSIONS AND LOCATIONS 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 PROVIDED RECORDED EASEMENTS 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 SUBJECT PROPERTY ARE PROVIDED BY DUBLIN ROAD AS SHOWN ON THE SURVEY, THE SAME BEING DEDICATED PUBLIC RIGHTS OF WAY; THAT THE PROPERTY IS SHOWN ON F.I.R.M. MAP NO. 39049C 0227 H OF THE VILLAGE OF MARBLE CLIFF, OHIO, EFFECTIVE DATE MARCH 16, 2004; F.I.R.M. MAP NO. 39049C 0227 H OF FRANKLIN COUNTY, OHIO, THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 7, 7a, 7b, 7-1, 8, 9, 10, 13, 14, 15, 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPERTY FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM TITLE SURVEYS". I ALSO CERTIFY THAT THIS SURVEY IS IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.


MARK L. HANNAH P.S. 7500 JANUARY 11, 2005.



'ALTA/ACSM LAND TITLE SURVEY OF'

O.R. VOL. 00014-H08
1480 DUBLIN ROAD
MARBLE CLIFF, OHIO 43215-1010

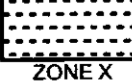

ADDRESS: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF MARBLE CLIFF	DATE: JANUARY 11, 2005
SITE NAME: 1480 DUBLIN ROAD	REVISIONS:
JOB NO: 122804	NO. DATE DESCRIPTION
SCALE: 1"=40'	
SHEET 1 OF 2	

PREPARE BY: TEAM FISHEL SURVEYING, LLC
Design and Surveying
1600 Walcutt Road
Columbus, Ohio 43228
614-850-4406 FAX 614-850-7170

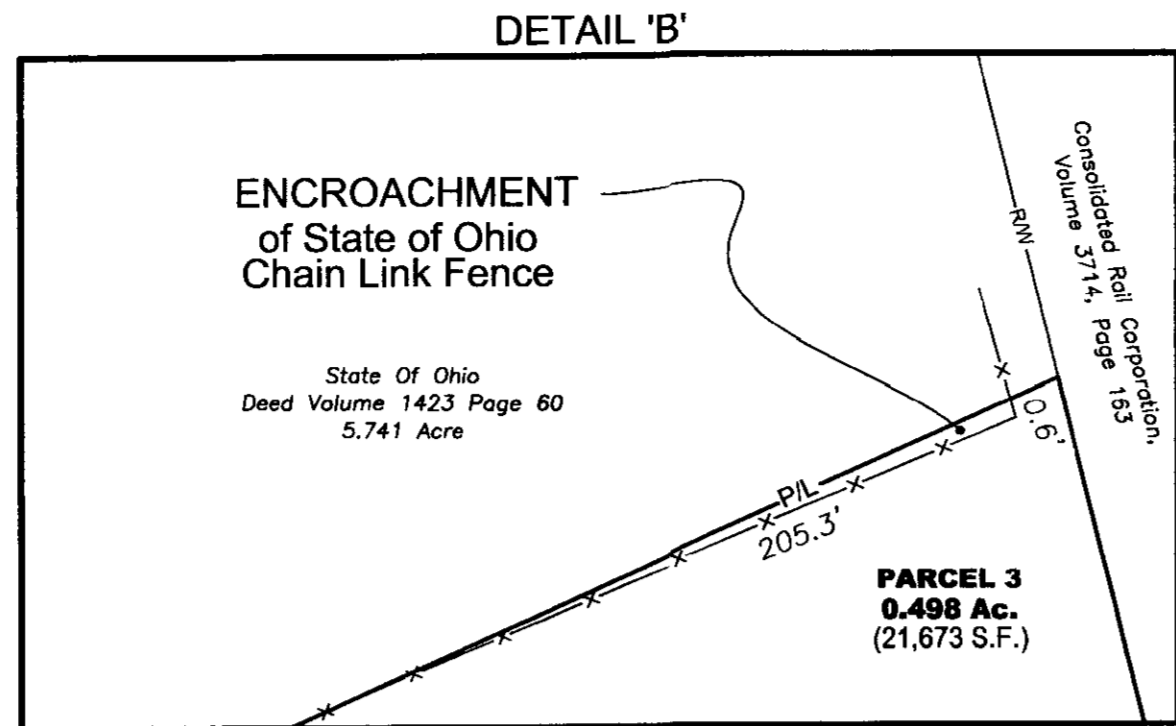
- NOTES:
1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED DOCUMENTS.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY COMMITMENT OF NO. MTA04-90 OF FIRST AMERICAN TITLE INSURANCE, EFFECTIVE DATE DECEMBER 15, 2004.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

