

Notes Corresponding to Schedule B - Section II
 Old Republic National Title Insurance Company
 Commitment No. 2007060850, dated June 19, 2007

Survey Items Identified as:

9. EASEMENT OF RECORD IN DEED BOOK VOLUME 3374, PAGE 106, FRANKLIN COUNTY, OHIO.
 Warranty Deed for right of way parcel within North Star Avenue affects the subject property and is shown hereon.
 This is the same property listed in the exception of the Source Deed.

10. EASEMENT OF RECORD IN DEED BOOK VOLUME 3374, PAGE 108, FRANKLIN COUNTY, OHIO.
 Easement for temporary right of way parcel for construction along North Star Avenue affects the subject property
 and is shown hereon.

11. EASEMENT OF RECORD IN OFFICIAL RECORD VOLUME 15553, PAGE B05, FRANKLIN COUNTY,
 OHIO.
 Easement for cable (CATV) facilities affects the subject property but is not shown hereon due to undefined
 location. This is a blanket easement.

Other easements and notes to encroachments

A. There was observed ingress and egress of traffic across this strip into subject property. There is no easement
 of record within the title report that allows ingress and egress across this strip.

B. The property is subject to an easement for an alley and access along the southerly 15' of the property as
 shown hereon.

ALTA/ACSM LAND TITLE SURVEY
 QUARTER-TOWNSHIP 3, TOWNSHIP 1 NORTH, RANGE 18 WEST
 UNITED STATES MILITARY LANDS
 CLINTON TOWNSHIP, FRANKLIN COUNTY, OHIO

NORTHSTAR ROAD A, LLC AND NORTHSTAR ROAD B, LLC

source of title:
instrument Nंबर 200204040086279
within Auditor Parcel No. 130-004224



LEGAL DESCRIPTION

Description of 0.610 acre
 South of Lane Avenue
 East of North Star Avenue
 Clinton Township, Franklin County, Ohio

Situated in the State of Ohio, County of Franklin, Township of Clinton, being a part of Quarter-Township 3,
 Township 1, Range 18 of the United States Military Lands and being all of that First Parcel and Parcel Two
 described in a deed to K GARDEN, LTD., of record in Instrument Number 200204040086279 and being further
 described as follows:

Beginning for Reference at the intersection of Lane Avenue with North Star Avenue; thence South 01 degrees 08
 minutes 30 seconds West along the centerline of North Star Avenue, passing the northwesterly corner of a 1.287
 acre tract described in a deed to ROYBOY, LLC, of record in Instrument Number 200305070135432 at a
 distance of 50.00 feet, a total distance of 159.78 feet to the southwesterly corner of said 1.287 acre tract; the
 northwesterly corner of a 3673 square feet parcel described in a deed to the COUNTY OF FRANKLIN of record
 in Deed Book 3774, Page 106; thence South 88 degrees 11 minutes 30 seconds East along the southerly line of
 said 1.278 acre tract, the northerly line of said 3673 SF tract, a distance of 30.00 feet to a 5/8" rebar found (no id
 cap) and being the **True Point of Beginning**;

thence South 88 degrees 11 minutes 30 seconds East continuing along a southerly line of said 1.287 acre tract,
 the northerly line of said Parcel Two, a distance of 235.04 feet to a rail spike set at a southwesterly corner of said
 1.287 acre tract, the northeasterly corner of said Parcel Two;

thence South 01 degrees 08 minutes 30 seconds West along a westerly line of said 1.287 acre tract, the easterly
 line of said Parcel Two, passing a rail spike found at a distance of 98.00 feet, a total distance of 113.00 feet to a
 1/2" iron pipe found at the southwesterly corner of said 1.287 acre tract, the southeasterly corner of said Parcel
 Two, in the northerly line of a 10 acre tract described in a deed to THE BOARD OF TRUSTEES OF THE OHIO
 STATE UNIVERSITY, of record in Deed Book 2436, Page 643;

thence North 88 degrees 11 minutes 30 seconds West, along a southerly line of said Parcel Two and First Tract,
 the northerly line of said 10 acre tract, a distance of 230.04 feet to a rail spike set at the southeasterly corner of
 said 3673 SF tract;

thence North 01 degrees 23 minutes 20 seconds West, along the easterly line of said 3473 SF tract, a distance
 of 113.17 feet to the **True Point of Beginning containing 0.603 acre, more or less.**

Bearings are based on the centerline of North Star Avenue as shown on a SURVEY OF 1.378 ACRES, June 17,
 1966, by R.L. Edwards & Associates and of record in Deed Book 3336, Page 511 and given as North 1 degrees
 08 minutes 30 seconds East.

