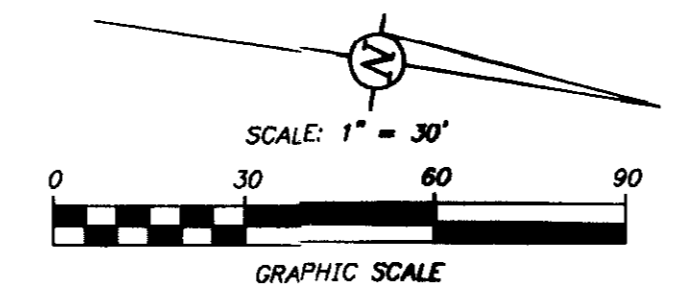


LEGEND

○	Sign	○	Well
□	Street Sign	○	Gas Valve
△	Area Light	○	Gas Service
○	Light Pole	○	Electric Transformer
○	Light Pole w/Sp. or Rod. Base	○	Electric Out
□	Telephone Closure	○	Catch Basin
○	Telephone Pole	○	Storm, Sanitary or Electric Manhole
○	Utility Pole	○	Curb Inlet
○	Pull Box	○	Existing Gas Line
○	T.P.B. Traffic Pull Box	○	Existing Water Line
○	T.C.B. Traffic Control Box	○	Existing Underground Electric Line
○	Traffic Signal	○	Existing Overhead Electric Line
○	Water Meter	○	Existing Underground Telephone Line
○	Gas Meter	○	Existing Overhead Telephone Line
○	Electric Meter	○	Existing Overhead Cable Television Line
○	Elec. Pedestal	○	Existing Fence Line
○	Electric Closure	○	3/4" I.D. Iron Pipe Set Unless Otherwise Shown
○	Water Valve		
○	Fire Hydrant		
○	Water Service		



DESCRIPTION OF AREA "C" AT VICTORIAN GATE, COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus: Being portions of Lots Numbers Fourteen (14) through Eighteen (18), inclusive, in L. Goodale's Subdivision of Reserve 8 of L. Goodale's Addition, as shown in record in Plot Book 2, Page 13, Recorder's Office, Franklin County, Ohio, being all of Lots Numbers Four (4) and Five (5) and a portion of Lot Number Three (3) in W.L. Parker's Subdivision of Lots 12 and 13 of L. Goodale's Subdivision of Reserve 8 of L. Goodale's Addition, as shown in record in Plot Book 2, Page 101, Recorder's Office, Franklin County, Ohio (the original plats of both subdivisions having been destroyed by Court House fire of January 31, 1879) and being a portion of the alley (7 feet wide) south of Buttles Avenue vacated by City Ordinance No. 1308-92, passed June 22, 1992, all bounded and described as follows:

Beginning at a P.K. Nail set at the intersection of the south line of Buttles Avenue (70 feet wide) with the west line of North Wall Street (20 feet wide) and at the northeast corner of said Lot No. 5;

thence S 8° 32' 00" E along the west line of North Wall Street, along the east line of said Lot No. 5, along the east end of said vacated alley and along the east lines of said Lots Nos. 14, 15, 16, 17, and 18 a distance of 326.69 feet to a point at the intersection of the west line of North Wall Street with the north line of West Lincoln Street (20 feet wide) and at the southeast corner of said Lot No. 18; West Lincoln Street having been vacated by City Ordinance No. 32-47, passed January 20, 1947, and having been rededicated by City Ordinance No. 1308-92, passed June 22, 1992;

thence S 81° 40' 16" W along the north line of West Lincoln Street and along the south line of said Lot No. 18 a distance of 178.00 feet to a point at the intersection of the north line of West Lincoln Street with the east line of Park Street (75 feet wide) and at the southwest corner of said Lot No. 18;

thence N 8° 32' 00" W along the east line of Park Street and along a portion of the west line of said Lot No. 18 a distance of 17.50 feet to a point;

