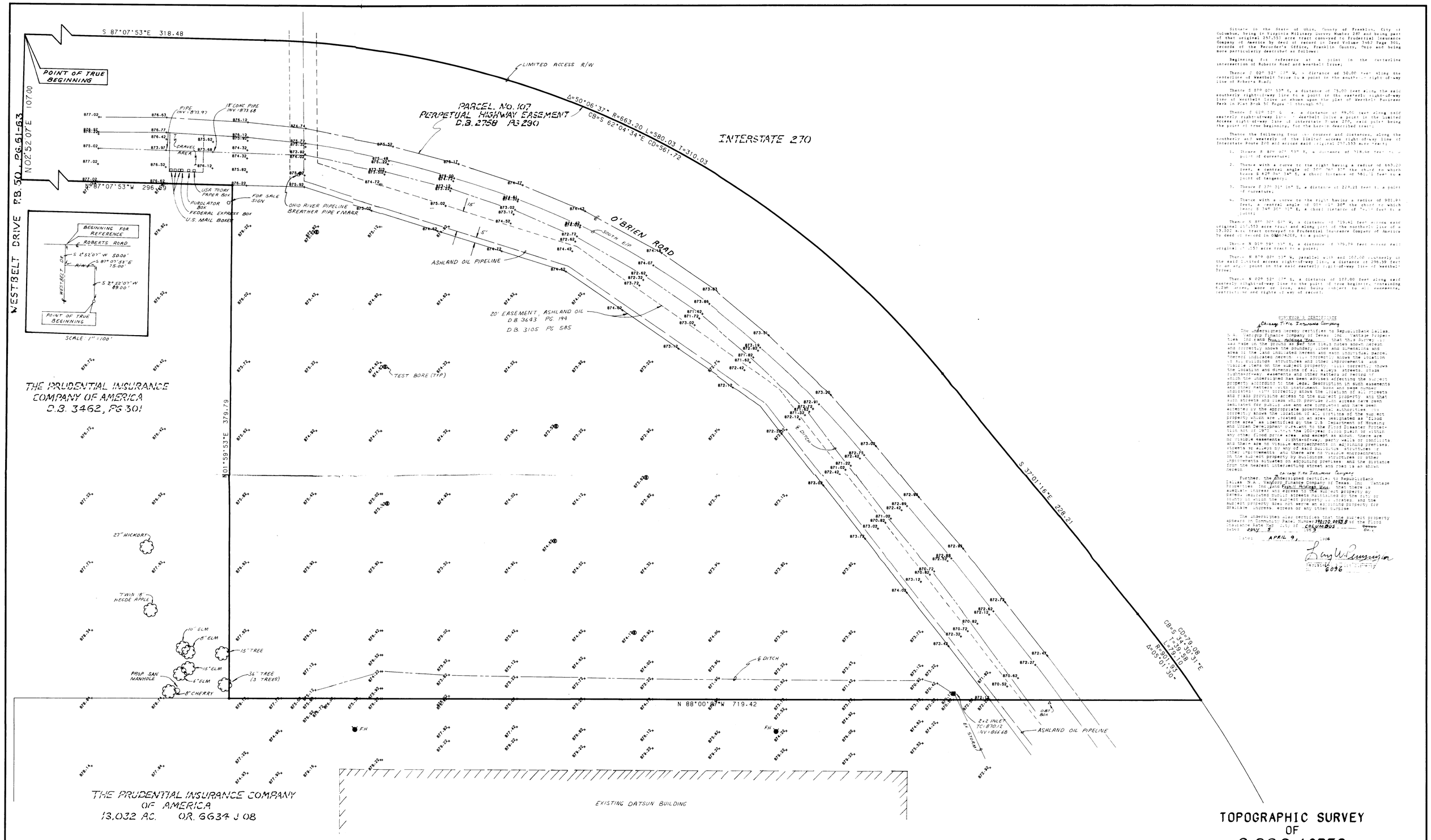

Situate in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey Number 2801 and being part of that original 257.553 acre tract conveyed to Prudential Insurance Company of America by deed of record in Deed Volume 3462 Page 301, records of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for reference at a point in the centerline intersection of Roberts Road and Westbelt Drive;

