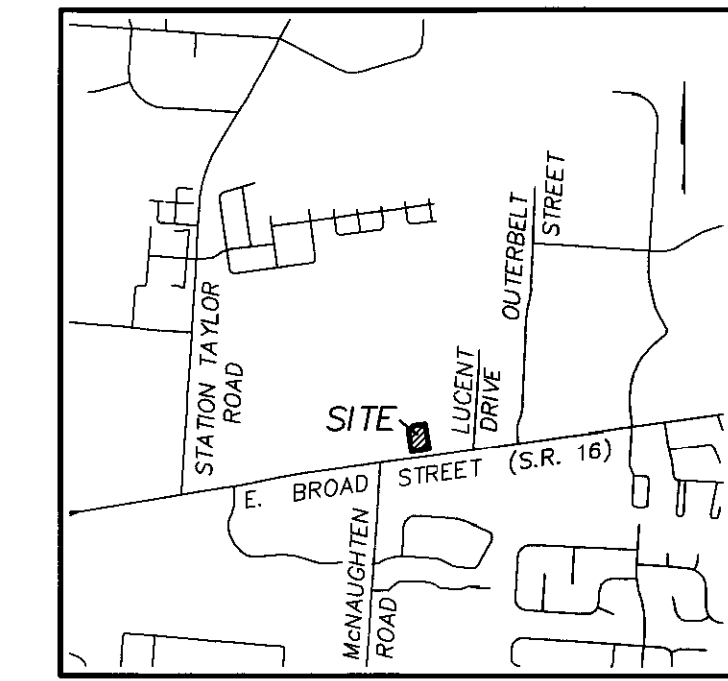


ALTA/ACSM LAND TITLE SURVEY QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 16 UNITED STATES MILITARY LANDS CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



1.095 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 1, Range 16, United States Military Lands, being part of the 24.704 acre tract conveyed to Empire Ventures/6200 E. Broad, LLC by deed of record in Instrument Number 200312110392762, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of East Broad Street and Taylor Station Road;

thence North 82° 21' 49" East, a distance of 2448.96 feet, with the centerline of said East Broad Street, and partly with the southerly line of said 24.704 acre tract, to a point;

thence North 08° 07' 22" West, across said 24.704 acre tract, a distance of 100.00 feet to an iron pin set in the northerly right-of-way of said East Broad Street, the TRUE POINT OF BEGINNING;

thence across said 24.704 acre tract, the following courses and distances:

North 08° 07' 22" West, a distance of 217.84 feet, to an iron pin set on a curve to the left;

with the arc of a curve to the left, having a central angle of 26° 30' 47", a radius of 86.00 feet, an arc length of 39.80 feet, and a chord bearing and distance of North 44° 21' 31" East, 39.44 feet to an iron pin set at a point of reverse curvature;