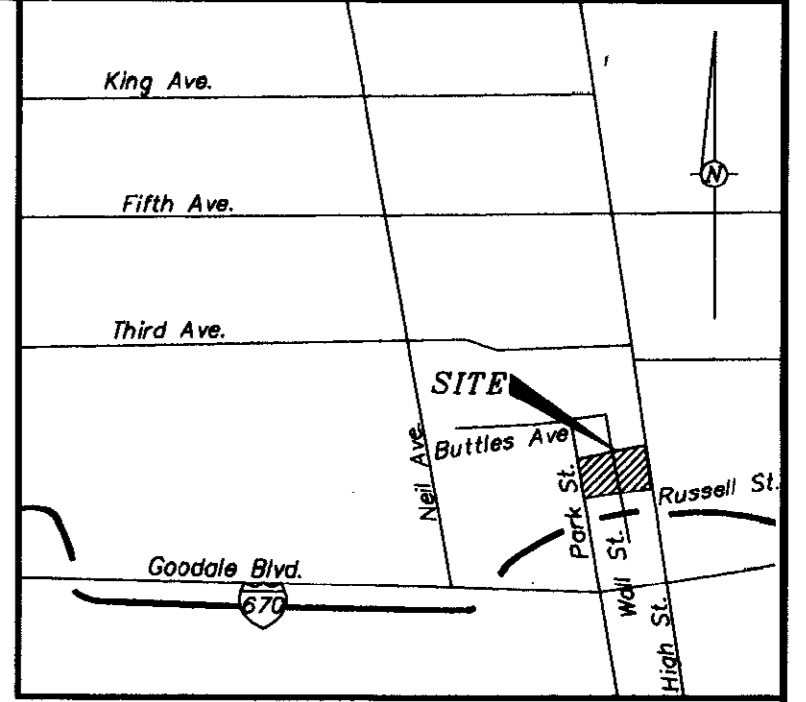
thence N 81° 40' 16" E parallel with and 17.50 feet northerly by perpendicular measurement from the north line of West Lincoln Street and from the south line of said Lot No. 18 and crossing a portion of said Lot No. 18 a distance of 80.00 feet to a point;

thence N 8° 32' 00" W parallel with and 80.00 feet easterly by perpendicular measurement from the east line of Park Street, crossing a portion of said Lot No. 18, crossing said Lots Nos. 17, 16, 15 and 14, crossing said vacated alley and crossing said Lot No. 3 a distance of 328.28 feet to a P.K. Nail set in the south line of Buttles Avenue and in the north line of said Lot No. 3;

thence S 87° 05' 30" E along the south line of Buttles Avenue, along a portion of the north line of said Lot No. 3 and along the north lines of said Lots Nos. 4 and 5 a distance of 97.95 feet to the place of beginning;

containing 0.773 acre of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed under his supervision in July, 1991 and December, 2004. Basis of bearings is an assumed meridian of S 8° 32' 00" E for North High Street and all other bearings are based upon this meridian.



LOCATION MAP
NO SCALE

DESCRIPTION OF AREA "A" AT VICTORIAN GATE, COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus: Being all of Lots Numbers One (1) through Five (5), inclusive, and all of Lots Numbers Nineteen (19) through Twenty-Three (23), inclusive, in L. Goodale's Subdivision of Reserve 8 of L. Goodale's Addition, as shown in record in Plot Book 2, Page 13, Recorder's Office, Franklin County, Ohio (the original plat having been destroyed by Court House fire of January 31, 1879), and all of North Wall Street (20 feet wide) vacated by City Ordinance No. 1308-92, passed June 22, 1992, all bounded and described as follows:

Beginning at a P.K. Nail set at the intersection of the west line of North High Street (76 feet wide) with the north line of West Russell Street (40 feet wide) and at the southeast corner of said Lot No. 1;

thence S 81° 40' 16" W along the north line of West Russell Street, along the south line of said Lot No. 1, along the south end of said vacated North Wall Street and along the south line of said Lot No. 23 a distance of 322.06 feet to a drill hole set at the intersection of the north line of West Russell Street with the east line of Park Street (75 feet wide) and at the southwest corner of said Lot No. 23;

