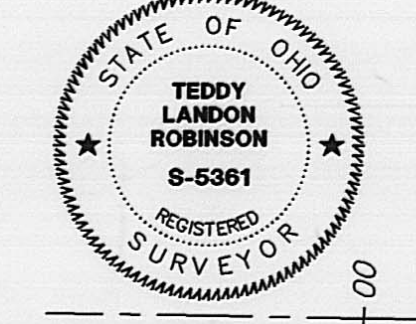


The undersigned, as of this day of _____ certifies to the Kroger Co., an Ohio corporation, and Lawyers Title Insurance Corporation that he is a duly registered surveyor in the State of Ohio; that this survey is made in accordance with the standards established by the American Title Association and the State of Ohio. The information, courses and distances shown herein are correct; this survey accurately shows the location and dimensions of all buildings, utilities and other improvements situated on the premises, the premises are contiguous with the public dedicated right-of-way of Lafayette Street (U.S. Rt. 42) and there are no easements or rights-of-way encumbering the premises, encroachments or other improvements from adjoining property onto the premises, or encroachments or buildings or other improvements from the premises onto adjoining property, other than as shown thereon.

Property is in Zone X (areas determined to be outside the 500-year flood plain) on Flood Insurance Rate Map, Panel 1 of 3, London, Ohio, Map No. 300368 001 (Effective Date July 2, 1997).

The site is subject to the following blanket cross easements: L.V. 16, Pg. 313; L.V. 17, Pg. 818; D.B. 252, Pg. 782.

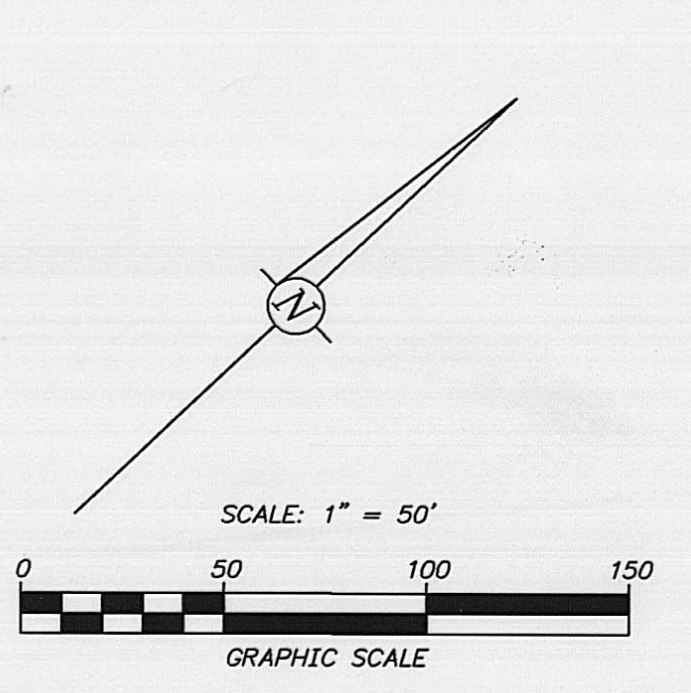
Ted L. Robinson
 Ohio Surveyor No. 5361



BASIS OF BEARINGS: THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAFAYETTE STREET (U.S. ROUTE 42), BEING, N 43° 24' 27" E, AS SHOWN OF RECORD IN OFFICIAL RECORD 18, PAGE 399.

