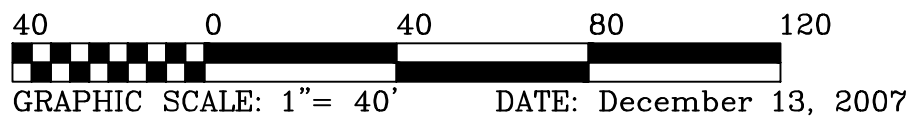


BASIS OF BEARINGS:

Bearings based on the South right-of-way of Lincoln Park Blvd. of the Corrective Record Plan of Frazee Enterprises Commercial Park and recorded in Plat Book 184, Page 35 of the Plat Records of Montgomery County, Ohio (S 88°28'20" E).



Monument Legend

- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- ⊠ Indicates Iron Pipe found
- ▲ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- × Indicates Scibe found

REFERENCES:

DEED: LOTS 1, 2, & 3 / FRAZEE ENTERPRISES, INC. - MF 90-355D05
 TITLE: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 27380911 - EFFECTIVE DATE: OCTOBER 25, 2007
 EASEMENTS: THE EASEMENTS SHOWN ON THIS SURVEY ARE AS NOTED IN TITLE COMMITMENT NO. 27380911 - EFFECTIVE DATE: OCTOBER 25, 2007
 PLATS: CORRECTIVE PLAT OF FRAZEE ENTERPRISES - P.B.184, PAGE 35
 PLAT OF FRAZEE ENTERPRISES - P.B.181, PAGE 42
 PLAT OF LINCOLN PARK CENTER COMMERCIAL, PASE IV - P.B.128, PAGE 24

EASEMENTS PER TITLE COMMITMENT No.27380911 - EFFECTIVE DATE: OCTOBER 25, 2007

- ③ EASEMENT TO D.P.&L RIGHT-OF-WAY ESMT. - MF 85-0410A01 (PLOTTED)
- ④ EASEMENT TO OHIO BELL TELEPHONE CO. ESMT. - 87-0059C08 (PLOTTED)
- ⑤ EASEMENT TO BOARD OF COUNTY COMMISSIONERS - 87-0362C01 (PLOTTED)
- ⑧ RESTRICTIONS AND EASEMENTS CONTAINED IN LINCOLN PARK CENTER, P.B.128, PAGE 24 (PLOTTED)
- ⑨ CROSS EASEMENTS FOR PEDESTRIANS AND PARKING - MF 86-513D05 (NOT PLOTTED - BLANKET EASEMENT WITH NO DEFINABLE LOCATION - EASEMENT EFFECTS ALL LOT 3 AND PART LOT 2)
- ⑩ EMERGENCY ACCESS EASEMENTS - MF 87-0689E05 (NOT PLOTTED - BLANKET EASEMENT WITH NO DEFINABLE LOCATION - EASEMENT EFFECTS ALL LOT 3 AND PART LOT 2)
- ⑪ INGRESS-EGRESS EASEMENT - MF 90-0013E01 (PLOTTED)
- ⑬ EASEMENT TO D.P.&L - MF 92-0378C10 (PLOTTED)
- ⑭ RESTRICTIONS AND EASEMENTS CONTAINED IN FRAZEE ENTERPRISES COMMERCIAL PARK, P.B.181, PAGE 42 AND CORRECTIVE RECORD PLAN OF FRAZEE ENTERPRISES COMMERCIAL PARK, P.B.184, PAGE 35 (PLOTTED)
- ⑮ EASEMENT TO BOARD OF COUNTY COMMISSIONERS - MF 02-0037B11 (PLOTTED)

FLOOD NOTE:

This property is located in Zone X as shown F.I.R.M. Map Community Panel #39113C 0258E effective date January 6, 2005.

NOTES:
 474 REGULAR PARKING SPACES
 12 HANDICAP PARKING SPACES
 486 TOTAL PARKING SPACES

NOTES:
 BUILDING #540 ENCLOSES INTO 10' ELECTRIC ESMT. ⑬

NOTES:
 PARCELS I, II, III AND IV AS DESCRIBED IN SUBJECT DEED MF 90-355D05 ARE CONTIGUOUS.

