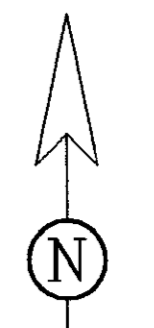
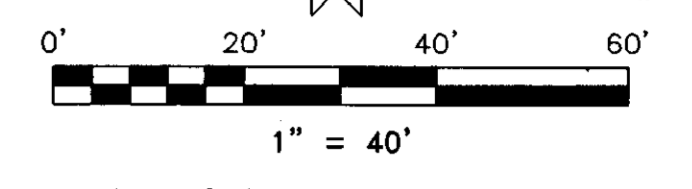


ALTA/ACSM LAND TITLE SURVEY OF 777 W. GOODALE BOULEVARD, GRANDVIEW HEIGHTS, OHIO 43212-3823



RECEIVED
MAY 26 2005

Franklin County Engineer
Dean C. Ringler, P.E., etc.



The basis of bearings is based upon the east line of Edgeworth Street per survey done by Myers Surveying Company, Inc. as N-03°18'51"-E, and is used to denote angles only.

PARCEL 1

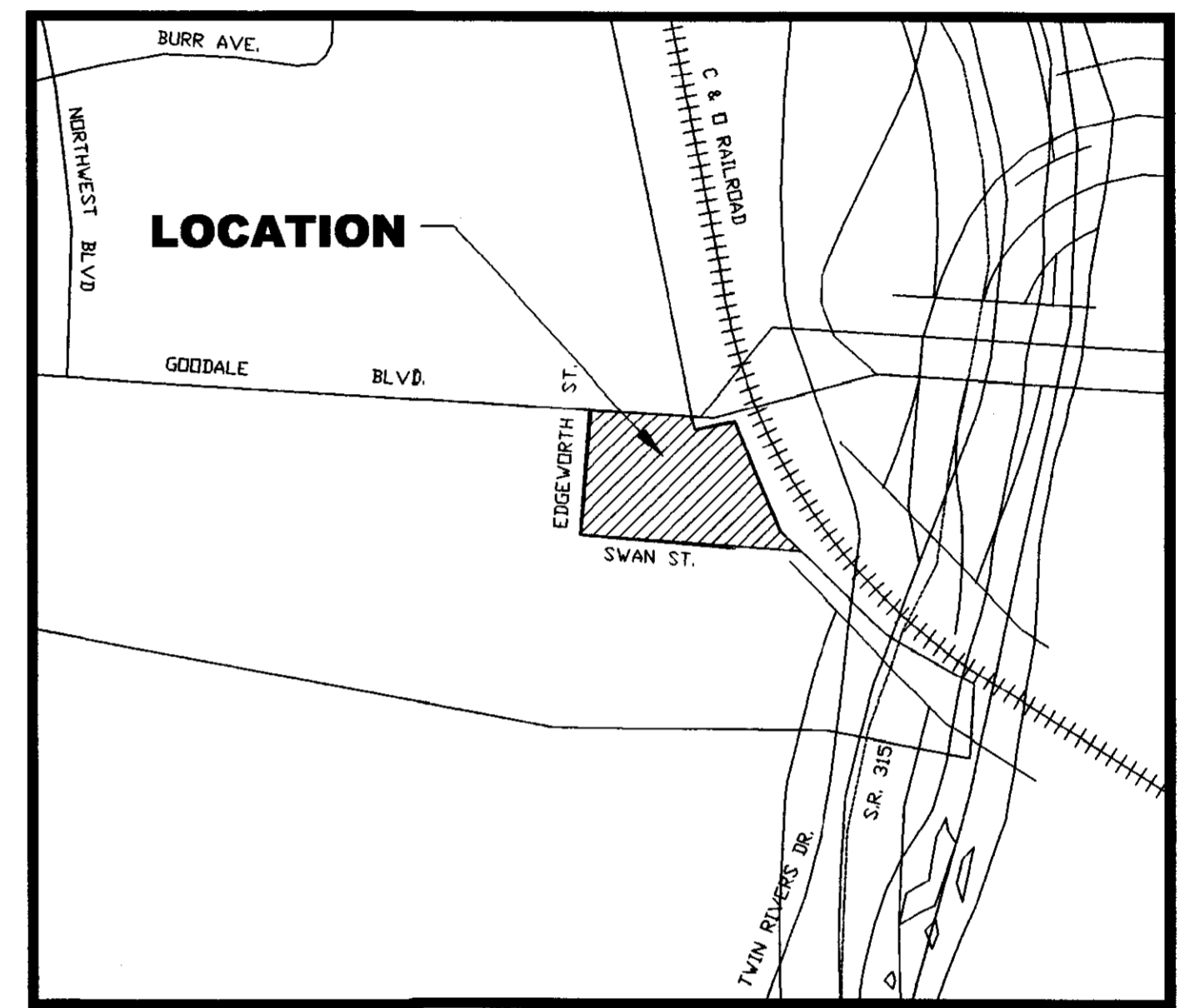
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	S 86°41'09" E	303.75'						
C1		1336.00'		189.71'	189.71'	189.55'	S 24°15'23" E	8°08'09"
L2	S 03°18'51" W	81.97'						
L3	N 86°41'09" W	391.48'						
L4	N 03°18'51" E	250.00'						