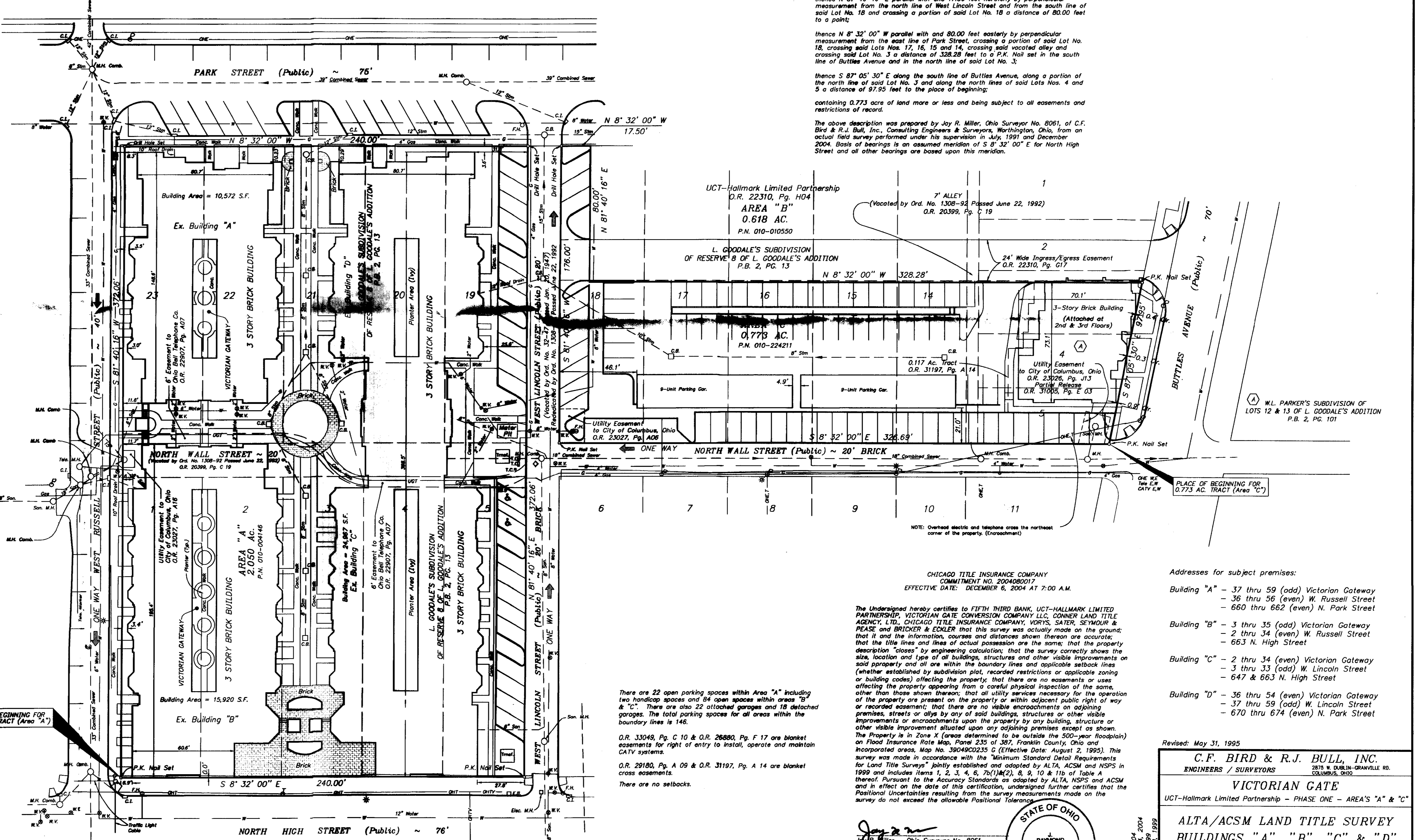
thence N 8° 32' 00" W along the east line of Park Street and along the west lines of said Lots Nos. 23, 22, 21, 20 and 19 a distance of 240.00 feet to a drill hole set at the intersection of the east line of Park Street with the north line of West Lincoln Street (20 feet wide) and at the northwest corner of said Lot No. 19, West Lincoln Street having been vacated by City Ordinance No. 32-47, passed January 20, 1947, and having been rededicated by City Ordinance No. 1308-92, passed June 22, 1992;