References described hereon refer to those found in the Recorder's Office, Franklin County, Ohio.

This description is based on a field survey by earthmetric, LLC in July 2007. Iron pins set consist of a 5/8" rebar,
 thirty (30) inches in length, with a yellow plastic cap inscribed: "R M Foster S-7729." Nails set consist of a
 magnal or P-K nail, 1-1/2" in length.

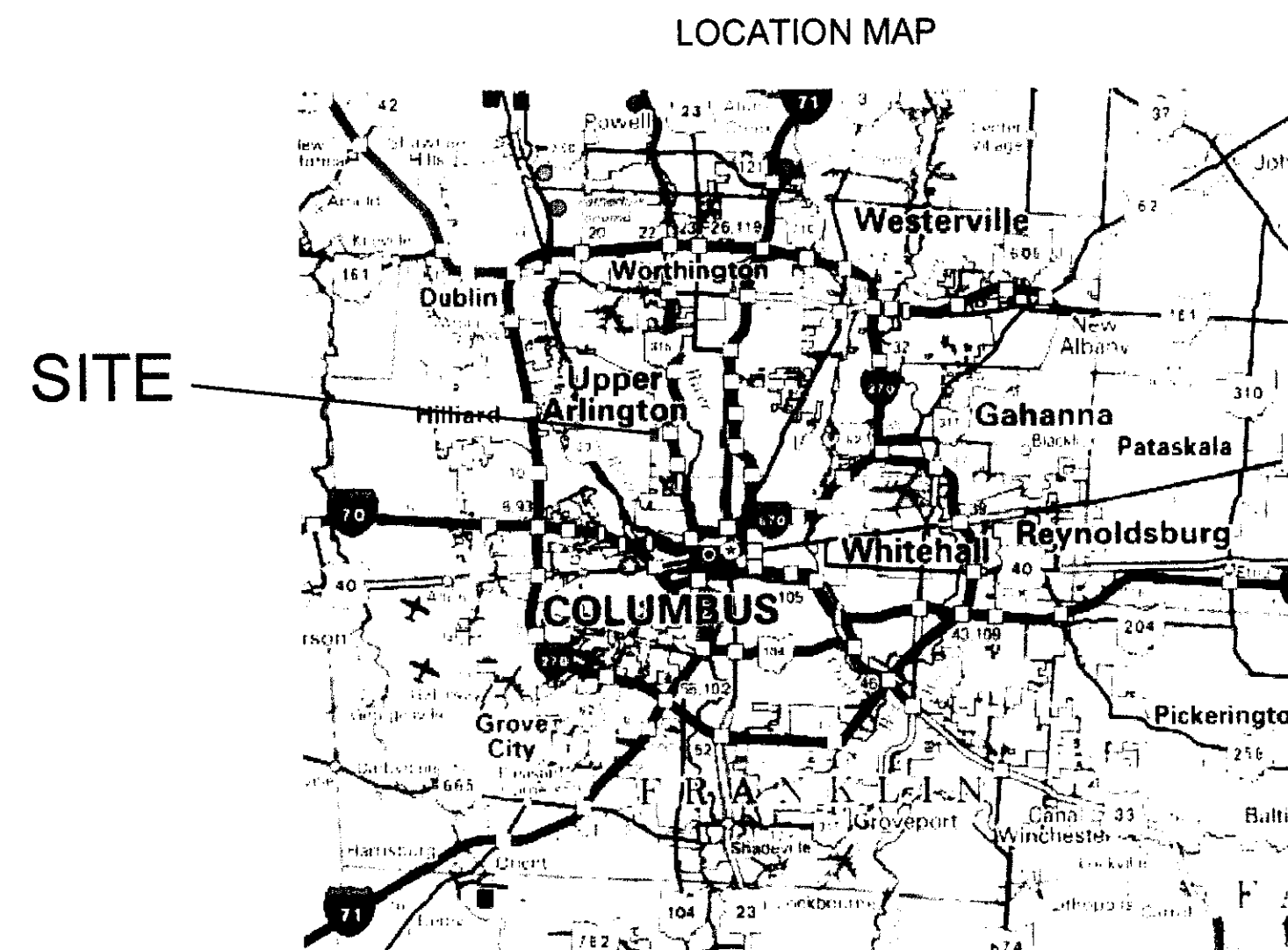
Parcel Information:

Address
 2376 North Star Avenue

Zoning
 This information is provided for information only and is not a substitute for a zoning compliance
 letter from the respective municipality.

