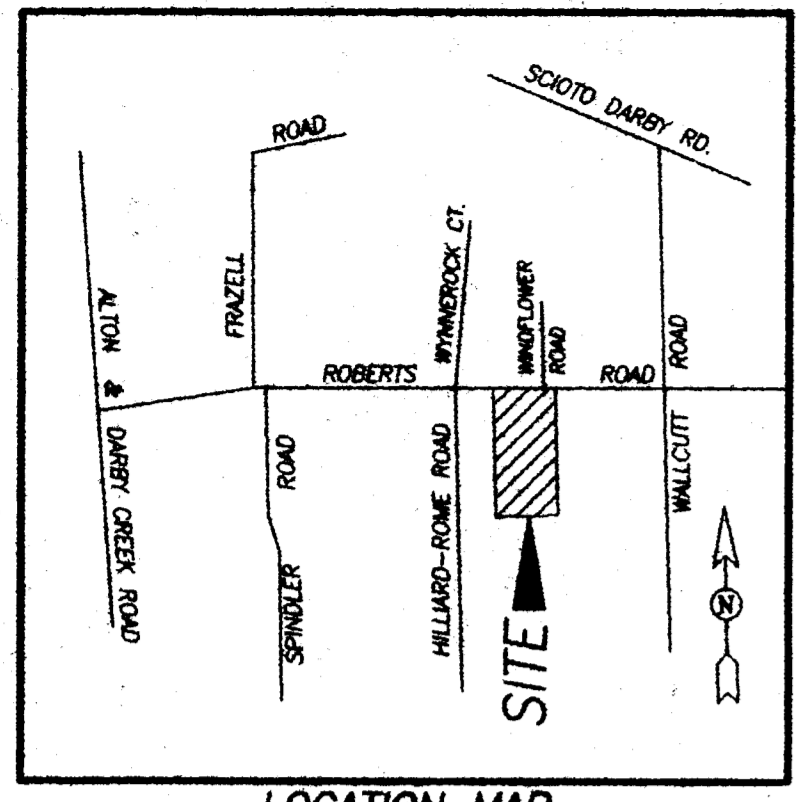
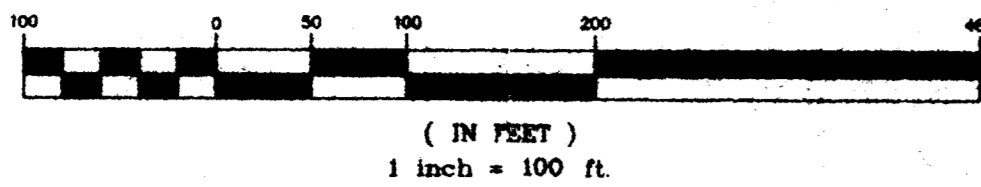


GRAPHIC SCALE



LOCATION MAP
No Scale

T & R DEVELOPMENT
III, INC.
EXHIBIT "A" 11.313 AC.
O.R. 1859.3B10

T & R DEVELOPMENT
HILLIARD-ROME
LIMITED PARTNERSHIP
EXHIBIT "A" 7.237 AC.
O.R. 18224J15

BAYSIDE COMMONS II LIMITED PARTNERSHIP
EXHIBIT "A" 11.029 AC.
O.R. 22186J04

FUMA LIMITED PARTNERSHIP
EXHIBIT "A" 2.223 AC.
O.R. 27373A15

HILLIARD-ROME ROAD
Aluminum Cap set in Concrete
Franklin County Monument No.
FCOS 6665

- (A) ROBERT McQUILLAN
TRACT NO. 1
0.483 AC.
O.R. 29220C20
- (B) ROBERT McQUILLAN
TRACT NO. 2
0.161 AC.
O.R. 29220C21
- (C) ROSEMARY SCHWINGERT
O.R. 15448H15
- (D) ROSEMARY SCHWINGERT
0.687 AC.
O.R. 15448H16
- (E) ROBERT SCOTT WEATHERBY
& JANICE MARIE WEATHERBY
1.025 AC.
D.B. 3433, P. 301

