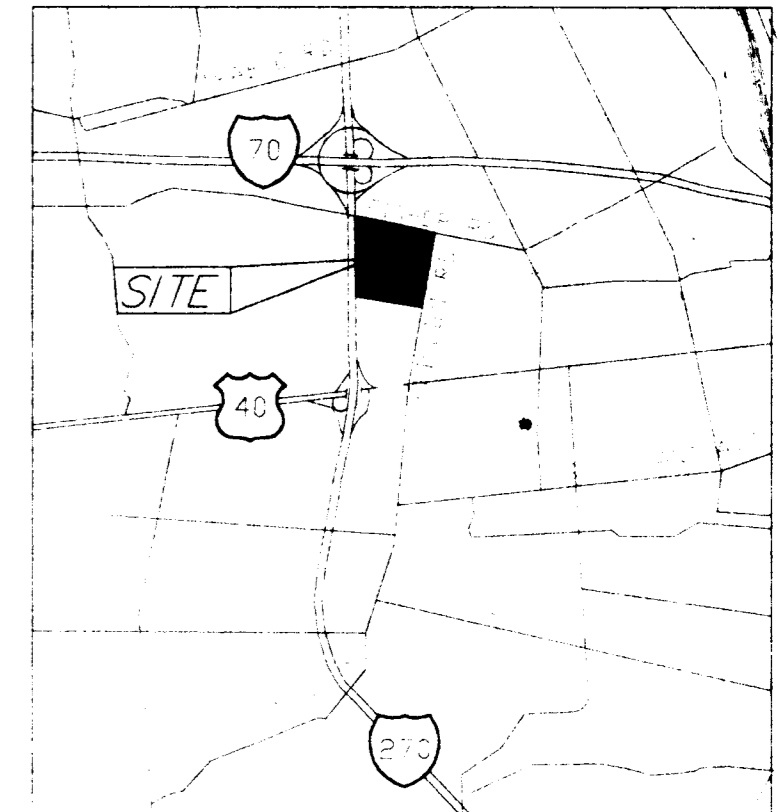
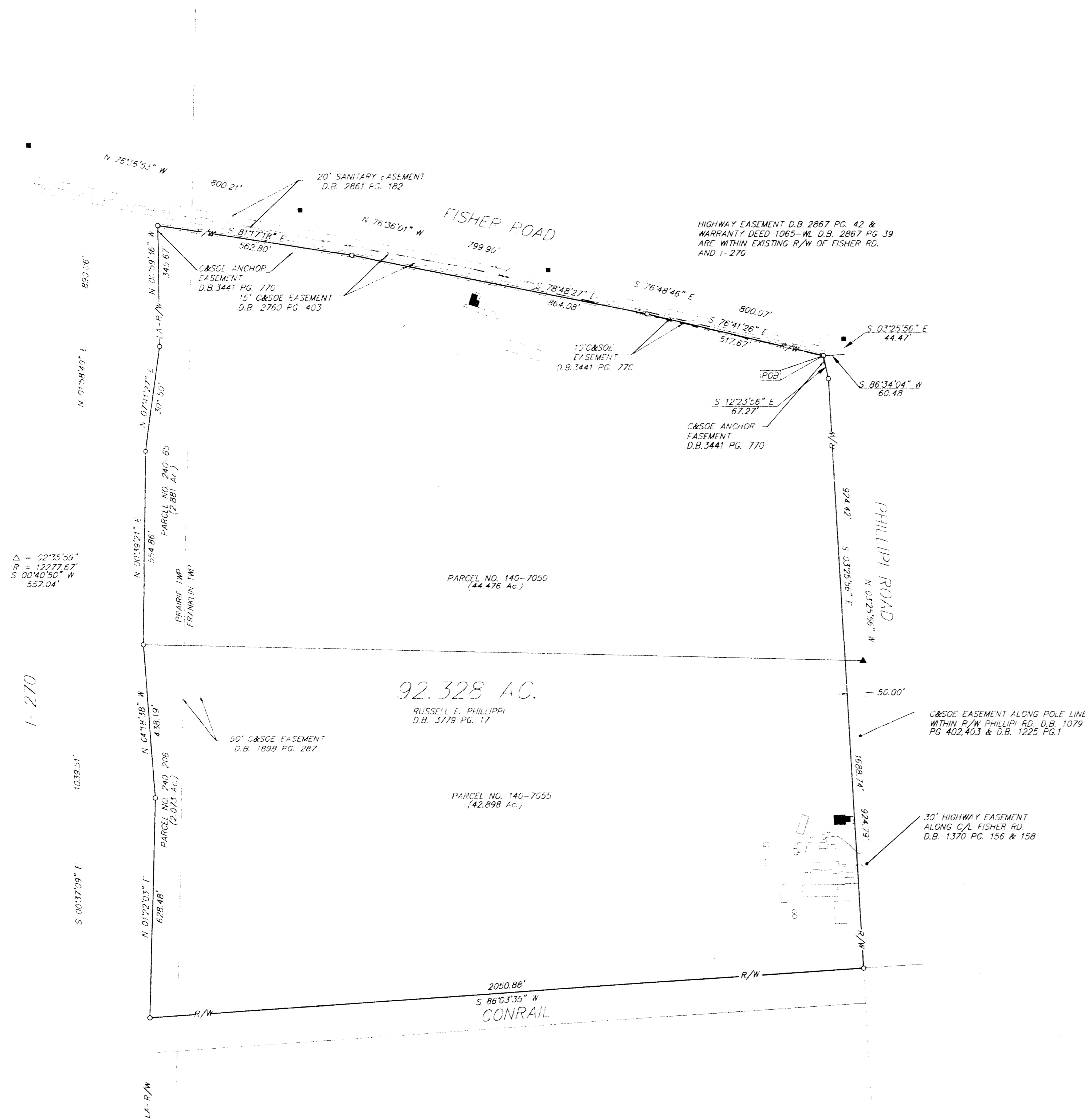


