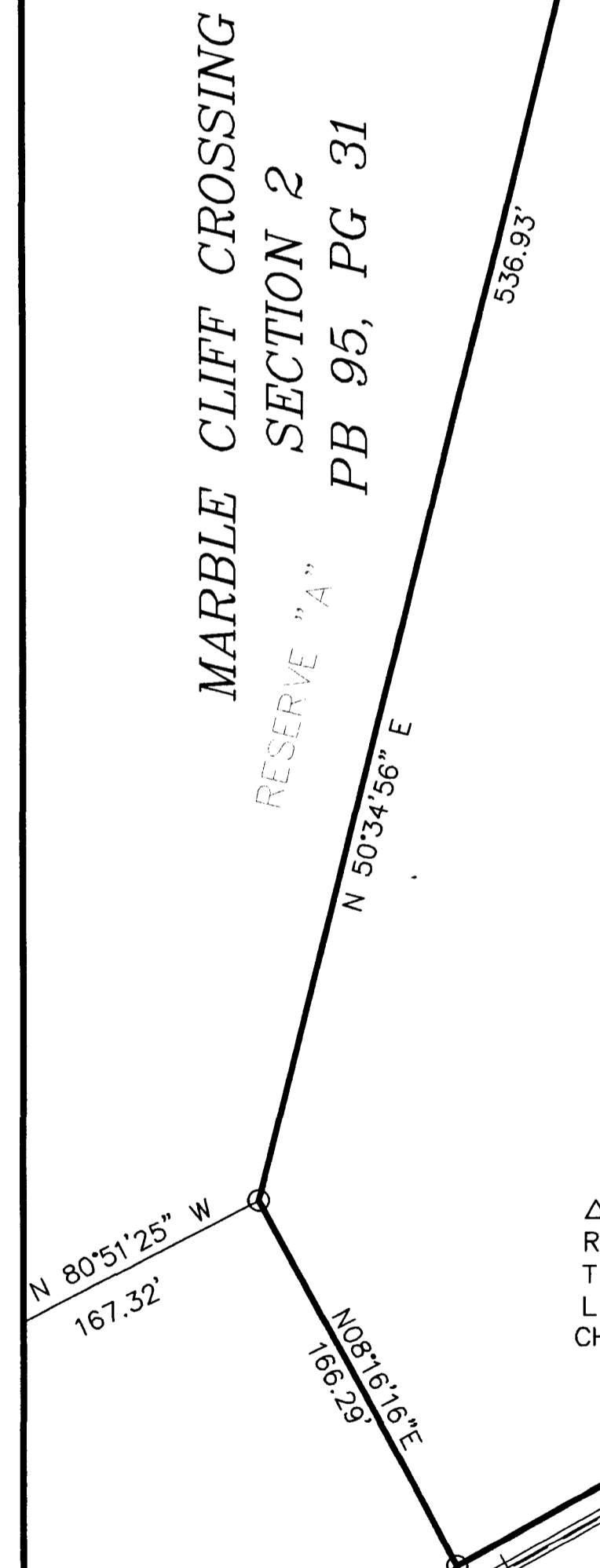
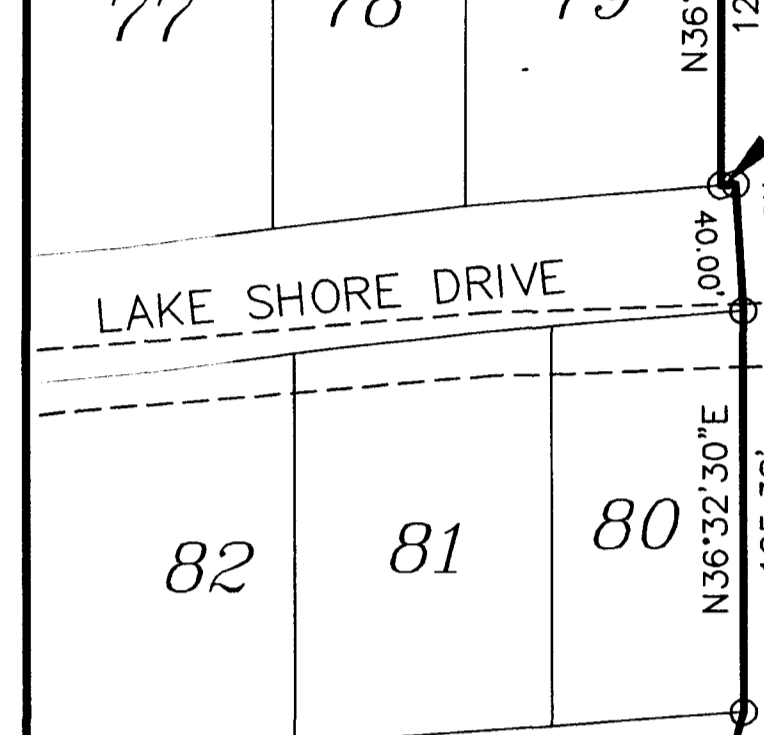