NOTES:
 THE BUILDING SETBACK LINES, IF ANY, HAVE BEEN PLOTTED

NOTE: NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT 16 MONTHS.

NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

ZONING STANDARDS

CLASSIFICATION= CC-COMMUNITY CENTER DISTRICT
 RESTRICTIONS UNDER THIS CLASSIFICATION TOO VAGUE TO APPLY. CITY OF KETTERING REVIEWS EACH SITE INDEPENDENTLY, NO KNOWN ZONING VIOLATIONS EXISTING.

"ALTA/ACSM LAND TITLE SURVEY"

LINCOLN PARK

BEING LOTS 1, 2 & 3 OF

CORRECTED FRAZEE ENTERPRISES COMMERCIAL PARK, P.B.184, PAGE 35

SEC.1, TOWN 1, RANGE 6 MRS

CITY OF KETTERING

MONTGOMERY COUNTY, OHIO

CONTAINS: 8.511 ACRES (370,739.16 SQ.FT.)

Prepared by:

McDougall-Marsh Land Surveyors

8529 Byers Road, Mariambsburg, Ohio 45342
Tel: 937-847-2860, Fax 937-847-2870

PROPERTY DESCRIPTION:

PARCEL I :

Situate in the City of Kettering, County of Montgomery and State of Ohio and being lot numbered one (1) Frazee Enterprises Commercial Park as recorded in Plat Book "181", Page 42 and corrective in Plat Book "184", Page 35 of the Plat Records of Montgomery County, Ohio

Parcel II :

Situate in the City of Kettering, County of Montgomery and State of Ohio and being lot numbered two (2) Frazee Enterprises Commercial Park as recorded in Plat Book "181", Page 42 and corrective in Plat Book "184", Page 35 of the Plat Records of Montgomery County, Ohio

Parcel III :

Situate in the City of Kettering, County of Montgomery and State of Ohio and being lot numbered three (3) Frazee Enterprises Commercial Park as recorded in Plat Book "181", Page 42 and corrective in Plat Book "184", Page 35 of the Plat Records of Montgomery County, Ohio

Parcel IV:

Together with a non-exclusive easement for ingress and egress in easement agreement by and between Lincoln Park Place Associates, a general partnership and the City of Kettering, an Ohio Municipal Corporation, of Record in Deed No. 90-13E01, Recorder's Office, Montgomery County, Ohio

CERTIFICATION:

To: Frazee Enterprises, Inc., G&E Healthcare REIT Lincoln Park Boulevard, LLC, Wachovia Financial Services, Inc. a North Carolina corporation and Chicago Title Insurance Company.

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, 6, 7(a)(b), 8, 9, 10, 11(a)(b), 13, 14, 15, 16, 17, and 18 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.

a) The property shown on the survey is the property described in the Title Commitment.

b) Except as noted on the survey, there are no visible easements or right of way of which the surveyor has been advised.

c) Except as noted on the survey, there are no party walls and no observable, above ground encroachments by the improvements on the subject property upon adjoining properties, streets, alleys, easements, or rights of way, or by the improvements on any adjoining properties, streets, or alleys upon the subject property.

d) The subject property has direct access to and from the duly dedicated and accepted public streets or highways of Isaac Prugh and Lincoln Park Blvd.

e) Except as noted on the survey, the subject property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.

f) Except as shown on the survey, none of the property lies within a Special Flood Hazard Area