Commercial, CS - Community Service District
 Section 342, Article III, Franklin County Zoning Resolution

Building Setbacks:
 Side Yard: 10'
 Rear Yard: 40'



We hereby certify to:

NORTHSTAR ROAD A, LLC;
 NORTHSTAR ROAD B, LLC;
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND/OR
 TRI-VILLAGE TITLE AGENCY, INC.

This is to certify that this map or plat numbered Sheets 1 and 2 of 2 and the survey on which it
 is based:

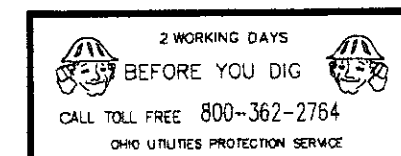
i. that this survey is based on field measurements made under the direction of a professional
 surveyor in July, 2007;

ii. this is to certify that this map or plat and the survey on which it is based were made in
 accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title
 Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes NO items
 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in
 effect on the date of this certification, undersigned further certifies that in my professional
 opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of
 this survey does not exceed that which is specified therein;

This at day of July, 2007

earthmetric, LLC:

Robert M. Foster, P.S.
 Registered Professional Surveyor No. 7729



Utility Notes:
 Utility information is from a combination of field markings and plan
 information. Underground facilities are shown relative to locations
 provided by others. These locations were field located based on these
 locations and no warranty is expressed or implied as to the correctness
 of facilities shown. It is the responsibility of those relying on this
 survey to contact the appropriate utility to expose the facilities and
 obtain accurate locations prior to construction.

OUPS Ticket No.: NONE

LINES		LEGEND		SYMBOLS	
	PARCEL BOUNDARY		WOVEN WIRE FENCE		PK NAIL FOUND
	INTERIOR PARCEL BOUNDARY		CHAIN LINK FENCE		RAIL SPIKE FOUND
	EASEMENT LIMITS		GAS LINE		PIPE FOUND
	MUNICIPALITY BOUNDARY		POWER LINE (OVERHEAD)		REBAR FOUND
	CENTERLINE OF ROAD		POWER LINE (UNDERGROUND)		PINCH TOP FOUND
	PAVEMENT		TEL LINE (OVERHEAD)		POWER POLE
	CONCRETE (WALK, ETC)		TEL LINE (UNDERGROUND)		LIGHT POLE
			STORM		TEL POLE
			SAN		TEL-POWER-LIGHT POLE
			RAILROAD TRACK		DECIDUOUS TREE
					CONIFER TREE
					STUMP
					SIGN
					STORM SEWER MANHOLE
					STORM-CATCH BASIN
					STORM-CURB INLET
					WATER METER
					WATER VALVE
					WATER-FIRE HYDRANT
					TEL CLOSURE
					TEL MANHOLE
					SANITARY MANHOLE

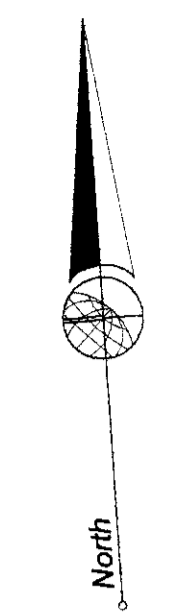
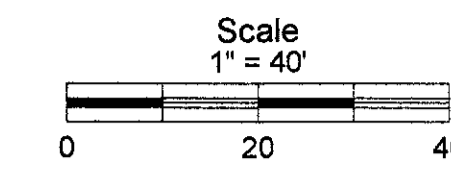
earthmetric, LLC
 P.O. Box 814
 Circleville, OH 43113
 740.430.7111
 614.293.6900
 688.238.1088 fax