Thence S 02° 52' 07" W, a distance of 50.00 feet along the centerline of Westbelt Drive to a point in the southerly right-of-way line of Roberts Road;

Thence S 87° 07' 53" E, a distance of 75.00 feet along the said southerly right-of-way line to a point in the westerly right-of-way line of Westbelt Drive as shown upon the plat of Westbelt Business Park (of Plat Book 50 Pages 61 through 63);

Thence S 02° 52' E, a distance of 89.00 feet along said westerly right-of-way line of Westbelt Drive a point in the Limited Access right-of-way line of Interstate Route 270, said point being the point of true beginning, for the herein described tract;

Thence the following four (4) courses and distances, along the southerly and westerly of the limited access right-of-way line of Interstate Route 270 and across said original 257.553 acre tract:

1. Thence S 87° 07' 53" E, a distance of 318.48 feet to a point of curvature;
2. Thence with a curve to the right having a radius of 663.20 feet, a central angle of 50° 06' 37" the chord to which bears S 62° 04' 34" E, a chord distance of 561.72 feet to a point of tangency;
3. Thence S 37° 01' 16" E, a distance of 226.21 feet to a point of curvature;
4. Thence with a curve to the right having a radius of 901.93 feet, a central angle of 05° 01' 30" the chord to which bears S 24° 30' 31" E, a chord distance of 79.08 feet to a point;

Thence N 88° 00' 07" W, a distance of 719.42 feet across said original 257.553 acre tract and along part of the northerly line of a 13.032 acre tract conveyed to Prudential Insurance Company of America by deed of record in OR 6634J08, to a point;

Thence N 01° 59' 53" E, a distance of 379.79 feet across said original 257.553 acre tract to a point;

Thence N 87° 07' 53" W, parallel with and 107.00 northerly of the said limited access right-of-way line, a distance of 296.09 feet to an angle point in the said easterly right-of-way line of Westbelt Drive;

Thence N 02° 52' 07" E, a distance of 107.00 feet along said easterly right-of-way line to the point of true beginning, containing 6.286 acres, more or less, and being subject to all easements, restrictions and rights of way of record.

SURVEYOR'S CERTIFICATE

Chicago Title Insurance Company

The undersigned hereby certifies to Republic Bank Dallas, N.A., Vanguard Finance Company of Texas, Inc., Vantage Properties, Inc. and Lands Franklin Holdings Inc. that the survey was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon. This survey shows the location of all buildings, structures and other improvements and visible items on the subject property. This survey shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters with instrument book and page number indicated. This survey correctly shows the location of all streets and alleys providing access to the subject property and that such streets and roads which provide such access have been dedicated for public use and are complete and have been accepted by the appropriate governmental authorities. This survey shows the location of all portions of the subject property which are located in an area designated as "flood prone area" as identified by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973 with the 100-year flood plain or within any other flood prone area and except as shown, there are no visible easements, rights-of-way, party walls or conflicts and there are no visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements and there are no visible encroachments on the subject property by buildings, structures or other improvements situated on adjoining premises, and the distance from the nearest intersecting street and road is as shown hereon.

Chicago Title Insurance Company

Further, the undersigned certifies to Republic Bank Dallas, N.A., Vanguard Finance Company of Texas, Inc., Vantage Properties, Inc. and Lands Franklin Holdings Inc. that there is adequate ingress and egress to the subject property by paved, dedicated public streets maintained by the city or county in which the subject property is located, and the subject property does not serve an adjoining property for access, ingress, egress or any other purpose.

The undersigned also certifies that the subject property appears in Community Panel Number 390170 0055 B of the Flood Insurance Rate Map, City of COLUMBUS, Ohio, dated JULY 5, 1983.

Dated: APRIL 9, 1986

Larry W. Cunningham
Registered Surveyor
6096

TOPOGRAPHIC SURVEY OF 6.286 ACRES WESTBELT BUSINESS PARK

CITY OF COLUMBUS, OHIO

SCALE : 1" = 30' APRIL, 1986

PREPARED BY:
R. D. ZANDE & ASSOCIATES, LTD.