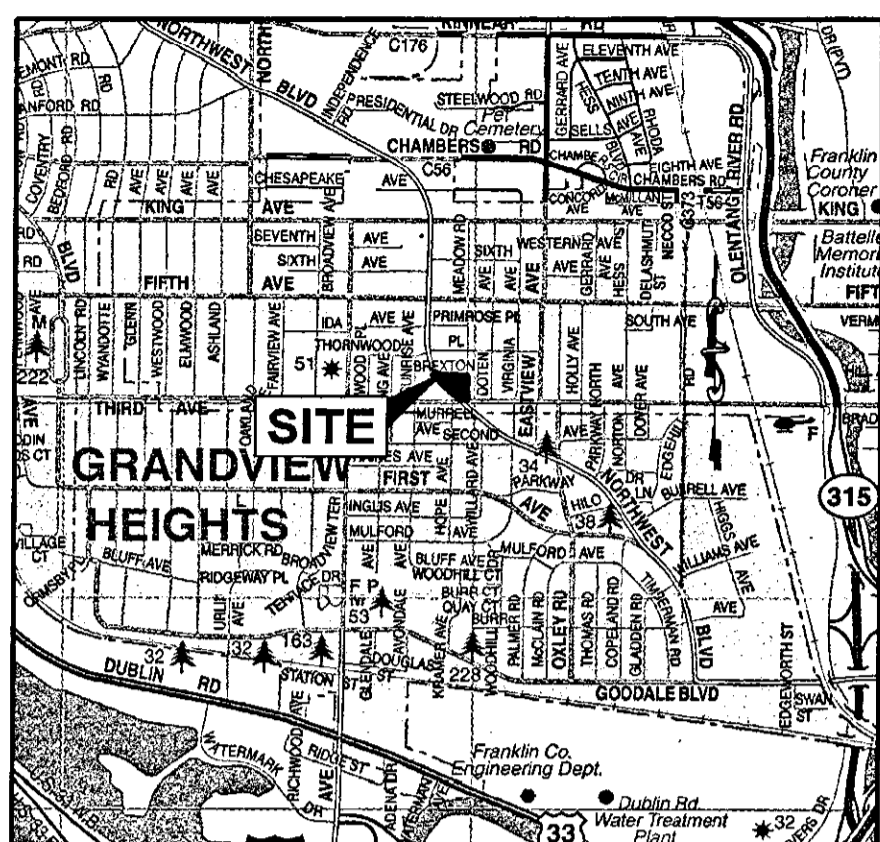


SURVEY OF ACREAGE PARCEL LOCATED IN SECTION 1, TOWNSHIP 1, RANGE 23 REFUGEE TRACT CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



LOCATION MAP
NO SCALE

LEGAL DESCRIPTIONS

Being Lot Numbers One Hundred Seventeen (117) and One Hundred Eighteen (118), in Boulevard Heights Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 16, Page 35, Recorder's Office, Franklin County, Ohio.

The same being described as follows:

DESCRIPTION OF A 0.355 ACRE TRACT OF LAND

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 1, Township 1, Range 23, Refugee Tract, and being all of Lots 117 and 118 of that subdivision entitled "Boulevard Heights Addition" of record in Plat Book 16, Page 35, as conveyed to Donald J. Compton by deed of record in Official Record 26946H17, said 0.355 acres being more particularly bounded and described as follows:

Beginning at a 1" iron pin found at the southeasterly corner of said lot 118, marking the intersection of the westerly right-of-way line of Meadow Road with the northerly right-of-way line of Third Avenue;

Thence N 86° 16' 07" W, with the northerly right-of-way line of said Third Avenue, being the southerly line of said lot 118, a distance of 22.44 feet to an iron pin set at a point of curvature of a curve to the right;

Thence Northwestwardly, continuing with said right-of-way line, being said southerly lot line, and with the arc of said curve (Delta = 40° 12' 52", Radius = 25.00 feet, Arc Length = 17.55 feet) a chord bearing and distance of N 68° 09' 41" W, 17.19 feet to an iron pin set at a point of tangency in the northeasterly right-of-way line of Northwest Boulevard;

Thence N 46° 03' 16" W, with said northeasterly right-of-way line, being the southerly line of said lots 117 and 118, (passing a 1/2" iron pin found at the common corner of said lots 117 and 118 at 77.50 feet) a distance of 124.50 feet to an iron pin set at a point of curvature of a curve to the right;

Thence Northwestwardly, continuing with said northeasterly right-of-way line, being the southerly line of lot 117, with the arc of said curve (Delta = 04° 53' 09", Radius = 905.37 feet, Arc Length = 77.20 feet) a chord bearing and distance of N 43° 38' 41" W, 77.18 feet to an iron pin set in the southerly right-of-way line of the first alley north of Third Avenue, running between Northwest Boulevard and Meadow Road, being the northwesterly corner of said lot 117;

Thence S 85° 50' 00" E, with the southerly right-of-way line of said alley, being the northerly line of said lots 117 and 118, a distance of 189.68 feet to an iron pin set in the westerly right-of-way line of said Meadow Road, being the northeasterly corner of said lot 118;

Thence S 03° 25' 18" W, with the westerly right-of-way line of said Meadow Road, being the easterly line of said lot 118, a distance of 137.15 feet to the True Point of Beginning, and containing 0.355 acres of land, more or less, as calculated by the above courses. Subject, however, to all legal highways, easements, and restrictions of record. The above description was prepared by Clark E. White, P.S. #7868 on October 31, 2005.