FLOOD NOTE:

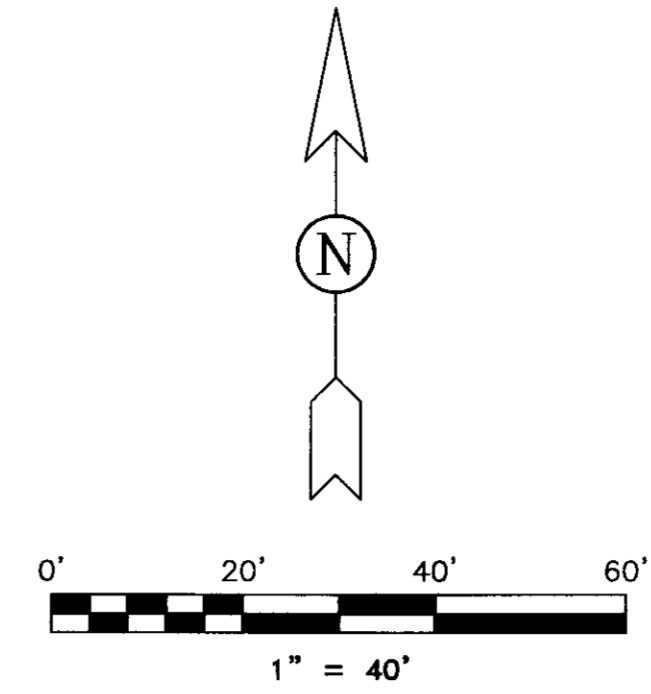
* ALL OF THIS PROPERTY LOCATED WITHIN THE VILLAGE OF MARBLE CLIFF CORPORATION LIMITS APPEARS ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY-PANEL NUMBER 39049C 0227 H, EFFECTIVE DATE MARCH 16, 2004.

-  OTHER FLOOD AREAS
AREA OF 0.02% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
-  OTHER AREAS
AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



ENCROACHMENT of State of Ohio Chain Link Fence See Detail 'B'