thence N 81° 40' 16" E along the south line of West Lincoln Street, along the north line of said Lot No. 19, along the north end of said vacated North Wall Street and along the north line of said Lot No. 5 a distance of 372.06 feet to a P.K. Nail set at the intersection of the south line of West Lincoln Street with the west line of North High Street and at the northeast corner of said Lot No. 5;

thence S 8° 32' 00" E along the west line of North High Street and along the east lines of said Lots Nos. 5, 4, 3, 2 and 1 a distance of 240.00 feet to the place of beginning;

containing 2.050 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed in July, 1991 and December, 2004. Basis of bearings is an assumed meridian of S 8° 32' 00" E for North High Street and all other bearings are based upon this meridian.



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 2004080017
EFFECTIVE DATE: DECEMBER 6, 2004 AT 7:00 A.M.

The Undersigned hereby certifies to FIFTH THIRD BANK, UCT-HALLMARK LIMITED PARTNERSHIP, VICTORIAN GATE CONVERSION COMPANY LLC, CONNER LAND TITLE AGENCY, LTD., CHICAGO TITLE INSURANCE COMPANY, VORIS, SATER, SEYMOUR & PEASE and BRICKER & ECKLER that this survey was actually made on the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are as shown; that the property description "close" by engineering calculation; that the survey correctly shows the size, location and type of all buildings, structures and other visible improvements on said property and all are within the boundary lines and applicable setback lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other visible improvements or encroachments upon the property by any building, structure or other visible improvement situated upon any adjoining premises except as shown. The Property is in Zone X (Areas determined to be outside the 500-year floodplain) on Flood Insurance Rate Map, Panel 233 of 387, Franklin County, Ohio and incorporated areas, Map No. 39049C0235 C (Effective Date: August 2, 1995). This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 1999 and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10 & 11b 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 the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerances.

There are 22 open parking spaces within Area "A" including two handicap spaces and 84 open spaces within areas "B" & "C". There are also 22 attached garages and 18 detached garages. The total parking spaces for all areas within the boundary lines is 146.

O.R. 33048, Pg. C 10 & O.R. 26880, Pg. F 17 are blanket easements for right of entry to install, operate and maintain CATV systems.

O.R. 29180, Pg. A 09 & O.R. 31197, Pg. A 14 are blanket cross easements.

There are no setbacks.

- Addresses for subject premises:
- Building "A" - 37 thru 59 (odd) Victorian Gateway
- 36 thru 56 (even) W. Russell Street
- 660 thru 662 (even) N. Park Street
 - Building "B" - 3 thru 35 (odd) Victorian Gateway
- 2 thru 34 (even) W. Russell Street
- 663 N. High Street
 - Building "C" - 2 thru 34 (even) Victorian Gateway
- 3 thru 33 (odd) W. Lincoln Street
- 647 & 663 N. High Street
 - Building "D" - 36 thru 54 (even) Victorian Gateway
- 37 thru 59 (odd) W. Lincoln Street
- 670 thru 674 (even) N. Park Street

