

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

A Boundary Survey prepared for and certified to:

TIME WARNER ENTERTAINMENT COMPANY, L.P. & FIDELITY NATIONAL TITLE INS. CO.

Legal Description: Situated in Ohio, County of Franklin, City of Grove City, Being 0.241 Acres, Part of a 1.878 Acre tract in Virginia Military Survey No. 8231.

F.E.M.A. Flood Zone Designation: Zone "X" as per F.I.R.M. 390 173 0239 G, effective date 8-2-'95.
Posted Address: 4060-4068 Hoover Road, Grove City, Ohio



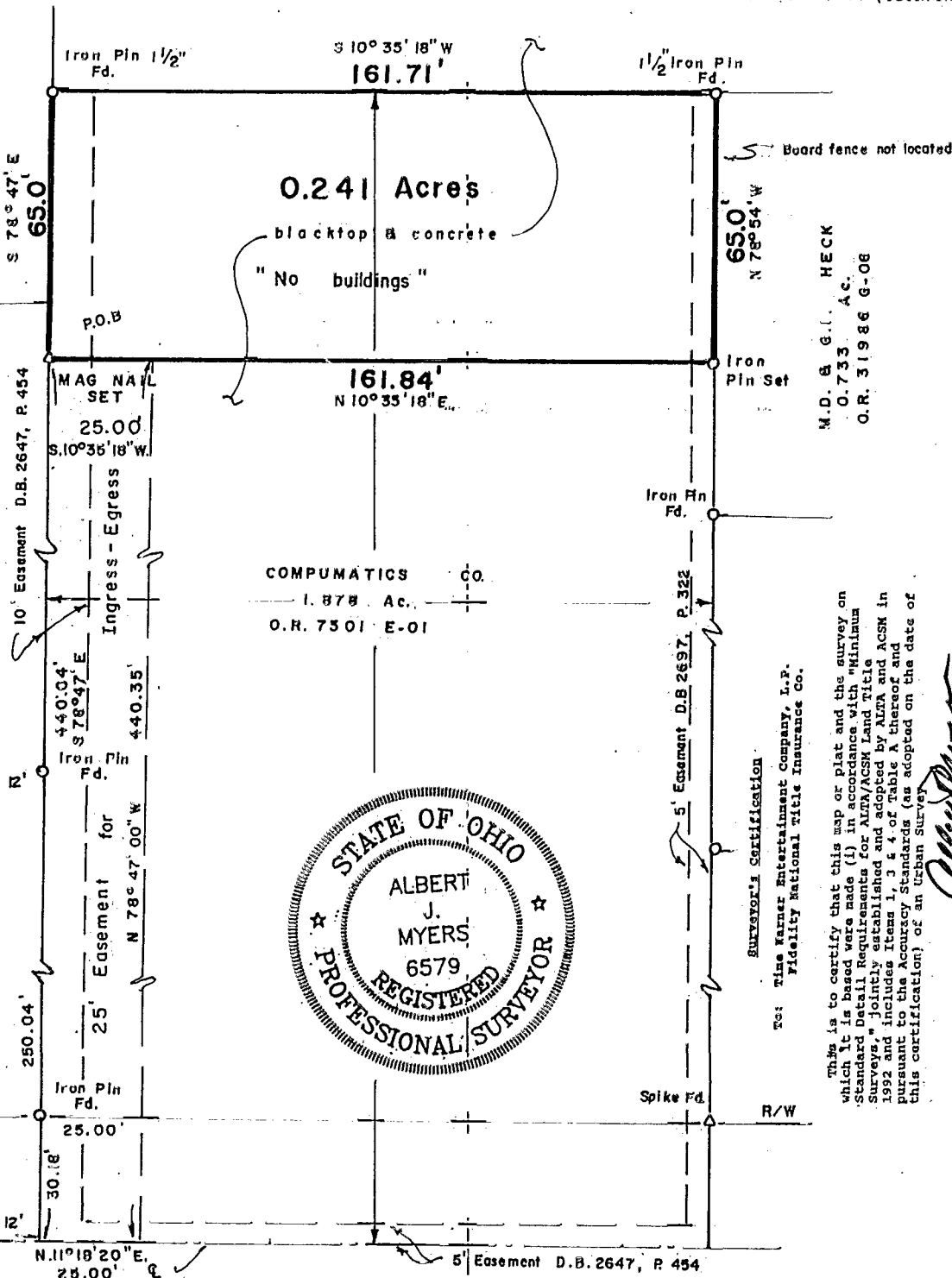
AMF BOWLING CENTERS INC.
2.504 Ac.
O.R. 33338 J-19

Scale: 1" = 40'

Date: 4-28-97

rev 15-14-97 (easements/ultra)

Valve/line Instant
Oil Change
0.666 Ac.
O.R.V. 14229 C-07



Easements per Greater Columbus Title Insurance Company
Commitment No. GC97-023 - Effective Date May 1st, 1997
Schedule I - Section II - Exceptions
Item 2 Deed Book 2647, Page 454; Plattd.
Item 3 Deed Book 2697, Page 322; Plattd.
Item 4 Deed Book 14418, Page 3-07; Inadequate Information.
SCHEDULE 2E PLATtd.

O.U.S. (NC)
0.816 Ac.
O.R. 32544 F-01

COMPUMATICS CO.
1.878 Ac.
O.R. 7501 E-01

M.D. & G.L. HECK
0.733 Ac.
O.R. 31986 G-08



Surveyor's Certification
To: Time Warner Entertainment Company, L.P.
Fidelity National Title Insurance Co.

It is to certify that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," as published and adopted by ALTA and ACSM in 1992 and includes items 1, 3 & 4 of Table A thereof and pursuant to the Accuracy Standards (as adopted on the date of this certification) of an Urban Survey.

Albert J. Myers
Albert J. Myers, No. 6579
Date: May 14, 1997

HOOVER RD.

EXHIBIT "C"

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearing is the northerly line of said 1.878 Acre tract as South 78 degrees 47 minutes East per Official Record Volume 7501 E-01.

Myers Surveying Co., Inc.

By *Albert J. Myers*
Professional Surveyor

Myers Order No. - 7-04/23/97 Rec. Field DWG Ltr. Ck.

(040) 2960

ACTS 013 80 856 850