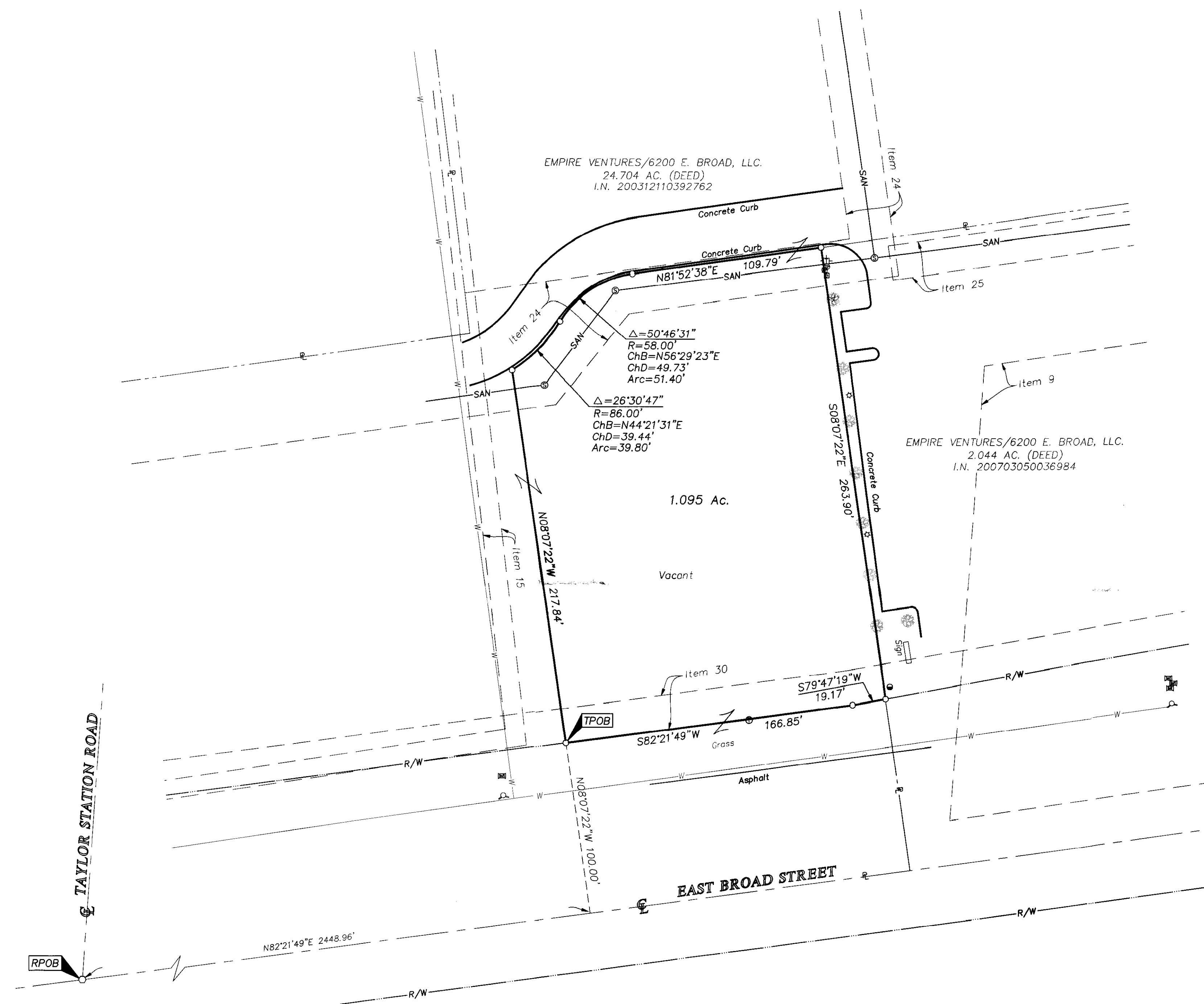
with the arc of a curve to the right, having a central angle of 50° 46' 31", a radius of 58.00 feet, an arc length of 51.40 feet, and a chord bearing and distance of North 56° 29' 23" East, 49.73 feet to an iron pin set at a point of tangency;

North 81° 52' 38" East, a distance of 109.79 feet to an iron pin set at the northwesterly corner of that 2.044 acre tract conveyed to Empire Ventures/6200 E. Broad, LLC, by deed of record in Instrument Number 200703050036984;

thence South 08° 07' 22" East, with the easterly line of said 2.044 acre tract, a distance of 263.90 feet to an iron pin set in the northerly right-of-way line of said East Broad Street;

thence South 79° 47' 19" West, across said 24.704 acre tract, with said northerly right of way line, a distance of 19.17 feet to an iron pin set;

South 82° 21' 49" West, continuing across said 24.704 acre tract, with said northerly right-of-way, a distance of 166.85 feet to the TRUE POINT OF BEGINNING, containing 1.095 acres, more or less.

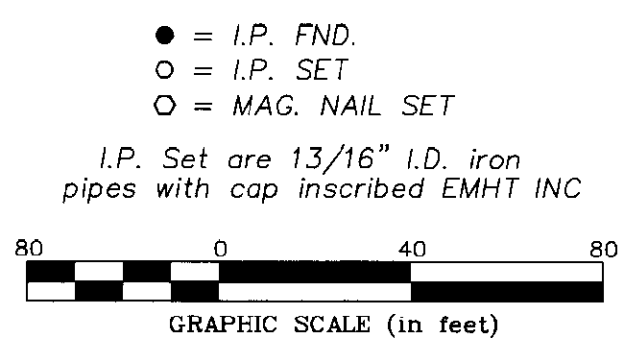


Schedule B Items from Title Commitment No. 2008072425 issued by Chicago Title Insurance Company with an effective date of July 14, 2008 at 07:00 A.M.