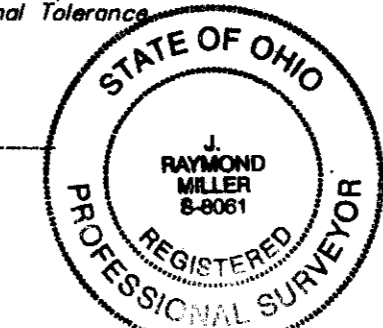
Revised: May 31, 1995

C.F. BIRD & R.J. BULL, INC.
ENGINEERS & SURVEYORS
2815 W. DUBLIN GRANVILLE RD.
COLUMBUS, OHIO

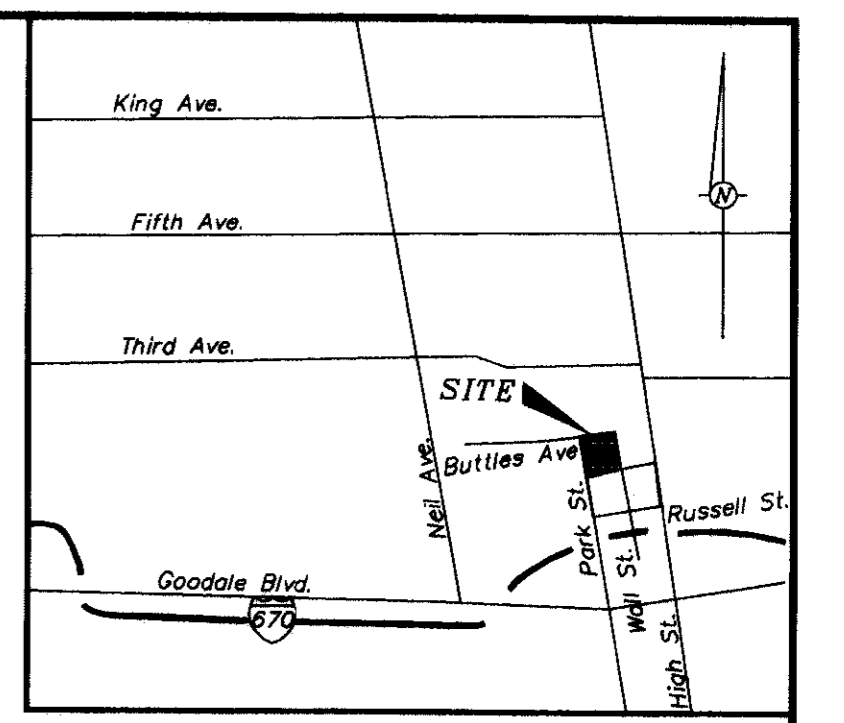
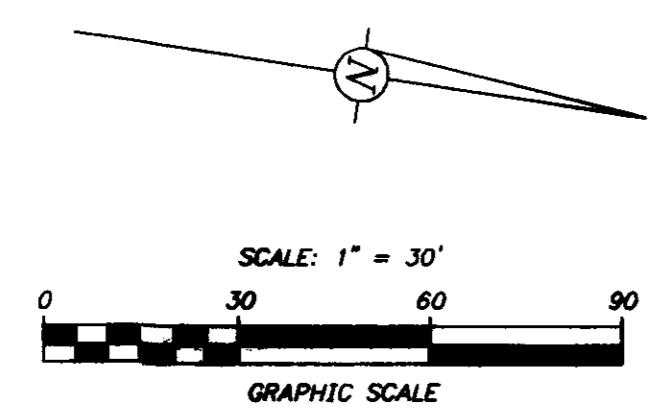
VICTORIAN GATE
UCT-Hallmark Limited Partnership - PHASE ONE - AREA'S "A" & "C"

ALTA/ACSM LAND TITLE SURVEY
BUILDINGS "A", "B", "C" & "D"
ON NORTH HIGH STREET
COLUMBUS, OHIO

SCALE: 1" = 30'
DWN: DJH CKD: TLR DATE: 5/25/95 JOB NO. 04-166 1 2



CURRENT ZONING - AR2, AR3 & C4
per the City of Columbus Department
of Trade and Development. (614) 645-7433



