

Situate in the State of Ohio, County of Franklin, City of Hilliard, being a part of Virginia Military Survey No. 3002 and being all of the 35.288 acre tract conveyed to Mid Ohio Development Corporation by deed of record in Deed Book 2908, Page 118 and Deed Book 3667, Page 787, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the point of intersection of the centerline of Leap Road (60 feet in width) with the easterly right-of-way line of the Conrail Railroad said point being the southeasterly corner of the said 35.288 acre tract;

Thence N 41° 46' 48" W, a distance of 2094.88 feet, along the said easterly right-of-way line of Conrail and the westerly line of the said 35.288 acre tract to a point at the common corner to the said 35.288 acre tract and the 102.602 acre tract conveyed to Anson W. and Mildred S. Smith by deed of record in Deed Book 1945, Page 62;

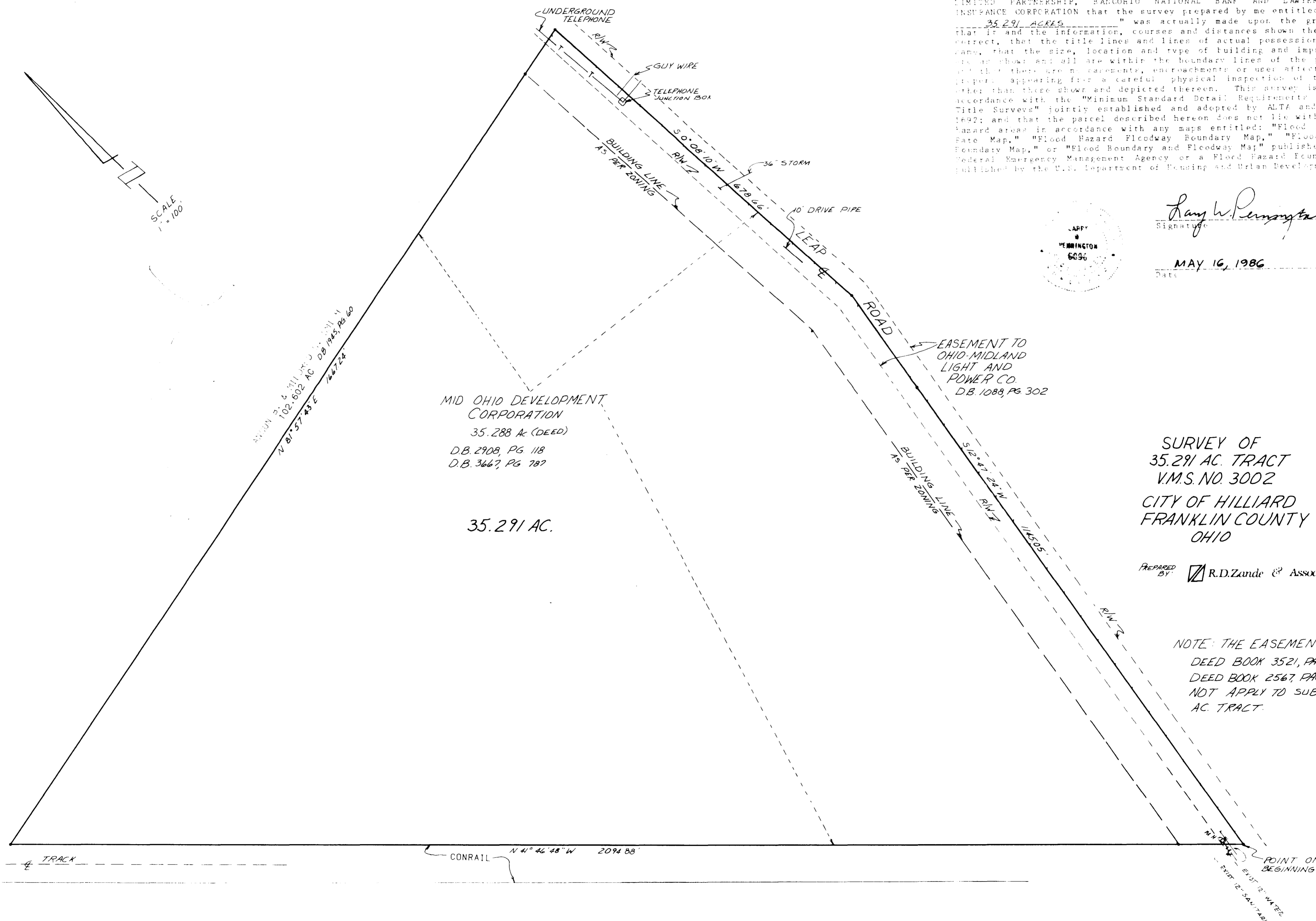
Thence S 19° 57' 43" E, a distance of 1667.24 feet, along the common line to said 35.288 and 102.602 acre tracts to a point in the centerline of Leap Road at the common corner to said 35.288 and 102.602 acre tracts;

Thence the following two (2) courses, and distances along the centerline of Leap Road and the easterly line of the said 35.288 acre tract:

1. Thence S 09° 08' 10" W, a distance of 675.60 feet, to a point;
2. Thence S 12° 47' 24" W, a distance of 1145.05 feet, to the point of beginning containing 35.291 acres more or less, and being subject to all easements, restrictions and right-of-way of record.

I hereby certify to LEAP ROAD INVESTMENT COMPANY PHASE I LIMITED PARTNERSHIP, BANCOHIO NATIONAL BANK AND LAWYERS TITLE INSURANCE CORPORATION that the survey prepared by me entitled "35.291 ACRES" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct, that the title lines and lines of actual possession are the same, that the size, location and type of building and improvements shown thereon are within the boundary lines of the property, and that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992; and that the parcel described hereon does not lie within flood hazard areas in accordance with any maps entitled: "Flood Insurance Rate Map," "Flood Hazard Floodway Boundary Map," "Flood Hazard Boundary Map," or "Flood Boundary and Floodway Map" published by the Federal Emergency Management Agency or a Flood Hazard Boundary Map published by the U.S. Department of Housing and Urban Development.

Randy W. Pennington
 Signature
 MAY 16, 1986
 Date



MID OHIO DEVELOPMENT CORPORATION
 35.288 AC (DEED)
 D.B. 2908, PG 118
 D.B. 3667, PG 787

35.291 AC.

SURVEY OF
 35.291 AC. TRACT
 V.M.S. NO. 3002
 CITY OF HILLIARD
 FRANKLIN COUNTY
 OHIO

PREPARED BY: R.D.Zande & Associates, Ltd.

NOTE: THE EASEMENT OF RECORD DEED BOOK 3521, PAGE 812 AND DEED BOOK 2567, PAGE 503 DOES NOT APPLY TO SUBJECT 35.291 AC. TRACT.