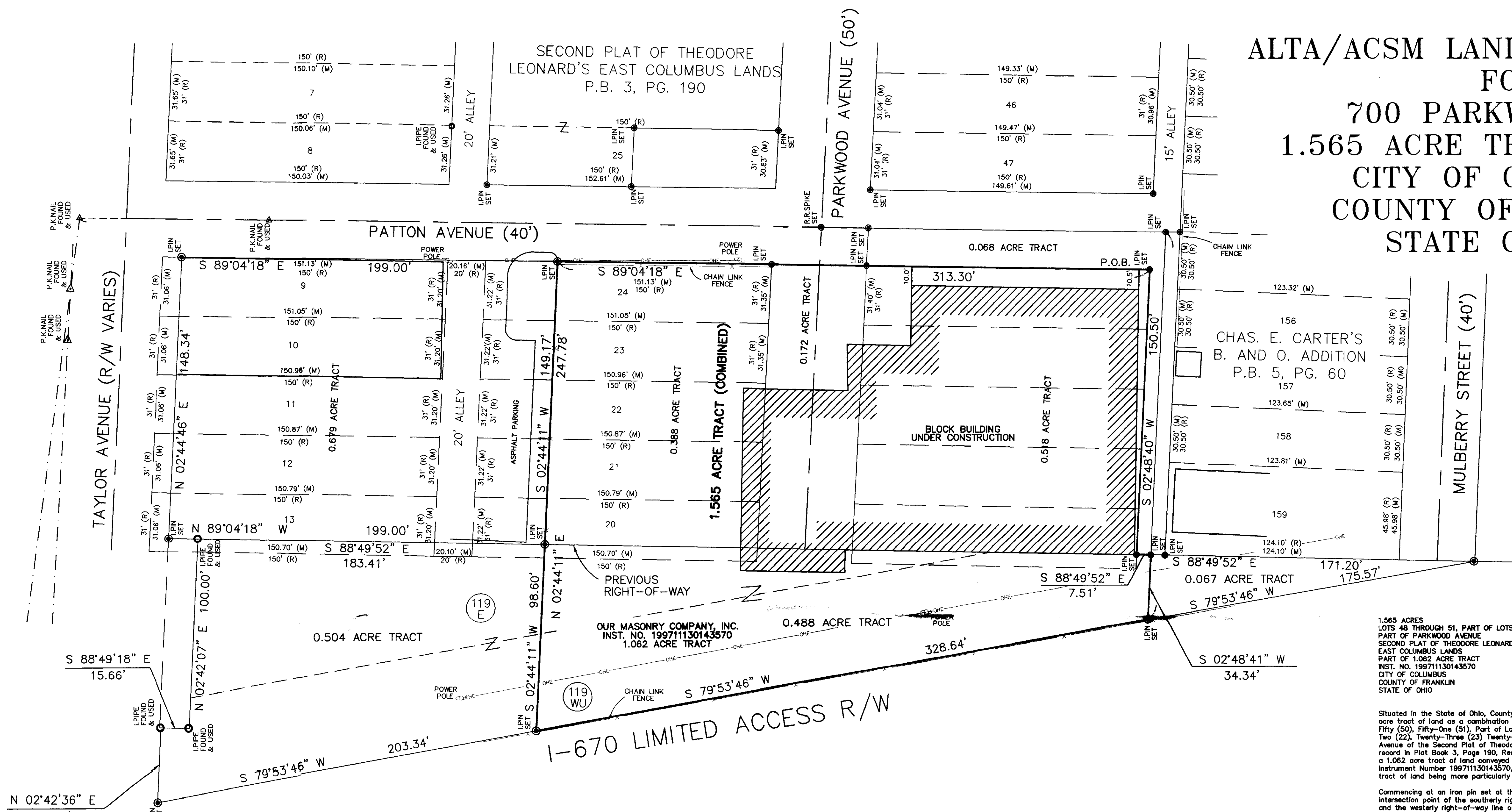


ALTA/ACSM LAND TITLE SURVEY  
 FOR  
 700 PARKWOOD LTD.  
 1.565 ACRE TRACT OF LAND  
 CITY OF COLUMBUS  
 COUNTY OF FRANKLIN  
 STATE OF OHIO