DONALD R. KENNEY, TRUSTEE
62.019 AC.
O.R. 32489G07

11.022 AC.

PAUL PENCE, JR. &
BETTY J. PENCE
98 AC.
D.B. 1673, P. 155

PARCEL N
Sited in the state of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 6554, 7029 and 16049 and containing 11.022 acres of land, more or less, said 11.022 acres being out of that 62.019 acre tract of land described in Exhibit A to the deed to Donald R. Kenney, Trustee, of record in Official Record 32489G07, Recorder's Office, Franklin County, Ohio, and 11.022 acres of land being more particularly described as follows:

Beginning, for reference of a railroad spike found in the centerline of Roberts Road at the northwesterly corner of the Dedication Plot of Potts Place and Casements, of record in Plat Book 81, Page 82, the same being the northwesterly corner of that 0.078 acre tract of land designated as AREA 1 and described in the deed to the City of Columbus, Ohio, of record in Official Record 33781007 both being of record in the Recorder's Office, Franklin County, Ohio, said railroad spike being located S-87°30'00"E, a distance of 845.46 feet from, as measured along the centerline of said Roberts Road, an aluminum cap set in concrete of the centerline intersection of Hilliard-Rome Road and said Roberts Road (Franklin County Monument No. FCOS-6665), thence from said railroad spike, S-87°52'52"E, with the centerline of said Roberts Road, a distance of 869.42 feet to a point, thence S-71°52'00"W, a distance of 50.00 feet to a 3/4-inch (I.D.) iron pipe of the true point of beginning in a northerly line of said 62.019 acre tract, the same being in the southerly line of that 62.019 acre tract of land designated as AREA 2 and described in Exhibit "A" in said deed to the City of Columbus.

- Thence N-32°58'20"W, a distance of 200.13 feet to a 3/4-inch (I.D.) iron pipe;
- Thence S-43°03'12"W, a distance of 56.78 feet to a 3/4-inch (I.D.) iron pipe;
- Thence N-67°59'34"W, a distance of 68.13 feet to a 3/4-inch (I.D.) iron pipe at a point in a curve;
- Thence northwesterly, with the arc of a curve to the left having a radius of 178.50 feet, a central angle of 87°23'50" and a chord that bears N-48°38'30"E, a chord distance of 26.29 feet to a 3/4-inch (I.D.) iron pipe;
- Thence S-23°20'05"W, a distance of 185.86 feet to a 3/4-inch (I.D.) iron pipe;
- Thence S-35°51'19"E, a distance of 61.54 feet to a 3/4-inch (I.D.) iron pipe;
- Thence N-86°25'37"W, a distance of 31.34 feet to a 3/4-inch (I.D.) iron pipe in a westerly line of said Virginia Military Survey No. 18049, the same being in an easterly line of said Virginia Military Survey Nos. 6554 and 7029, said iron pipe also being a corner of said 62.019 acre tract;
- Thence S-70°05'02"E, with said Virginia Military Survey lines and with an easterly line of said 62.019 acre tract, a distance of 871.85 feet to a 3/4-inch (I.D.) iron pipe at an angle point in the westerly boundary of said 62.019 acre tract;
- Thence S-77°16'08"E, with an easterly line of said Virginia Military Survey Nos. 6554 and 7029, with a westerly line of said Virginia Military Survey No. 16049, with an easterly line of said 62.019 acre tract a distance of 869.86 feet to a 3/4-inch (I.D.) iron pipe at a point in a curve;
- Thence westwesterly, with the arc of a curve to the left having a radius of 173.85 feet, a central angle of 147°22'33" and a chord that bears S-79°22'22"W, a chord distance of 428.89 feet to a 3/4-inch (I.D.) iron pipe;
- Thence S-71°52'00"W, a distance of 50.00 feet to a 3/4-inch (I.D.) iron pipe of the true point of beginning in a northerly line of said 62.019 acre tract, the same being in the southerly line of that 62.019 acre tract of land designated as AREA 2 and described in Exhibit "A" in said deed to the City of Columbus.