SURVEY OF ACREAGE PARCEL
VIRGINIA MILITARY SURVEY NO. 1482
FRANKLIN & PRAIRIE TOWNSHIP, FRANKLIN COUNTY, OHIO



VICINITY MAP NO SCALE



92.328 ACRES

Situated in the State of Ohio, County of Franklin, Townships of Prairie and Franklin, Virginia Military Survey Number 1482 and being all out of those tracts of land as conveyed to Russell E. Phillipi of record in Deed Book 3779, Page 17 (all deed references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at a State of Ohio monument box found at the centerline intersection of Phillipi Road with Fisher Road;

thence South 3° 25' 56" East, with the centerline of said Phillipi Road, a distance of 44.47 feet to a point;

thence South 86° 34' 04" West, a distance of 60.48 feet to an iron pin set at the intersection of the southerly right-of-way line of Fisher Road with the westerly right-of-way line of said Phillipi Road at the true point of beginning for this description;

thence South 12° 23' 56" East, with said westerly right-of-way line, a distance of 67.27 feet to an iron pin set;

thence South 3° 25' 56" East, continuing with said westerly right-of-way line, a distance of 1688.74 feet to an iron pin set in the northerly right-of-way line of Conrail Railroad;

thence South 86° 03' 35" West, with said northerly right-of-way line, a distance of 2050.88 feet to an iron pin set in the easterly limited access right-of-way line of Interstate Route 270;

thence with said easterly limited access right-of-way line, the following courses:

North 1° 22' 03" East, a distance of 628.48 feet to an iron pin set;

North 4° 18' 38" West, a distance of 438.19 feet to an iron pin set;

North 0° 39' 21" East, a distance of 554.86 feet to an iron pin set;

North 7° 41' 27" East, a distance of 301.50 feet to an iron pin set;

North 0° 59' 36" West, a distance of 345.67 feet to an iron pin set in the southerly right-of-way line of Fisher Road;

thence with said southerly right-of-way line, the following courses:

South 81° 17' 18" East, a distance of 562.80 feet to an iron pin set;

South 78° 48' 27" East, a distance of 864.08 feet to an iron pin set;

South 76° 41' 26" East, a distance of 517.67 feet to the true point of beginning and containing 92.328 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

The basis of bearing for this description is based on a 1994 highway right-of-way plan of Phillipi Road showing the centerline as being North 3° 25' 56" West, on record at the Franklin County Engineer's Office, Franklin County, Ohio.

Utility certification for this property is by separate document

Parcels 204-65, 240-206, 140-7050 & 140-7055 are contiguous along their common boundaries.

The Basis of Bearing on this drawing is based on a 1994 Highway Right-of-Way Plan of Phillipi Road, showing the centerline as being North 03°25'56" West, on record at the Franklin County Engineer's Office, Franklin County, Ohio.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to: Society National Bank, First Dublin Title Agency Inc., Commonwealth Land Title Insurance Company and to Pizzuti Equities, Inc. as of 4-23-96, 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 "closes" by engineering calculation; that this survey correctly shows the location of all buildings, structures and other improvements on the property and all are within the boundary lines; that there are no easements from Title Commitment # 95-11 affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvements situated upon any adjoining premises; and that the property is in flood zone area "X" as shown on FIRM Map 39049C0226G and 39049C0228G published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of a class survey, as defined therein, and includes the following items of Table A thereof: 1, 2, 3, 4, 8, 9, 10, and 13.

- = RESIDENCE
 - ▬ = GUT BUILDING
 - ▬ = ODOT C.L. MON.
 - ▲ = R.R. SPK. FND.
 - △ = R.R. SPK. SET
 - = I.P. FND.
 - = I.P. SET
- I.P. Set are 3/4" O.D. Iron pipe w/ cap inscribed EM&T



Surveyed & Prepared
 By
EVANS, MECHWART, HAMBLETON & TILTON INC.
 CONSULTING ENGINEERS & SURVEYORS
 170 MILL STREET
 GAHANNA, OHIO 43230
 614/471-5150

SCALE: 1" = 200' April 24, 1996

Jeffrey A. Miller
 Professional Surveyor No. 7211