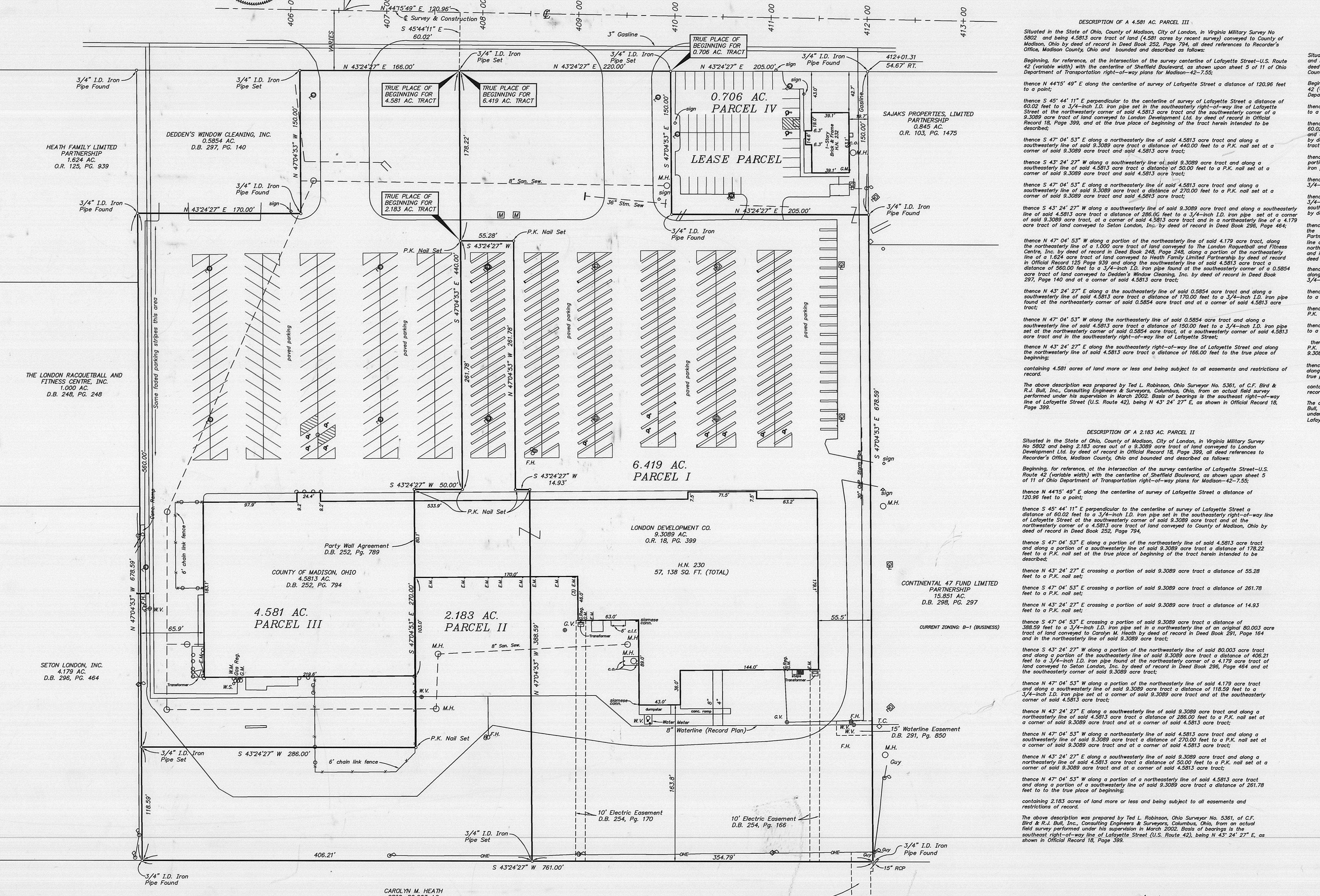
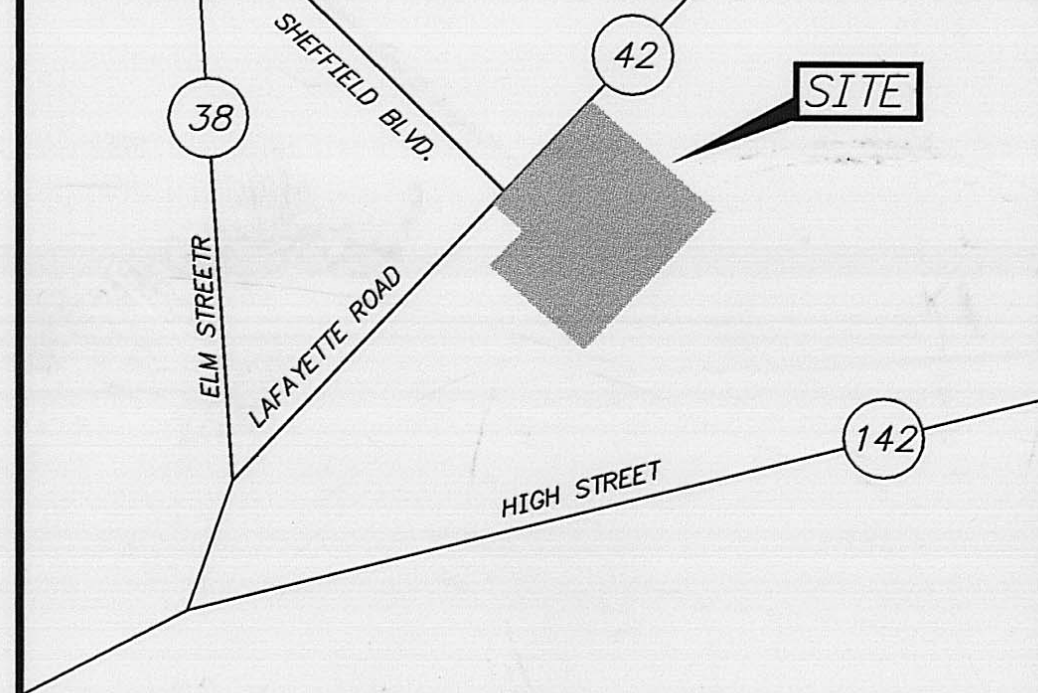
NOTE:
 The locations of underground utilities as shown herein are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