BASIS OF BEARINGS IS BASED UPON STATE OF OHIO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY PLANS FRA-33-12.31

PARCEL 1

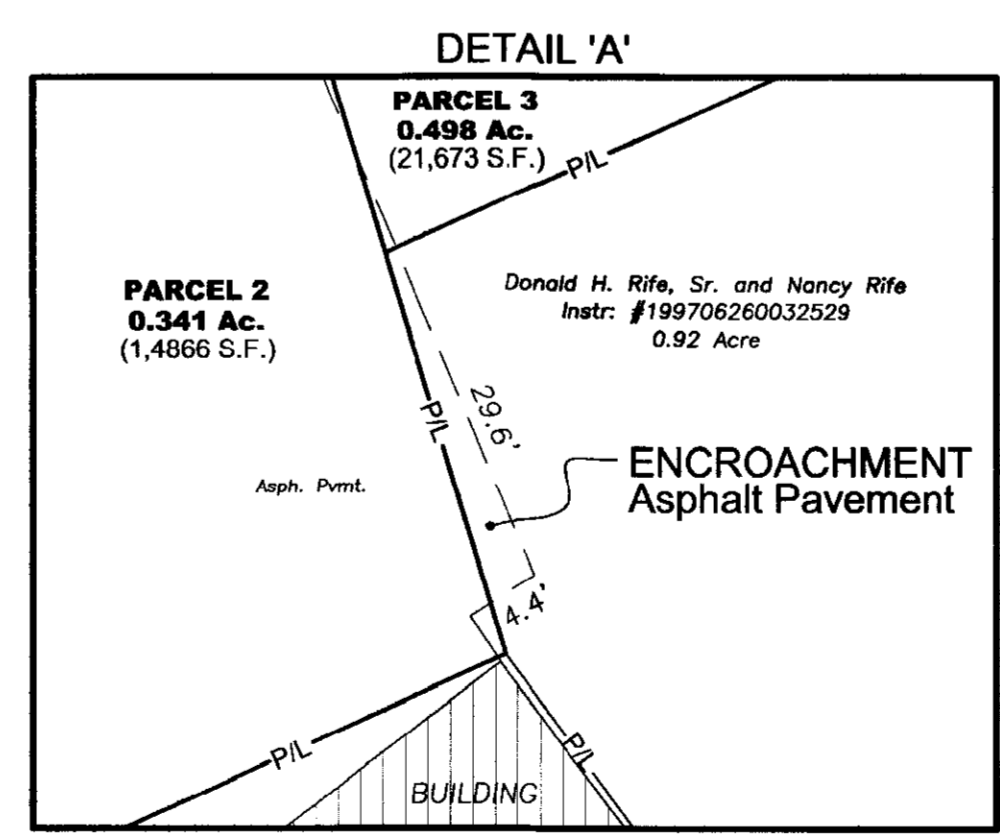
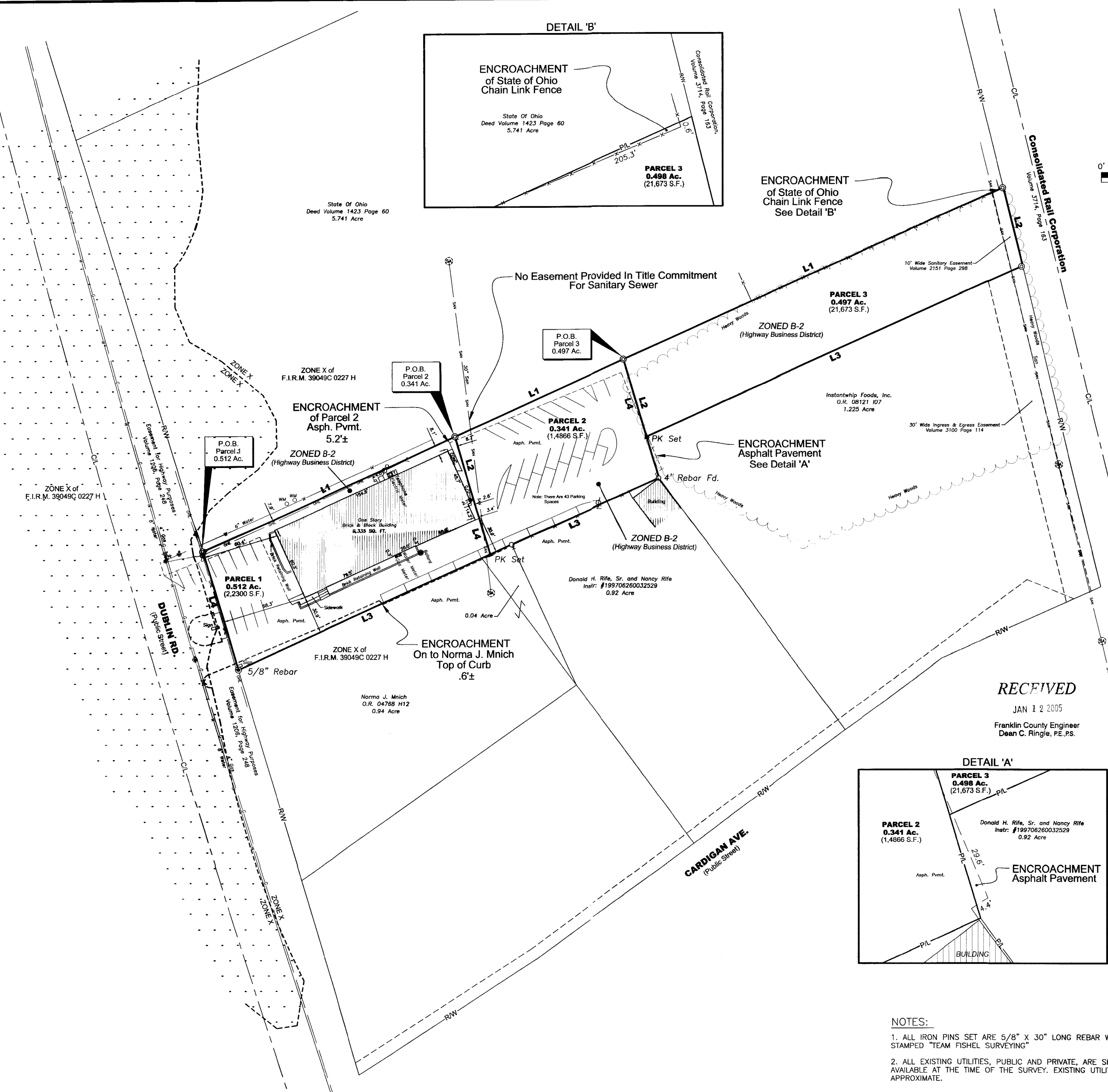
LINE	BEARING	DISTANCE
L1	N 65°40'41" E	225.00'
L2	S 16°40'19" E	100.00'
L3	S 65°40'41" W	225.00'
L4	N 16°40'19" W	100.00'