McDougall - Marsh Land Surveyors

Thomas K. Marsh P. Eng. 7735

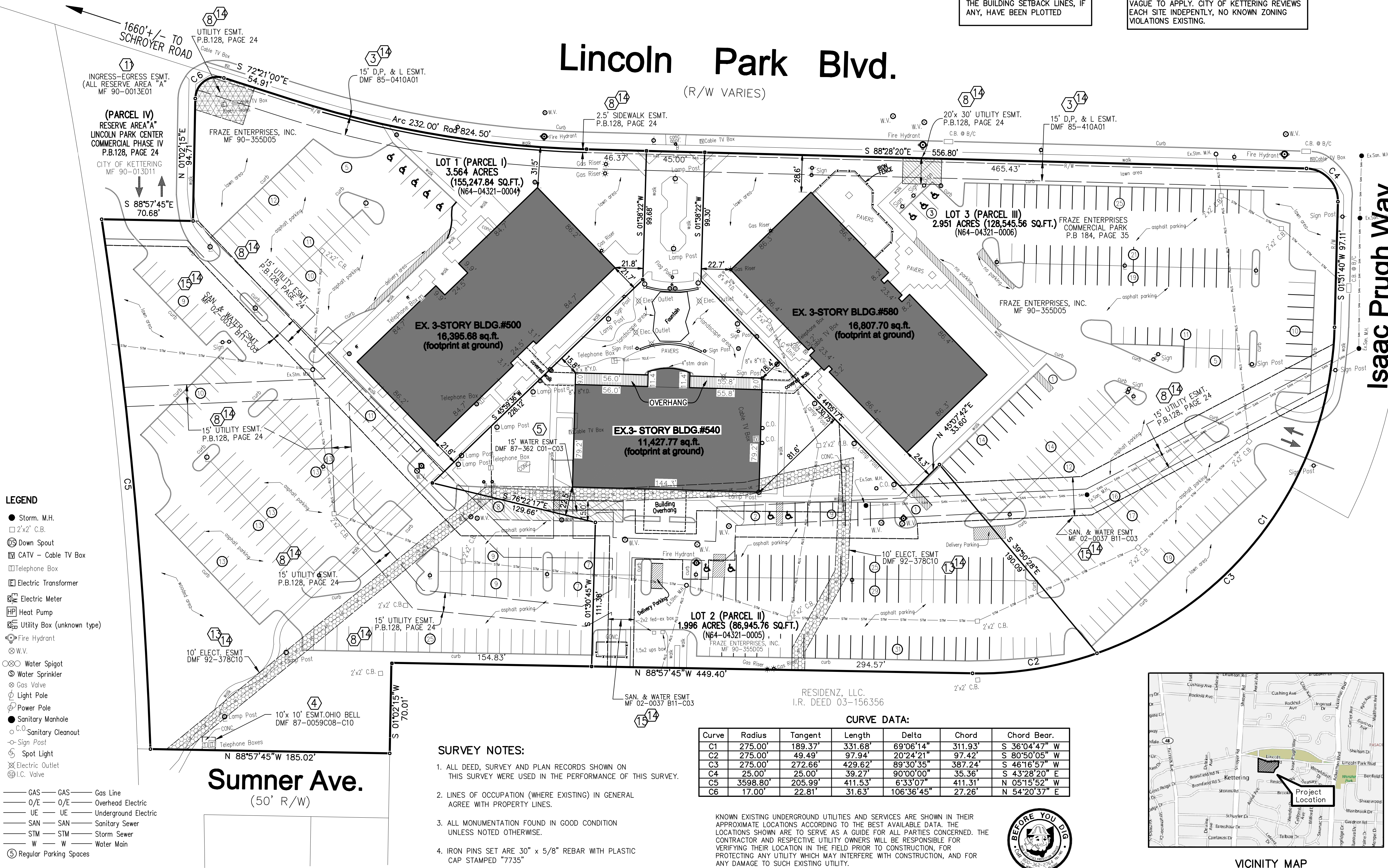
Date: _____

Lincoln Park Blvd.