2376 NORTH STAR AVE

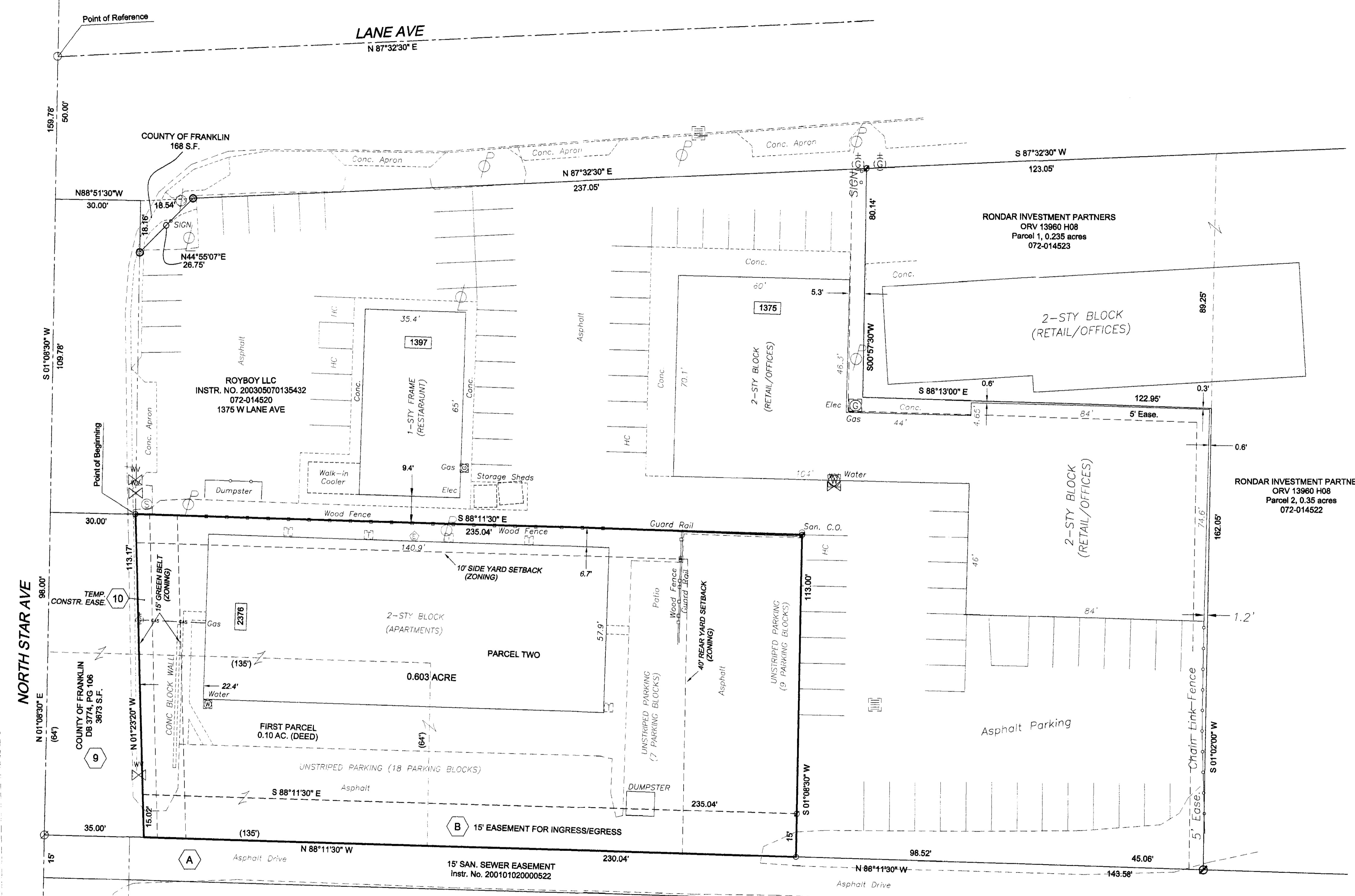
TITLE SHEET AND GENERAL NOTES

Rev No.	Date	Revision
1		
Location:	43221	Drawn/Chkd: RF/RF
Job No.	03002-07-01	SHEET 1 OF 2
Date:	July 3, 2007	

ALTA/ACSM LAND TITLE SURVEY
 QUARTER-TOWNSHIP 3, TOWNSHIP 1 NORTH, RANGE 18 WEST
 UNITED STATES MILITARY LANDS
 CLINTON TOWNSHIP, FRANKLIN COUNTY, OHIO



earthmetric, LLC
 earthmetric
 p.o. box 814
 Circleville, OH 43113
 740.420.7111
 614.263.6600
 866.258.1086 fax



2376 N STAR AVE.

DETAIL SHEET

THE BOARD OF TRUSTEES OF THE
 OHIO STATE UNIVERSITY
 DB 2436, PG 643
 10 AC.
 010-203989

Basis of Bearings
 Bearings are based on the centerline of North Star Avenue as shown on a SURVEY OF
 1.378 ACRES, June 17, 1966, by R.L. Edwards & Associates and of record in Deed
 Book 3336, Page 511 and given as North 1 degrees 08 minutes 30 seconds East.

Rev No.	Date	Revision
△		
Location:	43221	Drawn/Chkd: RF/RF
Job No.	03002-07-01	
Date:	Jul. 3, 2007	SHEET 2 OF 2