REFERENCE POINT OF BEGINNING FOR 4.581 AC. TRACT, 2.183 AC. TRACT, 6.419 AC. TRACT & 0.706 AC. TRACT



LEGEND

| | | | | | |
|---|-------------------------------|---|--------------------------------------|---|--|
| ○ | Sign | ○ | Well | ○ | Handicap Parking Space |
| □ | Street Sign | ○ | Monitoring Well | ○ | Gas Valve |
| △ | Area Light | ○ | Gas Service | ○ | Electric Transformer |
| ○ | Light Pole | ○ | Clean Out | ○ | Catch Basin |
| ○ | Light Pole w/Sign or Rod Base | ○ | Storm, Sanitary or Electric Manhole | ○ | Curb Inlet |
| ○ | T.C. | ○ | Existing Gas Line | ○ | Existing Water Line |
| ○ | Telephone Closure | ○ | Existing Under Electric Line | ○ | Existing Overhead Electric Line |
| ○ | Telephone Pole | ○ | Existing Under Telephone Line | ○ | Existing Overhead Telephone Line |
| ○ | Utility Pole | ○ | Existing Under Telephone Line | ○ | Existing Overhead Telephone Line |
| ○ | Pull Box | ○ | Existing Under Cable Television Line | ○ | Existing Fence Line |
| ○ | Traffic Pull Box | ○ | Existing Fence Line | ○ | 3/4" I.D. Iron Pipe Set Unless Otherwise Shown |
| ○ | Traffic Control Box | | | | |
| ○ | Traffic Sign | | | | |
| ○ | Water Meter | | | | |
| ○ | Water Meter | | | | |
| ○ | Gas Meter | | | | |
| ○ | Electric Meter | | | | |
| ○ | Electric Pedestal | | | | |
| ○ | Electric Closure | | | | |
| ○ | W.V. | | | | |
| ○ | Water Valve | | | | |
| ○ | Fire Hydrant | | | | |
| ○ | Water Service | | | | |



LOCATION MAP NO SCALE

Carroll M. Heath
 ORIG. 80.003 AC.
 D.B. 291, PG. 164

20' Drainage Easement
 D.B. 252, Pg. 389

10' Electric Easement
 D.B. 254, Pg. 166

15' Waterline Easement
 D.B. 291, Pg. 850

C.F. BIRD & R.J. BULL, INC.
 ENGINEERS / SURVEYORS
 2875 W. DUBLIN-GRANVILLE RD.
 COLUMBUS, OHIO

THE KROGER COMPANY

ALTA/ACSM LAND TITLE SURVEY
 230 LAFAYETTE STREET
 LONDON, OHIO

6.339 AC. IN V.M.S. 5802

REV. APR. 24, 2002
 REV. APR. 16, 2002
 REV. MAR. 28, 2002

SCALE: 1" = 50'
 DWN: TLR CKD: RJJ
 JAN. 23, 2002

JOB NO. 1
 01-127

DESCRIPTION OF 6.419 ACRE TRACT
230 LAFAYETTE STREET
LONDON, OHIO

Situated in the State of Ohio, County of Madison, City of London, in Virginia Military Survey No. 5802 and being 6.419 acres out of a 9.3089 acre tract of land conveyed to London Development Ltd. by deed of record in Official Record 18, page 399, all deed references to Recorder's Office, Madison County, Ohio and bounded and described as follows:

Beginning, for reference, at the intersection of the survey centerline of Lafayette Street – U.S. Route 42 (variable width) with the centerline of Sheffield Boulevard, as shown upon sheet 5 of 11 of Ohio Department of Transportation right-of-way plans for Madison-42-7.55;

thence N 44° 15' 49" E along the centerline of survey of Lafayette Street a distance of 120.96 feet to a point;

thence S 45° 44' 11" E perpendicular to the centerline of survey of Lafayette Street a distance of 60.02 feet to a 3/4 -inch I.D. iron pipe set in the southeasterly right-of-way line of Lafayette Street and at the northwesterly corner of a 4.5813 acre tract of land conveyed to County of Madison, Ohio, by deed of record in Deed Book 252, page 794, at the southwesterly corner of said 9.3089 acre tract and at the true PLACE OF BEGINNING of the tract herein intended to be described;

thence N 43° 24' 27" E along the southeasterly right-of-way line of Lafayette Street and along a portion of the northwesterly line of said 9.3089 acre tract a distance of 220.00 feet to a 3/4-inch I.D. iron pipe set;

thence S 47° 04' 53" E crossing a portion of said 9.3089 acre tract a distance of 150.00 feet to a 3/4-inch I.D. iron pipe set;

thence N 43° 24' 27" E crossing a portion of said 9.3089 acre tract a distance of 205.00 feet to a 3/4-inch I.D. iron pipe set in the northeasterly line of said 9.3089 acre tract and in the southwesterly line of a 0.845 acre tract of land conveyed to Sajaks Properties, Limited Partnership by deed of record in Official Record 103, page 1475;

thence S 47° 04' 53" E along a portion of the southwesterly line of said 0.845 acre tract, along the southwesterly line of a 15.851 acre tract of land conveyed to Continental 47 Fund Limited Partnership by deed of record in Deed Book 298, page 297 and along a portion of the northeasterly line of said 9.3089 acre tract a distance of 678.59 feet to a 3/4-inch I.D. iron pipe found at the northeasterly corner of said 9.3089 acre tract, at the southeasterly corner of said 15.851 acre tract and in a northwesterly line of an original 80.003 acre tract of land conveyed to Carolyn M. Heath by deed of record in Deed Book 291, page 164;

thence S. 43° 24' 27" W along a portion of the northwesterly line of said 80.003 acre tract and along a portion of the southeasterly line of said 9.3089 acre tract a distance of 354.79 feet to a ¾-inch I.D.

thence N. 47° 04' 53" W crossing a portion of said 9.3089 acre tract a distance of 388.59 feet to a P.K. nail set;

thence S. 43° 24' 27" W crossing a portion of said 9.3089 acre tract a distance of 14.93 feet to a P.K. nail set;

thence N. 47° 04' 53" W crossing a portion of said 9.3089 acre tract a distance of 261.78 feet to a P.K. nail set;

thence S 43° 24' 27" W crossing a portion of aid 9.3089 acre tract a distance of 55.28 feet to a P.K. nail set in the northeasterly line of said 4.5813 acre tract in a southwesterly line of said 9.3089 acre tract;

thence N. 47° 04' 53" W along a portion of the northeasterly line of said 4.5813 acre tract and along a portion of a southwesterly line of said 9.3089 acre tract a distance of 178.22 feet to the true place of beginning;

containing 6.419 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in January 2002. Basis of bearings is the southeast right-of-way line of Lafayette Street (U.S. Route 42), being N 43° 24' 27" E, as shown in Official Record 18, Page 399.