PARCEL 2

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	S 86°41'09" E	32.79'						
C1		1306.00'		290.60'	290.60'	290.00'	S 27°08'11" E	12°44'56"
L2	N 86°41'09" W	92.03'						
L3	S 03°18'51" W	81.97'						
C2		1336.00'		189.71'	189.71'	189.55'	N 24°15'23" W	8°08'09"

NOTES CORRESPONDING TO SCHEDULE B - SECTION II

- 10. Plotted and shown.
- 11. Plotted and shown.
- 12. Plotted and shown.



LOCATION MAP
NTS

SURVEYOR CERTIFICATION

I HEREBY CERTIFY TO: 777 GOODALE PARTNERS, LLC, NATIONAL CITY BANK, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THAT THE SURVEY SHOWN HEREON WAS MADE ON THE GROUND, UNDER MY SUPERVISION FROM A RECORDED DESCRIPTION IN DEED OF RECORD IN INSTRUMENT NUMBER 200009010176926 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 FEBRUARY 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 LOCATION 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 EDGEMORTH STREET AND SWAN STREET 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 0232 H OF THE CITY OF GRANDVIEW HEIGHTS, OHIO, EFFECTIVE DATE MARCH 16, 2004; F.I.R.M. MAP NO. 39049C 0232 H OF FRANKLIN COUNTY, OHIO, THIS MAP OR PLAT 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, 11, 11a, 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. UNLESS FURTHER CERTIFIED THAT PROPER 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
05-26-2005