All iron pins set are 3/4" diameter, 30" long with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio. The Basis of Bearings used in this description was transferred from a GPS survey of Franklin County Monuments "FCGS 1159" and "GRANDVIEW" performed by the Franklin County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone 1985 adjustment, and determines the bearing between said monuments as S 03° 09' 23" W.

FLOOD NOTE

By graphic plotting only this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 390490231H, with an effective date of March 16, 2004, in Franklin County, Ohio. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

STATEMENT OF ENCROACHMENTS

None Visible

MISCELLANEOUS NOTES

Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

There is no observable evidence of this site being used as a solid waste dump, pump or any kind of sanitary land fill.

Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

The land described hereon is all of the land as described in Schedule A of the title commitment as issued by Chicago Title Insurance Company, Commitment No. 24160640, effective date May 17, 2006 at 7:00 A.M.

NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF COMMITMENT No. 24160640

- 1) Building Setback Lines of record in Plat Book 16, Page 35, Recorder's Office, Franklin County, Ohio, 5', 10' and 20' Setback lines along Meadow Road, Third Avenue and Northwest Boulevard as shown.
- 2) Easements of record in Plat Book 16, Page 35, Recorder's Office, Franklin County, Ohio. There are no platted easements within lots 117 and 118.
- 3) Easement to the Columbus Railway, Power and Light Company of record in Deed Book 840, Page 119, Recorder's Office, Franklin County, Ohio. Poles are not located within the lots specified by said document, and therefore does not apply to the subject parcel.

LEGEND

● Iron Pin Found	○ Iron Pin Set W / Cap
✕ Pk Nail Found	△ Pk Nail Set
▲ Rr Spike Found	△ Rr Spike Set
⊠ Monument Box	⊠ Monument
⊙ Concrete Post	⊙ Electric Manhole
⊕ Tacked Hub / Trav Pt	⊕ Electric Transformer
⊖ Post Sign / Lamp	⊖ Comm Manhole
⊗ Sign	⊗ Tel Pedestal
⊘ Billboard / OH Sign	⊘ Pole Elec
⊙ Deciduous Tree	⊙ Pole Elec Tel
⊙ Pine Tree	⊙ Pole Elec Tel Light
⊙ Shrub	⊙ Pole Tel
⊙ Sanitary Manhole	⊙ Pole Tel Light
⊙ Sanitary Cleanout	⊙ Pole Light
⊙ Storm Manhole	⊙ Pole Signal
⊙ Catch Basin	⊙ Traffic Box
⊙ Curb Inlet W / Grate	⊙ Guy Pole
⊙ Gas Valve	⊙ Guy Wire
⊙ Gas Meter	⊙ Fire Hydrant
⊙ Underground Line Marker	⊙ Water Valve
⊙ Sprinkler Valve Box	⊙ Mailbox
	⊙ Monitoring Well

All iron pins set are 3/4" diameter, 30" long with plastic cap inscribed "Advanced 7661".

RECEIVED

JUN 20 2006

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

ALTA / ACSM CERTIFICATION

TO: Metro Partners at NW, LLC
National City Bank
Metropolitan Holdings Limited
Chicago Title Insurance Company

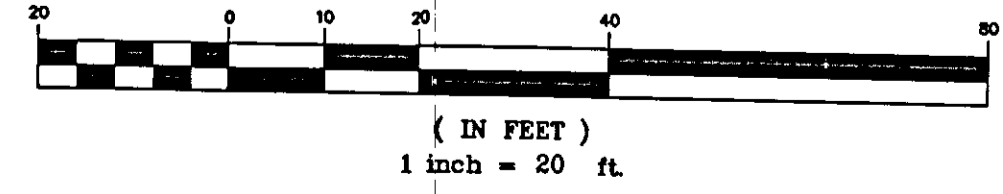
The undersigned hereby certifies as of March 31, 2004 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual calculation and the land area calculated is accurate. This survey correctly shows the location of all buildings, structures, drives and parking areas and other improvements on the property and all are within the boundary lines and restrictions or applicable zoning or building codes affecting the property; that all easements shown in Chicago Title Insurance Company Title Commitment No. 24160640 dated May 17, 2006 that affect the subject property are shown thereon; that there is access to public ways; that there are no encroachments on adjoining premises, streets or alleys by any of said property by any building, structure, or other improvement situated upon any within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard map published by the Federal Emergency Management Agency. This survey was made in accordance with the Minimum Standard Detail Requirements for Title Surveys jointly established by ALTA, ACSM and NSPS in 1999 which includes items 1-4, 7(a), 8, 10, 11(b), 13, 15 and 17 of Table A and meets the accuracy requirements of an "Urban" Survey, as defined therein.

ADVANCED CIVIL DESIGN, INC.

Clark E. White
CLARK E. WHITE
PROFESSIONAL SURVEYOR NO. 7868
DATE: 05/15/06



GRAPHIC SCALE



ALTA/ACSM SURVEY
FOR
1266 W. THIRD AVE.
METROPOLITAN HOLDINGS

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS

4805 Morse Road
Suite 101
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 20'
DATE: 05/15/06
REVISED: 06/15/06

SHEET 1 / 1

Z:\05-0005-07\dwg\0005-07a10-revised.dwg, Jun 19, 2006 - 1:32:58pm, cwhite