LOCATION MAP
NO SCALE

DESCRIPTION OF AREA "B" AT
VICTORIAN GATE, COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus: Being portions of Lots Numbers Fourteen (14) through Eighteen (18), inclusive, in L. Goodale's Subdivision of Reserve 8 of L. Goodale's Addition, as shown of record in Plat Book 2, Page 13, Recorder's Office, Franklin County, Ohio, being all of Lots Numbers One (1) and Two (2) and a portion of Lot Number Three (3) in W.L. Parker's Subdivision of Lots 12 and 13 of L. Goodale's Subdivision of Reserve 8 of L. Goodale's Addition, as shown of record in Plat Book 2, Page 101, Recorder's Office, Franklin County, Ohio (the original plats of both subdivisions having been destroyed by Court House fire of January 31, 1879) and being a portion of the alley (7 feet wide) south of Buttles Avenue vacated by City Ordinance No. 1308-92, passed June 22, 1992, all bounded and described as follows:

Beginning at a P.K. Nail set at the intersection of the south line of Buttles Avenue (70 feet wide) with the east line of Park Street (75 feet wide) and at the northwest corner of said Lot No. 1;
 thence S 87° 05' 30" E along the south line of Buttles Avenue, along the north lines of said Lots Nos. 1 and 2 and along a portion of the north line of said Lot No. 3 a distance of 81.62 feet to a P.K. Nail set;
 thence S 8° 32' 00" E parallel with and 80.00 feet easterly by perpendicular measurement from the east line of Park Street, crossing said Lot No. 3, crossing said vacated alley, crossing said Lots Nos. 14, 15, 16 and 17 and crossing a portion of said Lot No. 18 a distance of 328.28 feet to a point;
 thence S 81° 40' 16" W parallel with and 17.50 feet northerly by perpendicular measurement from the south line of said Lot No. 18 and crossing a portion of said Lot No. 18 a distance of 80.00 feet to a point in the east line of Park Street and in the west line of said Lot No. 18;
 thence N 8° 32' 00" W along the east line of Park Street, along a portion of the west line of said Lot No. 18, along the west line of said Lots Nos. 17, 16, 15 and 14, crossing the west end of said vacated alley and along the west line of said Lot No. 1 a distance of 344.18 feet to the place of beginning;

containing 0.618 acre of land more or less and being subject to all easements and restrictions of record.
 The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed under his supervision in July, 1991 and December 2004. Basis of bearings is an assumed meridian of S 8° 32' 00" E for North High Street and all other bearings are based upon this meridian.