DESCRIPTION OF A 4.581 AC. PARCEL III

Situated in the State of Ohio, County of Madison, City of London, in Virginia Military Survey No 5802 and being 4.5813 acre tract of land (4.581 acres by recent survey) conveyed to County of Madison, Ohio by deed of record in Deed Book 252, Page 794, all deed references to Recorder's Office, Madison County, Ohio and bounded and described as follows:

Beginning, for reference, at the intersection of the survey centerline of Lafayette Street—U.S. Route 42 (variable width) with the centerline of Sheffield Boulevard, as shown upon sheet 5 of 11 of Ohio Department of Transportation right-of-way plans for Madison-42-7.55;

thence N 44°15' 49" E along the centerline of survey of Lafayette Street a distance of 120.96 feet to a point;

thence S 45° 44' 11" E perpendicular to the centerline of survey of Lafayette Street a distance of 60.02 feet to a 3/4-inch I.D. iron pipe set in the southeasterly right-of-way line of Lafayette Street at the northwesterly corner of said 4.5813 acre tract and the southwest corner of a 9.3089 acre tract of land conveyed to London Development Ltd. by deed of record in Official Record 18, Page 399, and at the true place of beginning of the tract herein intended to be described;

thence S 47° 04' 53" E along a northeasterly line of said 4.5813 acre tract and along a southwest line of said 9.3089 acre tract a distance of 440.00 feet to a P.K. nail set at a corner of said 9.3089 acre tract and said 4.5813 acre tract;

thence S 43° 24' 27" W along a southwest line of said 9.3089 acre tract and along a southwest line of said 4.5813 acre tract a distance of 50.00 feet to a P.K. nail set at a corner of said 9.3089 acre tract and said 4.5813 acre tract;

thence S 47° 04' 53" E along a northeasterly line of said 4.5813 acre tract and along a southwest line of said 9.3089 acre tract a distance of 270.00 feet to a P.K. nail set at a corner of said 9.3089 acre tract and said 4.5813 acre tract;

thence S 43° 24' 27" W along a southwest line of said 9.3089 acre tract and along a southeasterly line of said 4.5813 acre tract a distance of 286.00 feet to a 3/4-inch I.D. iron pipe set at a corner of said 9.3089 acre tract, at a corner of said 4.5813 acre tract and in a northeasterly line of a 4.179 acre tract of land conveyed to Seton London, Inc. by deed of record in Deed Book 296, Page 464;

thence N 47° 04' 53" W along a portion of the northeasterly line of said 4.179 acre tract, along the northeasterly line of a 1.000 acre tract of land conveyed to The London Raquetball and Fitness Centre, Inc. by deed of record in Deed Book 248, Page 248, along a portion of the northeasterly line of a 1.624 acre tract of land conveyed to Heath Family Limited Partnership by deed of record in Official Record 125 Page 939 and along the southwest line of said 4.5813 acre tract a distance of 560.00 feet to a 3/4-inch I.D. iron pipe found at the southeasterly corner of a 0.5854 acre tract of land conveyed to Dedden's Window Cleaning, Inc. by deed of record in Deed Book 297, Page 140 and at a corner of said 4.5813 acre tract;

thence N 43° 24' 27" E along the southeasterly line of said 0.5854 acre tract and along a southwest line of said 4.5813 acre tract a distance of 170.00 feet to a 3/4-inch I.D. iron pipe found at the northeasterly corner of said 0.5854 acre tract and at a corner of said 4.5813 acre tract;

thence N 47° 04' 53" W along the northeasterly line of said 0.5854 acre tract and along a southwest line of said 4.5813 acre tract a distance of 150.00 feet to a 3/4-inch I.D. iron pipe set at the northwesterly corner of said 0.5854 acre tract, at a southwest corner of said 4.5813 acre tract and in the southeasterly right-of-way line of Lafayette Street;

thence N 43° 24' 27" E along the southeasterly right-of-way line of Lafayette Street and along the northwesterly line of said 4.5813 acre tract a distance of 166.00 feet to the true place of beginning;

containing 4.581 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Ted L. Robinson, Ohio Surveyor No. 5361, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in March 2002. Basis of bearings is the southeast right-of-way line of Lafayette Street (U.S. Route 42), being N 43° 24' 27" E, as shown in Official Record 18, Page 399.