(R/W VARIES)

Isaac Prugh Way

(R/W VARIES)



- LEGEND**
- Storm. M.H.
 - 2'x2' C.B.
 - ⊕ Down Spout
 - ⊠ CATV - Cable TV Box
 - ⊠ Telephone Box
 - ⊠ Electric Transformer
 - ⊠ Electric Meter
 - ⊠ Heat Pump
 - ⊠ Utility Box (unknown type)
 - ⊠ Fire Hydrant
 - ⊠ W.V.
 - ⊠ Water Spigot
 - ⊠ Water Sprinkler
 - ⊠ Gas Valve
 - ⊠ Light Pole
 - ⊠ Power Pole
 - ⊠ Sanitary Manhole
 - ⊠ Sanitary Cleanout
 - ⊠ Sign Post
 - ⊠ Spot Light
 - ⊠ Electric Outlet
 - ⊠ I.C. Valve

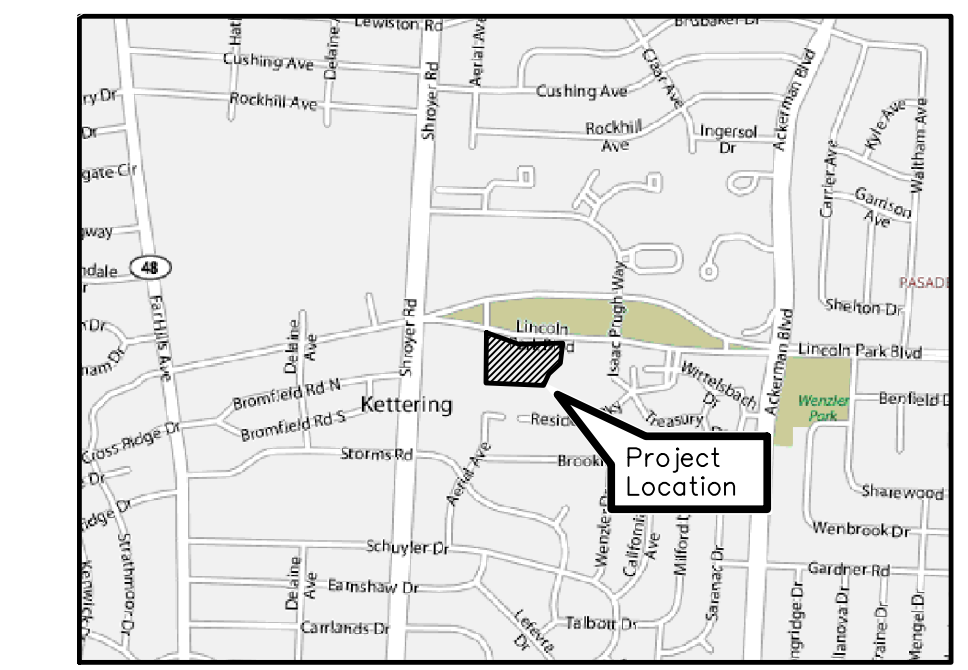
CURVE DATA:

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	275.00'	189.37'	331.68'	69°06'14"	311.93'	S 36°04'47" W
C2	275.00'	49.49'	97.94'	20°24'21"	97.42'	S 80°50'05" W
C3	275.00'	272.66'	429.62'	89°30'35"	387.24'	S 46°16'57" W
C4	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 43°28'20" E
C5	3598.80'	205.99'	411.53'	6°33'07"	411.31'	N 05°15'52" W
C6	17.00'	22.81'	31.63'	106°36'45"	27.26'	N 54°20'37" E

SURVEY NOTES:

- ALL DEED, SURVEY AND PLAN RECORDS SHOWN ON THIS SURVEY WERE USED IN THE PERFORMANCE OF THIS SURVEY.
- LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
- ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "7735"

KNOWN EXISTING UNDERGROUND UTILITIES AND SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST AVAILABLE DATA. THE LOCATIONS SHOWN ARE TO SERVE AS A GUIDE FOR ALL PARTIES CONCERNED. THE CONTRACTOR AND RESPECTIVE UTILITY OWNERS WILL BE RESPONSIBLE FOR VERIFYING THEIR LOCATION IN THE FIELD PRIOR TO CONSTRUCTION, FOR PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION, AND FOR ANY DAMAGE TO SUCH EXISTING UTILITY.



VICINITY MAP
NTS