RECEIVED
MAY 26 2005

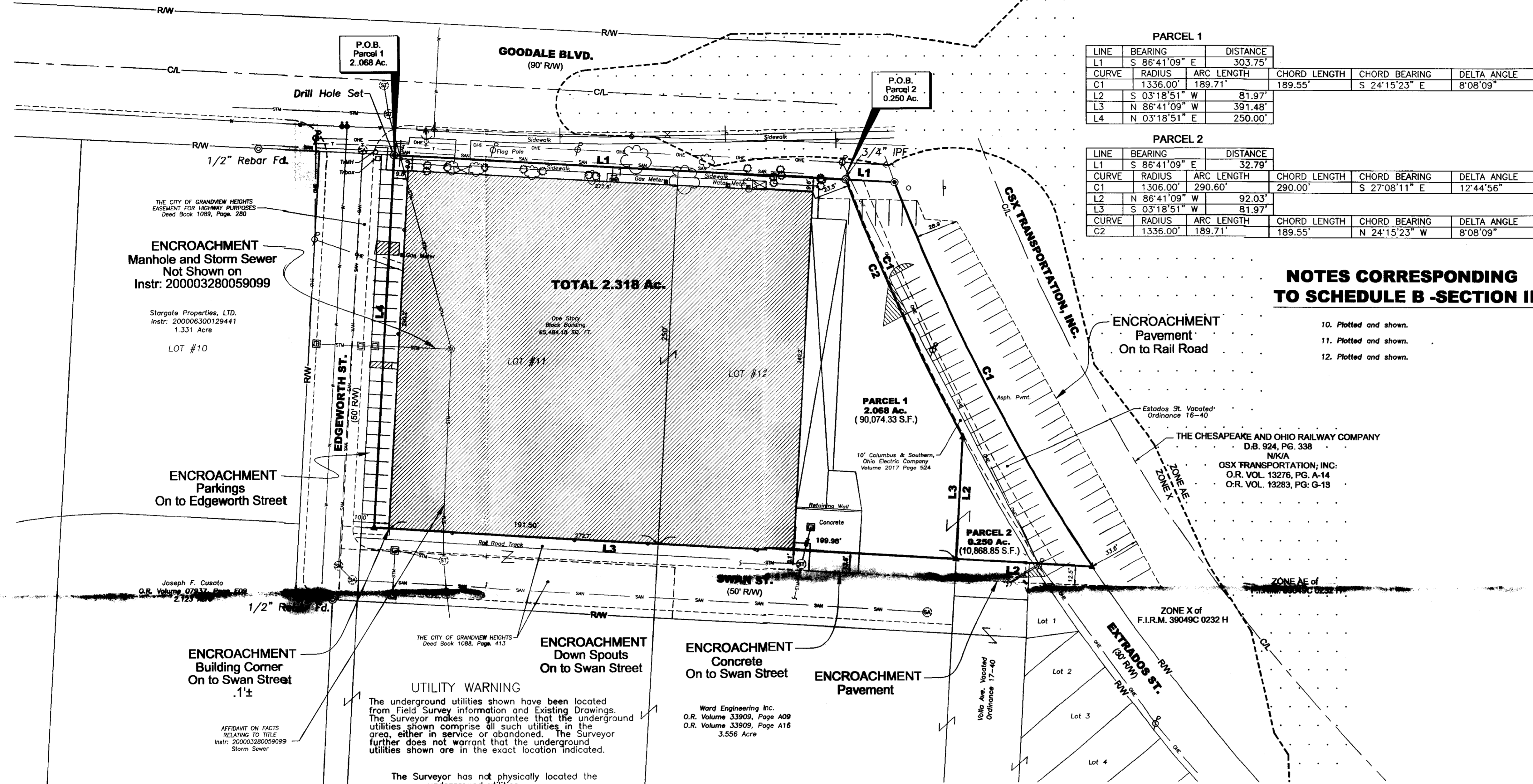
ALTA/ACSM LAND TITLE SURVEY OF

INSTR: 200009010176926
777 W. GOODALE BLVD.
GRANDVIEW HEIGHTS, OHIO 43212-3823

ADDRESS: SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GRANDVIEW HEIGHTS

SITE NAME: 777 W. GOODALE BLVD.
JOB NO: 020905 SCALE: 1"=40' SHEET 1 OF 1

PREPARED BY: **TEAM FISHEL SURVEYING, LLC**
Design and Surveying
1600 Walcutt Road
Columbus, Ohio 43228
614-850-4408 FAX 614-850-7170



ZONING

(M) "M-1" LIGHT COMMERCIAL

The Surveyor has not physically located the underground utilities.
OHIO UTILITIES PROTECTION SERVICE
1-800-362-2764

UTILITY WARNING
The underground utilities shown have been located from Field Survey information and Existing Drawings. The Surveyor makes no guarantee that the underground utilities shown comprises all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated.

Word Engineering Inc.
O.R. Volume 33909, Page A09
O.R. Volume 33909, Page A16
3.556 Acres

- NOTES:**
- ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED DOCUMENTS.
 - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY COMMITMENT NO. 2000520491 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE FEBRUARY 3, 2005.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - 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.
 - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - 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.
 - 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.

FLOOD NOTE:

* ALL OF THIS PROPERTY LOCATED WITHIN THE CITY GRANDVIEW HEIGHTS CORPORATION LIMITS APPEARS ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 39049C 0232 H, EFFECTIVE DATE MARCH 16, 2004.

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
BASE FLOOD ELEVATIONS DETERMINED.

OTHER FLOOD AREAS
AREA OF 100% 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 LEVES FROM 1% ANNUAL CHANCE FLOOD.

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

DESCRIPTION OF A 2.068 ± ACRE PARCEL (PARCEL 1)

Situated in the State of Ohio, County of Franklin, City of Grandview Heights and being part of the Northwest Boulevard Company's Subdivision in Plat Book 13, Page 22, Part of Lots 11 and 12, as conveyed to Bank One, Trustee of the Ronald E. Scherer Trust and Linda S. Hoyer Trust, also known as Parcel Number 030-002028. As recorded in Instrument Number 200009010176926 of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a drill hole set at the northeast corner of Edgeworth Street (50' right-of-way established by City of Grandview Ordinance 14-40) and the south right-of-way of Goodale Boulevard (90' right-of-way), said drill hole being THE POINT OF BEGINNING of the parcel herein described.

