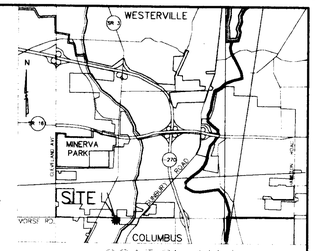
REVISIONS:			
No.	Date	Description	By
1	April 20, 2005	per Thacher - Proffitt letter	mdf

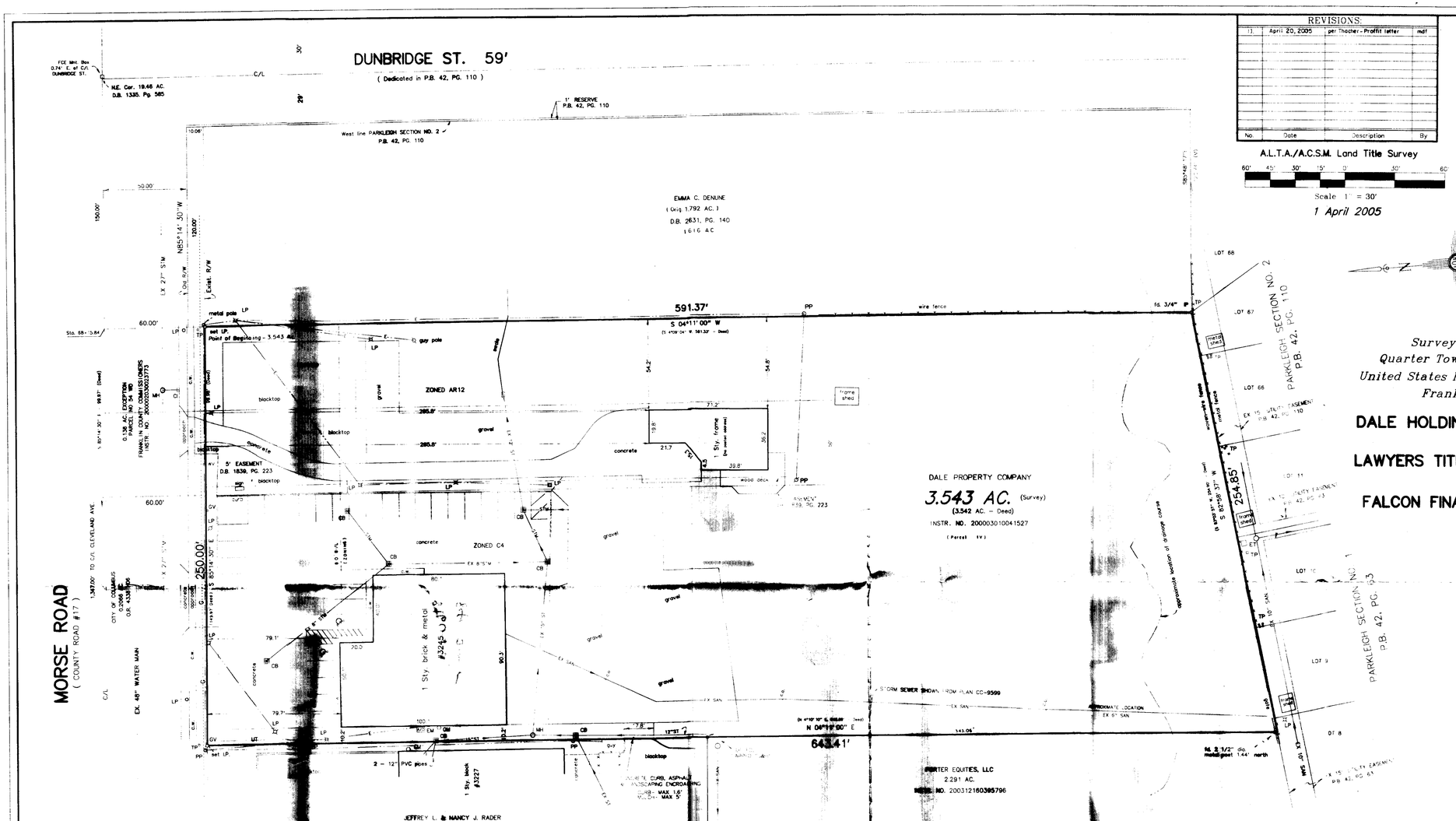
A.L.T.A./A.C.S.M. Land Title Survey

60' 45' 30' 15' 0' 30' 60'

Scale 1" = 30'

1 April 2005





Survey of 3.543 acres located in Quarter Township 2, Township 1, Range 17 United States Military Lands, City of Columbus, Franklin County, Ohio, for...

DALE HOLDING CO. OF COLUMBUS LLC

and / or

LAWYERS TITLE INSURANCE CORPORATION

and / or

FALCON FINANCIAL INVESTMENT TRUST

ZONING INFORMATION	
Subject tract zoned :	Setback Requirements:
Commercial	Front: 80'
District "C4" & "AR12"	Side:
	Rear:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Notes:

1). Bearings are based on the centerline of Morse Road held as South 85°14' 30" East, as per the subject deed.