- Item 8 Pipeline Easement to The Ohio Fuel Gas Company of record in Deed Book 982, Page 286 is NOT located on the subject tract.
Item 9 Pipeline Easement to The Ohio Fuel Gas Company of record in Deed Book 1495, Page 614 is NOT located on the subject tract.
Item 10 Blanket Pipeline Easement to The Ohio Fuel Gas Company of record in Deed Book 1500, Page 205 is located on the subject tract.
Item 11 Highway Easement to The State of Ohio of record in Deed Book 2265, Page 293 is NOT located on the subject tract.
Item 12 Pole Line Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1162, Page 477 is located on the subject tract but could not be plotted from the description provided.
Item 13 Pole Line Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1225, Page 94 is located on the subject tract but could not be plotted from the description provided.
Item 14 Electric Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 3562, Page 472 is NOT located on the subject tract.
Item 15 Water Main Easement to the City of Columbus, Ohio of record in Deed Book 2122 is NOT located on the subject tract.
Item 16 Storm Sewer Easement to the State of Ohio, of record in Deed Book 2265, Page 299 is NOT located on the subject tract.
Item 17 Highway Easement to the State of Ohio of record in Deed Book 3207, Page 665 is NOT located on the subject tract.
Item 18 20' x 45' Telephone Easement to The Ohio Bell Telephone Company of record in Official Record 5130D20 is NOT located on the subject tract.
Item 19 The subject tract is located in the area described in the Declaration of Use Restrictions of record in Instrument Number 200302260067116.
Item 21 The subject tract is located in the area described in the Environmental Remediation and Access Agreement of record in Instrument Number 200312110392726.
Item 22 The subject tract is located in the area described in the Easements Rights set forth in the Memorandum of Lease of record in Instrument Number 200312110392736 are located on the subject tract.
Item 23 The subject tract is located in the area described in the Easement Agreement of record in Instrument Number 200402180035010.
Item 24 Sanitary Sewer Easement to the City of Columbus, Ohio of record in Instrument Number 200608180164326 is located on the subject tract as shown hereon.
Item 25 20' Sanitary Sewer Easement to the City of Columbus, Ohio of record in Instrument Number 200609220189722 is NOT located on the subject tract.
Item 26 The subject tract is located in the area described in the Easements, Restrictions and Options Agreement of record in Instrument Number 200312110392751, as amended in the Amendment to Easements, Restrictions and Options Agreement of record in Instrument Number 200501280017483.
Item 27 The subject tract is located in the area described in the Fence and Telecommunications Easement Agreement of record in Instrument Number 200501280017488.
Item 28 The subject tract is located in the area described in the Declaration of Restrictions and Easements Regarding Outlots of record in Instrument Number 200701080004055.
Item 29 Sanitary Sewer Easement to the City of Columbus, Ohio of record in Instrument Number 200703300055493 is NOT located on the subject tract.
Item 30 Sanitary Sewer Easement to the City of Columbus, Ohio of record in Instrument Number 200708130142484 is NOT located on the subject tract.
Item 31 20' Gas Pipeline Easement to Columbia Gas of Ohio, Inc. of record in Instrument Number 200708300153203 is located on the subject tract as shown hereon.

LEGEND
- Light Pole
- Telephone Marker Post
- Electric Marker Post
- Electric Pull Box
- Gas Marker Post
- Fire Hydrant
- Water Valve
- Ornamental Tree
- Landhook
- Telephone Pedestal
- Telephone Pull Box
- Sanitary Manhole
- Water Line
- Sanitary Sewer Line
- Right-of-Way Line
- Adjacent Property Line

BASIS OF BEARINGS: The Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 adjustment). Control for bearings was derived using the bearing of North 82°21'49" East for a portion of the centerline of East Broad Street as established from a series of GPS observations in October, 2003.
UTILITY STATEMENT: The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.
ZONING NOTE: The subject tract is zoned CPD (Commercial Planned Development).

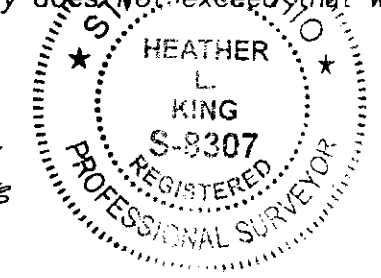


CERTIFICATION: Commitment No. 2008072425

To: Empire Venture/6200 E. Broad, LLC, Dovel, Ltd., Chicago Title Insurance Company, and Connor Land Title Agency, Ltd.

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 Items 1, 2, 3, 4, 11(a), and 13 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.

By: Heather L. King 7/31/08
Professional Surveyor No. 8397



RECEIVED

JUL 31 2008
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

Table with columns: MARK, DATE, DESCRIPTION. Includes date July 29, 2008, scale 1" = 40', job no 2008-1333, sheet 1 of 1, and a REVISIONS section.