Thence S-86°41'09"-E with the south right-of-way of Goodale Boulevard, for a distance of 303.75 feet to a 3/4" iron pin found.

Thence leaving said right-of-way and along the east line of lot number 12 and the west right-of-way of Extrados Street (Vacated by City Ordinance 16-40) on a curve to the left, having a Radius of 1306.00 feet, a Delta of 12°44'56", a Arc Length of 290.60 feet, and a Chord Bearing and Distance of S-27°08'11"-E 290.00 feet to a PK nail set.

Thence S-03°18'51"-W with the east line of lot 12 and the west line of Viola Avenue (Vacated by City Ordinance 17-40), for a distance of 81.97 feet to a PK nail set at the north eastern terminus of Swan Street (50' right-of-way established by City Ordinance 14-40).

Thence N-86°41'09"-W with the north right-of-way of Swan Street, for a distance of 391.48 feet to a PK nail set at the northeast right-of-way intersection of Swan Street and Edgeworth Street.

Thence N-03°18'51"-E with the east right-of-way of Edgeworth Street, for a distance of 250.00 feet to THE POINT OF BEGINNING of the herein described tract.

Together with and subject to covenants, easements, and restrictions of record. Said Property contains 2.068± acres more or less. Being 1.029± acres of Lot Number 11, and 0.969± acres of Lot Number 12.

This description was prepared by Team Fishel Surveying, LLC. And is based on an actual field survey done in February of 2005. The basis of bearings is based upon the east line of Edgeworth Street per survey done by Myers Surveying Company, Inc. as N-03°18'51"-E, and is used to denote angles only. All iron pins set are 5/8" X 30" long, with plastic ID cap stamped Team Fishel Surveying.

DESCRIPTION OF A 0.250 ± ACRE PARCEL (PARCEL 2)

Situated in the State of Ohio, County of Franklin, City of Grandview Heights and being part of the Northwest Boulevard Company's Subdivision in Plat Book 13, Page 22, as conveyed to Bank One, Trustee of the Ronald E. Scherer Trust and Linda S. Hoyer Trust, also known as Parcel Number 030-001546. As recorded in Instrument Number 200009010176926 of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a 3/4" iron pin found at the northeast corner of Lot Number 12 and the south right-of-way of Goodale Boulevard (90' right-of-way), said pin being THE POINT OF BEGINNING of the parcel herein described.

Thence S-86°41'09"-E with the south right-of-way of Goodale Boulevard, for a distance of 32.79 feet to an iron pin set.

Thence leaving said right-of-way and along the east right-of-way of Extrados Street (Vacated by City Ordinance 16-40) on a curve to the left, having a Radius of 1306.00 feet, a Delta of 12°44'56", a Arc Length of 290.60 feet, and a Chord Bearing and Distance of S-27°08'11"-E 290.00 feet to a PK nail set.

Thence N-86°41'09"-W leaving said line, for a distance of 92.03 feet to the west right-of-way of Viola Avenue (Vacated by City Ordinance 17-40), and the north eastern terminus of Swan Street (50' right-of-way established by City Ordinance 14-40). And the east line of Lot Number 12, to a PK nail set.

Thence N-03°18'51"-E with the east line of Lot Number 12, for a distance of 81.97 feet to a PK nail set at the right-of-way intersection of Viola Avenue and Extrados Street (both vacated).

Thence on a curve to the right, having a Radius 1336.00 feet, a Delta of 08°08'09", a Arc Length of 189.71 feet, and a Chord Bearing and Distance of N-24°15'23"-W 189.55 feet to THE POINT OF BEGINNING of the herein described tract.

Together with and subject to covenants, easements, and restrictions of record. Said Property contains 0.250± acres more or less.

This description was prepared by Team Fishel Surveying, LLC. And is based on an actual field survey done in February of 2005. The basis of bearings is based upon the east line of Edgeworth Street per survey done by Myers Surveying Company, Inc. as N-03°18'51"-E, and is used to denote angles only. All iron pins set are 5/8" X 30" long, with plastic ID cap stamped Team Fishel Surveying.

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
- ⊥ EX. TRAFFIC SIGN
- ⊥ 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. GUY. / 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
- EX. GAS MARKER
- EX. GAS VALVE
- MON. WELL
- DOWN SPOUTS