1.565 ACRES  
 LOTS 48 THROUGH 51, PART OF LOTS 20-24 & 52  
 PART OF PARKWOOD AVENUE  
 SECOND PLAT OF THEODORE LEONARD'S  
 EAST COLUMBUS LANDS  
 PART OF 1.062 ACRE TRACT  
 INST. NO. 19971130143570  
 CITY OF COLUMBUS  
 COUNTY OF FRANKLIN  
 STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a 1.565 acre tract of land as a combination of Lot Numbers Forty-Eight (48), Forty-Nine (49), Fifty (50), Fifty-One (51), Part of Lot Numbers Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23), Twenty-Four (24) and Fifty-Two (52), part of Parkwood Avenue of the Second Plat of Theodore Leonard's East Columbus Lands as shown of record in Plat Book 3, Page 190, Recorder's Office, Franklin County, Ohio, and a part of a 1.062 acre tract of land conveyed to Our Masonry Company, Inc. by deed of record in Instrument Number 19971130143570, Recorder's Office, Franklin County, Ohio, said tract of land being more particularly described as follows:

Commencing at an iron pin set at the northeast corner of said Lot No. 48 and the intersection point of the southerly right-of-way line of Patton Avenue (40 feet in width) and the westerly right-of-way line of an Alley (15 feet in width), said point being the TRUE POINT OF BEGINNING of the herein tract to be described:

- Thence South 02 degrees 48 minutes 40 seconds West along the easterly lines of said Lot No.'s 48-52 and the westerly right-of-way line of a 15 foot alley, a distance of 150.50 feet to an iron pin set in the former northerly right-of-way line of Interstate 670;
- Thence South 88 degrees 49 minutes 52 seconds East along the former northerly line of Interstate 670, and the northerly line of said 1.062 acre tract of land conveyed to Our Masonry Company, Inc. and crossing said 15 foot alley, a distance of 7.51 feet to an iron pin set in the centerline of said 15 foot alley;
- Thence South 02 degrees 48 minutes 41 seconds West crossing said 1.062 acre tract of land conveyed to Our Masonry Company, Inc., a distance of 34.34 feet to an iron pin set in the southerly line of said 1.062 acre tract of land conveyed to Our Masonry Company, Inc. and the northerly Limited Access right-of-way line of Interstate 670;
- Thence South 79 degrees 53 minutes 46 seconds West along the northerly Limited Access right-of-way line of Interstate 670 and the southerly line of said 1.062 acre tract of land conveyed to Our Masonry Company, Inc., a distance of 328.64 feet to an iron pin set;
- Thence North 02 degrees 44 minutes 11 seconds East crossing said Lot No.'s 20-24 and said 1.062 acre tract of land conveyed to Our Masonry Company, Inc., a distance of 247.78 feet to an iron pin set in the northerly line of said Lot No. 24 and the southerly line of Patton Avenue;
- Thence South 89 degrees 04 minutes 18 seconds East along the southerly line of Patton Avenue, northerly line of said Lot No. 24 and crossing Parkwood Avenue, a distance of 313.30 feet to the TRUE POINT OF BEGINNING of the herein described tract of land, containing 1.565 acres of land, more or less, subject to all legal rights-of-way, easements and restrictions of record.

The above description was prepared by William Edward Chaffin, Ohio Surveyor No. 7559, of HLG, Engineering and Surveying, Columbus, Ohio from the best Court House records and an actual field survey in August 1997. Basis of bearings is the centerline of Leonard Avenue, being North 57 degrees 15 minutes 00 seconds East, as shown on the Second Plat of the Theodore Leonard's East Columbus Lands of record in Plat Book 3, Page 190, Recorder's Office, Franklin County, Ohio.