Easements:

LAWYERS TITLE INSURANCE CORPORATION

COMMITMENT NO. 05-29774,
DATED FEBRUARY 15, 2005

SCHEDULE B - SECTION 2

Item 32. Pipe Line Easement granted to Columbia Gas of Ohio, Inc., recorded in Deed Book 2964, page 539, Franklin County records; BLANKET EASEMENT.

Item 34. Pipe Line Easement granted to Columbia Gas of Ohio, Inc., recorded in Deed Book 2964, page 540, Franklin County records; BLANKET EASEMENT.

Item 35. Easement granted to Columbus Southern Power Company, recorded in Deed Book 1839, page 223, Franklin County records; PLOTTED.

Item 36. Easement granted to Columbus Southern Power Company, recorded in Deed Book 2990, page 180, Franklin County records; INSUFFICIENT INFORMATION.

Item 37. Easement granted to Columbus Southern Power Company, recorded in Deed Book 3367, page 21, Franklin County records; INSUFFICIENT INFORMATION.

Item 38. Easement for Highway Purposes granted to Franklin County, recorded in Deed Book 3050, page 348, Franklin County records; DOES NOT AFFECT SUBJECT TRACT.

Item 39. Easement for Highway Purposes granted to Franklin County, recorded in Deed Book 3050, page 428, Franklin County records; DOES NOT AFFECT SUBJECT TRACT.

Item 40. Easement for Water Transmission granted to City of Columbus, recorded in Deed Book 1806, page 105, Franklin County records; DOES NOT AFFECT SUBJECT TRACT.

Item 41. Easement for Water Transmission granted to City of Columbus, recorded in Deed Book 1806, page 108, Franklin County records; DOES NOT AFFECT SUBJECT TRACT.

Item 42. Unrecorded Storm Sewer Easement granted to West Side Site Engineering, Inc., dated February 28, 200; APPROXIMATE LOCATION. DRAINAGE COURSE PLOTTED.

Certification:

This is to certify to:

- Lawyers Title insurance Corporation,
- Falcon Financial Investment Trust, its successors and assigns,
- Dale Holding Co. of Columbus, LLC

that I have surveyed the property described above and this survey was made on the ground per the field notes shown on this survey and is a true representation thereof and correctly shows the size and location of the Property, its exterior boundaries, the location and the dimensions, of all visible structures, fences, utility lines, bodies of water, high water lines, flood plain lines, applicable building set back lines, apparent easements, rights-of-way and roadways thereon and visible encroachments, if any, on or from the Property. The survey also correctly shows by document number all recorded easements and rights of way described in the commitment for title insurance issued by Lawyers Title Insurance Corporation, Commitment No. 05-29774, with effective date of February 15, 2005. The Property depicted in the survey is the same property described in the foregoing title commitment. Adequate ingress to and egress from the Property is provided by Morse Road, which is paved and dedicated public rights-of-way maintained by the City of Columbus. The Property does not serve any adjoining Property for drainage, ingress and egress or any other purpose except as shown hereon. The Property is currently zoned Commercial which is assigned as "C4" and "AR12". The Property is in Flood Zone "X" as per F.E.M.A. Flood Insurance Rate Map 390170 0170 G, (effective date August 2, 1995).

I further certify that this survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" as adopted by the American Land Title Association, ("ALTA"), American Congress on Surveying & Mapping ("ACSM") and the National Society of Professional Surveyors ("NSPS") in 1999, and includes items 1, 2, 3, 4, 6, 7(a), 8, 9, 13, 14, 16, 17, 18, 11(a), 11(b), 13, and 15 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 survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

by: Joseph P. Myers

Joseph P. Myers, Professional Surveyor No. 7361

STATE OF OHIO
JOSEPH P. MYERS
MY-CPS
7361
REGISTERED PROFESSIONAL SURVEYOR

Legend

P.B.	= Plat Book
D.B.	= Deed Book
O.R.	= Official Records Volume
P.P.	= Iron Pin
RR Spk	= Railroad Spike
R/W	= Right of Way
L.A.R/W	= Limited Access Right of Way
A	= Landscape Area
M.H.	= Manhole
H.P.	= Fire Hydrant
F.C.	= Fence Post
P.B.	= Power Box
P.P.	= Light Pole
T	= Telephone
U.G.E.	= Underground Electric
E.M.	= Electric Meter
E	= Electric Transformer
C	= Cable
G.M.	= Gas Meter
G.V.	= Gas Valve
W	= Water
W.M.	= Water Meter
W.V.	= Water Valve
T.P.	= Telephone Pedestal
C.O.	= Cleanout
D.B.	= Direct Bury Telephone
C.M.O.	= Gas & Southern Oil Pipeline
CATV	= Cable Television
B.P.	= Reduced Pipe
San	= Sanitary Sewer
Sym	= Storm Sewer
Comb	= Combination Sewer
Bit	= Bituminous
Conc	= Concrete
W.W.	= Wooden Walk
C.W.	= Concrete Walk
C.S.	= Concrete Stoop/Steps
D.W.	= Downspout
P.M.	= Parking Meter
W.W.	= Wooden Walk
C.O.	= Cleanout

RECEIVED
MAY 06 2005
Franklin County Engineer
Dean C. Ringle, PE.,P.S.

Myers Surveying COMPANY
2740 East Main Street (614) 235 - 8677
Bexley, Ohio 43209-2577 info@myerssurveying.com

9-02/17/05