PARCEL 2

LINE	BEARING	DISTANCE
L1	N 65°40'41" E	150.00'
L2	S 16°40'19" E	100.00'
L3	S 65°40'41" W	150.00'
L4	N 16°40'19" W	100.00'

PARCEL 3

LINE	BEARING	DISTANCE
L1	N 65°40'41" E	338.02'
L2	S 13°54'19" E	65.50'
L3	S 65°40'41" W	334.83'
L4	N 16°40'19" W	65.00'



LEGEND

- REBAR FOUND
- ▲ MAG OR PK NAIL SET
- △ SPIKE FOUND
- ⊙ IRON PIPE FOUND
- ⊙ CONC. MONUMENT FND.
- ⊙ STONE FOUND
- ⊙ IRON PINS SET 5/8" REBAR
- BOLLARD
- FENCE POST
- R/W- EX. RIGHT-OF-WAY
- △ HANDI. RAMP
- T EX. TRAFFIC SIGN
- P EX. FLAG POLE
- ⊙ EX. MAIL BOX
- ⊙ EX. TELE. / POWER POLE
- ⊙ EX. POWER POLE
- ⊙ EX. LIGHT POLE
- ⊙ EX. POWER/LIGHT POLE
- ⊙ EX. TELE. POLE
- ⊙ EX. GUY WIRE ANCHOR
- EX. UNKNOWN POLE
- ⊙ EX. GUY POLE
- - - EX. POWER. / TELE. LINE
- - - EX. TELE. LINE
- - - EX. UNDERGROUND ELECT.
- ⊙ EX. TELE. PEDESTAL
- ⊙ ELECTRIC VAULT
- ⊙ ELECTRIC METER
- ⊙ EX. FENCE
- ⊙ EX. TREE
- ⊙ EX. TREE LINE
- ⊙ EX. SHRUB
- ⊙ EX. EVERGREEN TREE
- ⊙ EX. STUMP
- ⊙ EX. SANITARY LINE
- ⊙ EX. SAN. CLEANOUT
- ⊙ EX. SAN. MANHOLE
- ⊙ EX. STORM LINE
- ⊙ EX. STORM WINDOW
- ⊙ EX. C&G INLET
- ⊙ EX. CATCH BASIN
- ⊙ EX. STM MH
- ⊙ EX. WATER LINE
- ⊙ EX. FIRE HYDRANT
- ⊙ EX. FIRE LINE
- ⊙ EX. WATER METER
- ⊙ EX. WATER VALVE
- ⊙ EX. WATER VALVE
- ⊙ HANDI. RAMP
- ⊙ EX. GAS LINE
- +G EX. GAS MARKER
- ⊙ EX. GAS VALVE
- ⊙ MON. WELL

"ALTA/ACSM LAND TITLE SURVEY OF"

O.R. VOL. 00014-H08
1480 DUBLIN ROAD
MARBLE CLIFF, OHIO 43215-1010

ADDRESS: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, VILLAGE OF MARBLE CLIFF

DATE: JANUARY 11, 2005

REVISIONS:

NO.	DATE	DESCRIPTION

SITE NAME: 1480 DUBLIN ROAD

JOB NO: 122804 SCALE: 1"=40' SHEET 2 OF 2

- NOTES:**
- ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH PLASTIC ID CAP STAMPED "TEAM FISHEL SURVEYING"
 - ALL EXISTING UTILITIES, PUBLIC AND PRIVATE, ARE SHOWN PER RECORDS AVAILABLE AT THE TIME OF THE SURVEY. EXISTING UTILITIES SHOWN ARE APPROXIMATE.

PREPARE BY: **TEAM FISHEL SURVEYING, LLC**
Design and Surveying
1600 Walcutt Road
Columbus, Ohio 43228
614-850-4406 FAX 614-850-7170