DESCRIPTION OF 11.022 ACRES OF LAND ROBERTS ROAD & EAST OF POTTS PLACE (Cont'd)

- Thence N-32°58'20"W, a distance of 200.13 feet to a 3/4-inch (I.D.) iron pipe;
- Thence S-43°03'12"W, a distance of 56.78 feet to a 3/4-inch (I.D.) iron pipe;
- Thence N-67°59'34"W, a distance of 68.13 feet to a 3/4-inch (I.D.) iron pipe at a point in a curve;
- Thence northwesterly, with the arc of a curve to the left having a radius of 178.50 feet, a central angle of 87°23'50" and a chord that bears N-48°38'30"E, a chord distance of 26.29 feet to a 3/4-inch (I.D.) iron pipe;
- Thence S-23°20'05"W, a distance of 185.86 feet to a 3/4-inch (I.D.) iron pipe;
- Thence S-35°51'19"E, a distance of 61.54 feet to a 3/4-inch (I.D.) iron pipe;
- Thence N-86°25'37"W, a distance of 31.34 feet to a 3/4-inch (I.D.) iron pipe in a westerly line of said Virginia Military Survey No. 18049, the same being in an easterly line of said Virginia Military Survey Nos. 6554 and 7029, said iron pipe also being a corner of said 62.019 acre tract;
- Thence S-70°05'02"E, with said Virginia Military Survey lines and with an easterly line of said 62.019 acre tract, a distance of 871.85 feet to a 3/4-inch (I.D.) iron pipe at an angle point in the westerly boundary of said 62.019 acre tract;
- Thence S-77°16'08"E, with an easterly line of said Virginia Military Survey Nos. 6554 and 7029, with a westerly line of said Virginia Military Survey No. 16049, with an easterly line of said 62.019 acre tract a distance of 869.86 feet to a 3/4-inch (I.D.) iron pipe at a point in a curve;
- Thence westwesterly, with the arc of a curve to the left having a radius of 173.85 feet, a central angle of 147°22'33" and a chord that bears S-79°22'22"W, a chord distance of 428.89 feet to a 3/4-inch (I.D.) iron pipe;
- Thence S-71°52'00"W, a distance of 50.00 feet to a 3/4-inch (I.D.) iron pipe of the true point of beginning in a northerly line of said 62.019 acre tract, the same being in the southerly line of that 62.019 acre tract of land designated as AREA 2 and described in Exhibit "A" in said deed to the City of Columbus.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. in September of 1995, in August 1996 and in April of 1997.

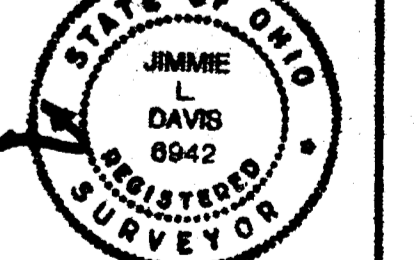
All of the survey markers noted in the foregoing description were in place in April of 1997.

The bearings given in the foregoing description are based upon the bearing of S-87°30'00"E as shown along the centerline of said Roberts Road on the recorded plat of said Dedication Plot of Potts Place and Casements, of record in Plat Book 81, Page 82, Recorder's Office, Franklin County, Ohio.

April 8, 1997
DESCRIPTION OF 11.022 ACRES OF LAND ROBERTS ROAD & EAST OF POTTS PLACE (Cont'd)

The undersigned hereby certifies to Star Bank, N.A. Donald R. Kenney, Trustee and to Celtic Title Agency, Inc., as of September 14, 1996, that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "plotted" by this survey accurately shows the area, location and type of all visible buildings, structures and other improvements on the property and, all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property, except as shown; that there are no encroachments or uses affecting the property appearing from a careful physical inspection of the same, except as shown; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said building, structure or other improvement situated upon any U.S. Department of HUD, Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency, such map information being shown below. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSA in 1992 and meets the accuracy requirements of an Urban Class Survey, as defined therein, and includes the following items of Table A thereof: 1, 2, 3, 6, 7, 8, 9, 10, 11 and 13. The acres of land shown hereon are located in Zone X (areas to be determined to be outside the 500-year floodplain) as shown on the Flood Insurance Rate Map for Franklin County, Ohio Community No. 39049C0120 G and 39049C0120 G, Panel Nos. 120 & 210 of 387, Effective Date: August 2, 1995.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
By: James L. Davis
Professional Surveyor No. 6942



BOUNDARY SURVEY OF 11.022 ACRES OF LAND LOCATED ON THE SOUTHERLY SIDE OF ROBERTS ROAD AND EAST OF POTTS PLACE, IN THE CITY OF COLUMBUS COUNTY OF FRANKLIN, STATE OF OHIO

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
255 Green Meadows Drive S.
P.O. Box 370
Powell, Ohio 43065
(614) 848-3393
ORDER NO. 1664-96