The undersigned, being a registered surveyor of the State of Ohio certifies to (i) (j) The Fifth Third Bank (ii) The City of Columbus (iii) 700 Parkwood, Ltd. (iv) Chicago Title Insurance Company (v) Cornerstone Title Agency, Inc. as follows:

- This map or plat and the survey on which it is based were made on the ground between December 2nd through December 15th and in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992, meeting the accuracy requirements of an Urban survey, as defined therein, and includes items 1, 3, 4, 11, and 13 of Table A thereof.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment date March 19, 1998, issued by Cornerstone Title Agency, Inc. with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accordance with minimum setback provisions and restrictions of record referenced in such title commitment.
- Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities or ingress or egress.
- No portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

All iron pins set are 5/8 inch rebars with a yellow identification cap marked Rolling5569

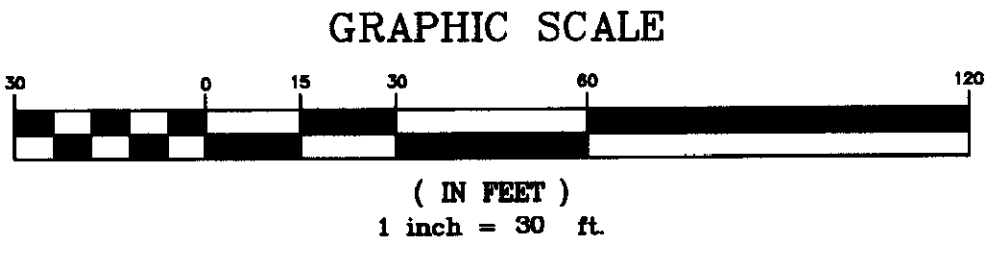
THE BEARINGS ON THIS PLAT ARE BASED UPON THE CENTER-LINE OF LEONARD AVENUE AS BEING NORTH 57 DEGREES 15 MINUTES 00 SECONDS EAST.

THIS PLAT WAS PREPARED BY HARRY L. GREENE, ENGINEERING AND SURVEYING, AND IS A TRUE AND ACCURATE REPRESENTATION TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN JANUARY 1998.

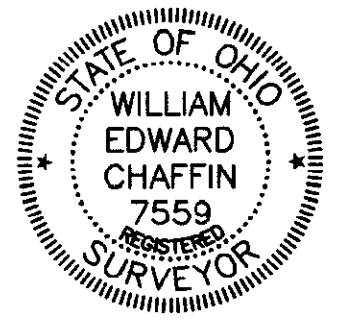
*William Edward Chaffin*  
 WILLIAM EDWARD CHAFFIN  
 REGISTERED SURVEYOR NO. 7559

NOTES:

- THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COUNTY OF FRANKLIN, COMMUNITY PANEL NUMBER 39049C0255 G, EFFECTIVE DATE AUGUST 2, 1995, FEDERAL EMERGENCY MANAGEMENT AGENCY.
- ALL UNDERGROUND UTILITY INFORMATION SHOWN HEREON WAS DETERMINED FROM SURFACE EVIDENCE. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL OUPS AT 1-800-362-2764 A MINIMUM OF 48 HOURS PRIOR TO PLANNED ACTIVITY.



REVISED: MARCH 30, 1998  
 REVISED: JANUARY 22, 1998



DRAWN BY:	REC	DATE:	01/20/98
CHECKED BY:	WEC	DRAWING NO.:	ALTA.DWG
JOB NO.:	30117H	SHEET	1 OF 1

— PLAN PREPARED BY —  
*H.L.G., ENGINEERING AND SURVEYING*

705-F LAKEVIEW PLAZA BLVD.  
 WORTHINGTON, OHIO 43085  
 (614) 841-0053