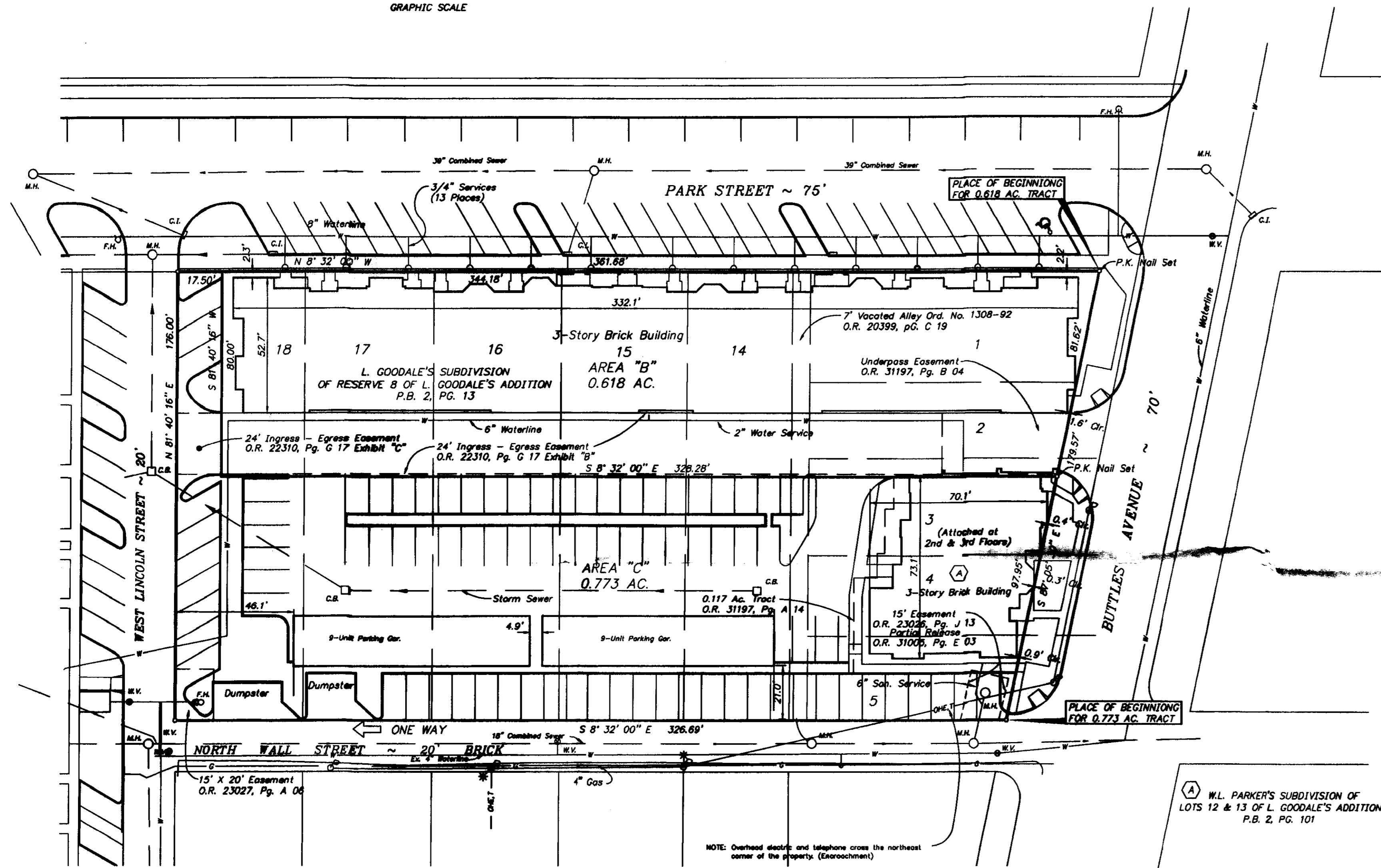
DESCRIPTION OF AREA "C" AT
VICTORIAN GATE, COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus: Being portions of Lots Numbers Fourteen (14) through Eighteen (18), inclusive, in L. Goodale's Subdivision of Reserve 8 of L. Goodale's Addition, as shown of record in Plat Book 2, Page 13, Recorder's Office, Franklin County, Ohio, being all of Lots Numbers Four (4) and Five (5) and a portion of Lot Number Three (3) in W.L. Parker's Subdivision of Lots 12 and 13 of L. Goodale's Subdivision of Reserve 8 of L. Goodale's Addition, as shown of record in Plat Book 2, Page 101, Recorder's Office, Franklin County, Ohio (the original plats of both subdivisions having been destroyed by Court House fire of January 31, 1879) and being a portion of the alley (7 feet wide) south of Buttles Avenue vacated by City Ordinance No. 1308-92, passed June 22, 1992, all bounded and described as follows:

Beginning at a P.K. Nail set at the intersection of the south line of Buttles Avenue (70 feet wide) with the west line of North Wall Street (20 feet wide) and at the northeast corner of said Lot No. 5;
 thence S 8° 32' 00" E along the west line of North Wall Street, along the east line of said Lot No. 5, along the east end of said vacated alley and along the east lines of said Lots Nos. 14, 15, 16, 17, and 18 a distance of 326.69 feet to a point at the intersection of the west line of North Wall Street with the north line of West Lincoln Street (20 feet wide) and at the southeast corner of said Lot No. 18; West Lincoln Street having been vacated by City Ordinance No. 32-47, passed January 20, 1947, and having been rededicated by City Ordinance No. 1308-92, passed June 22, 1992;
 thence S 81° 40' 16" W along the north line of West Lincoln Street and along the south line of said Lot No. 18 a distance of 176.00 feet to a point at the intersection of the north line of West Lincoln Street with the east line of Park Street (75 feet wide) and at the southwest corner of said Lot No. 18;
 thence N 8° 32' 00" W along the east line of Park Street and along a portion of the west line of said Lot No. 18 a distance of 17.50 feet to a point;
 thence N 81° 40' 16" E parallel with and 17.50 feet northerly by perpendicular measurement from the north line of West Lincoln Street and from the south line of said Lot No. 18 and crossing a portion of said Lot No. 18 a distance of 80.00 feet to a point;

thence N 8° 32' 00" W parallel with and 80.00 feet easterly by perpendicular measurement from the east line of Park Street, crossing a portion of said Lot No. 18, crossing said Lots Nos. 17, 16, 15 and 14, crossing said vacated alley and crossing said Lot No. 3 a distance of 328.28 feet to a P.K. Nail set in the south line of Buttles Avenue and in the north line of said Lot No. 3;
 thence S 87° 05' 30" E along the south line of Buttles Avenue, along a portion of the north line of said Lot No. 3 and along the north lines of said Lots Nos. 4 and 5 a distance of 97.95 feet to the place of beginning;

containing 0.773 acre of land more or less and being subject to all easements and restrictions of record.
 The above description was prepared by Jay R. Miller, Ohio Surveyor No. 8061, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed under his supervision in July, 1991 and December 2004. Basis of bearings is an assumed meridian of S 8° 32' 00" E for North High Street and all other bearings are based upon this meridian.



The south and east lines of the 0.618 acre tract are contiguous with common lines of the 0.773 acre tract.

Addresses: Park Street: 684 thru 732
Buttles Avenue 27 thru 33

LEGEND

o	Sign	o	Well
□	Street Sign	o	Monitoring Well
△	Area Light	o	G.V.
o	Light Pole	o	Gas Valve
o	Light Pole w/Sqr. or Rnd. Base	o	Gas Service
□	Telephone Closure	△	Electric Transformer
□	Telephone Pole	o	Clean Out
□	Utility Pole	□	Catch Basin
□	Pull Box	o	Storm, Sanitary or Electric Manhole
□	Traffic Pull Box	□	Curb Inlet
□	Traffic Control Box	—G—	Existing Gas Line
o	Traffic Signal	—W—	Existing Water Line
o	Water Meter	—UGE—	Existing Underground Electric Line
o	Gas Meter	—OHE—	Existing Overhead Electric Line
o	Electric Meter	—UGT—	Existing Underground Telephone Line
□	Electric Pedestal	—OHT—	Existing Overhead Telephone Line
□	Electric Closure	—OHCA TV—	Existing Overhead Cable Television Line
o	Water Valve	—X—X—	Existing Fence Line
o	Fire Hydrant	—	3/4" I.D. Iron Pipe Set Unless Otherwise Shown
o	Water Service		

JAY R. MILLER, OHIO SURVEYOR NO. 8061, OF C.F. BIRD & R.J. BULL, INC., CONSULTING ENGINEERS & SURVEYORS, WORTHINGTON, OHIO

Rev. Dec. 16, 2004
Revised: Dec. 17, 1999
Updated: Mar. 25, 1999

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2870 W. DUBLIN-GRANVILLE RD.
COLUMBUS, OHIO

VICTORIAN GATE
AREA "B" (0.618 AC. TRACT) & AREA "C" (0.773 AC. TRACT)

ALTA/ACSM LAND TITLE SURVEY
S.E. COR PARK ST. & BUTTLES AVE.
COLUMBUS, OHIO

SCALE: 1" = 30'
DWN: TLR [CKD: RJB] JULY 30, 1996

JOB NO. 04-166 2