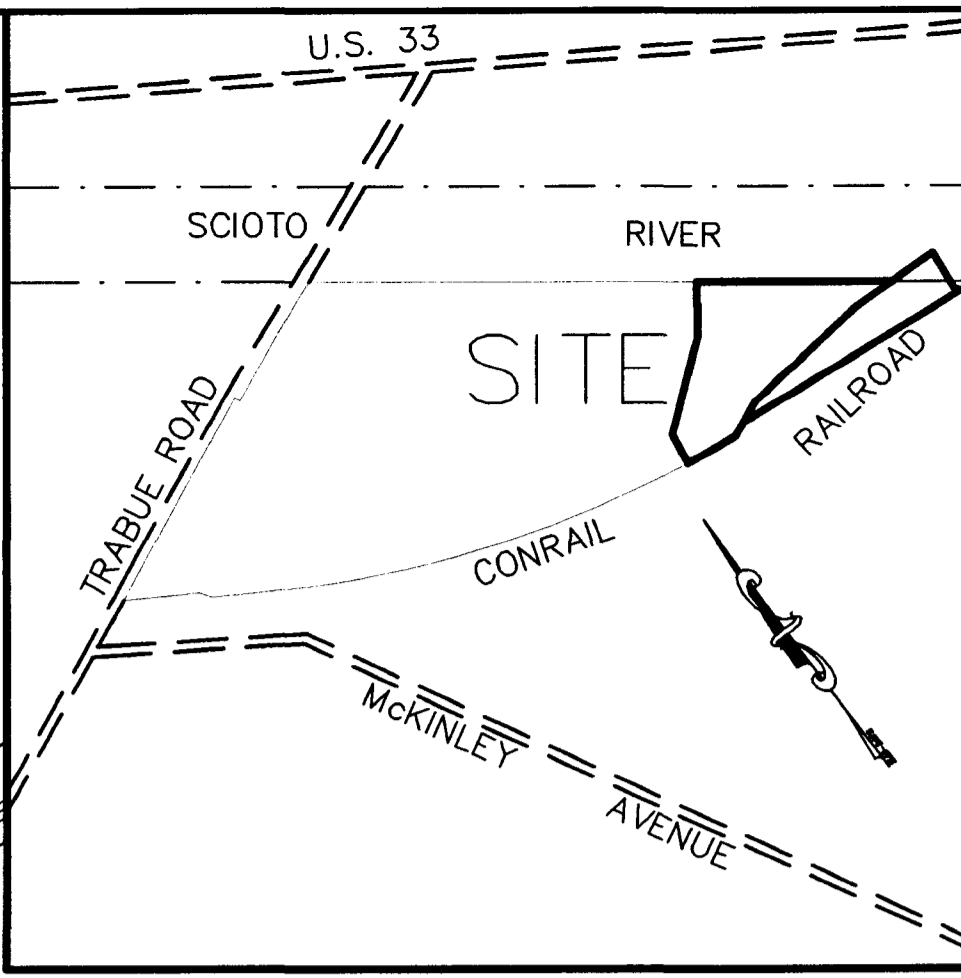
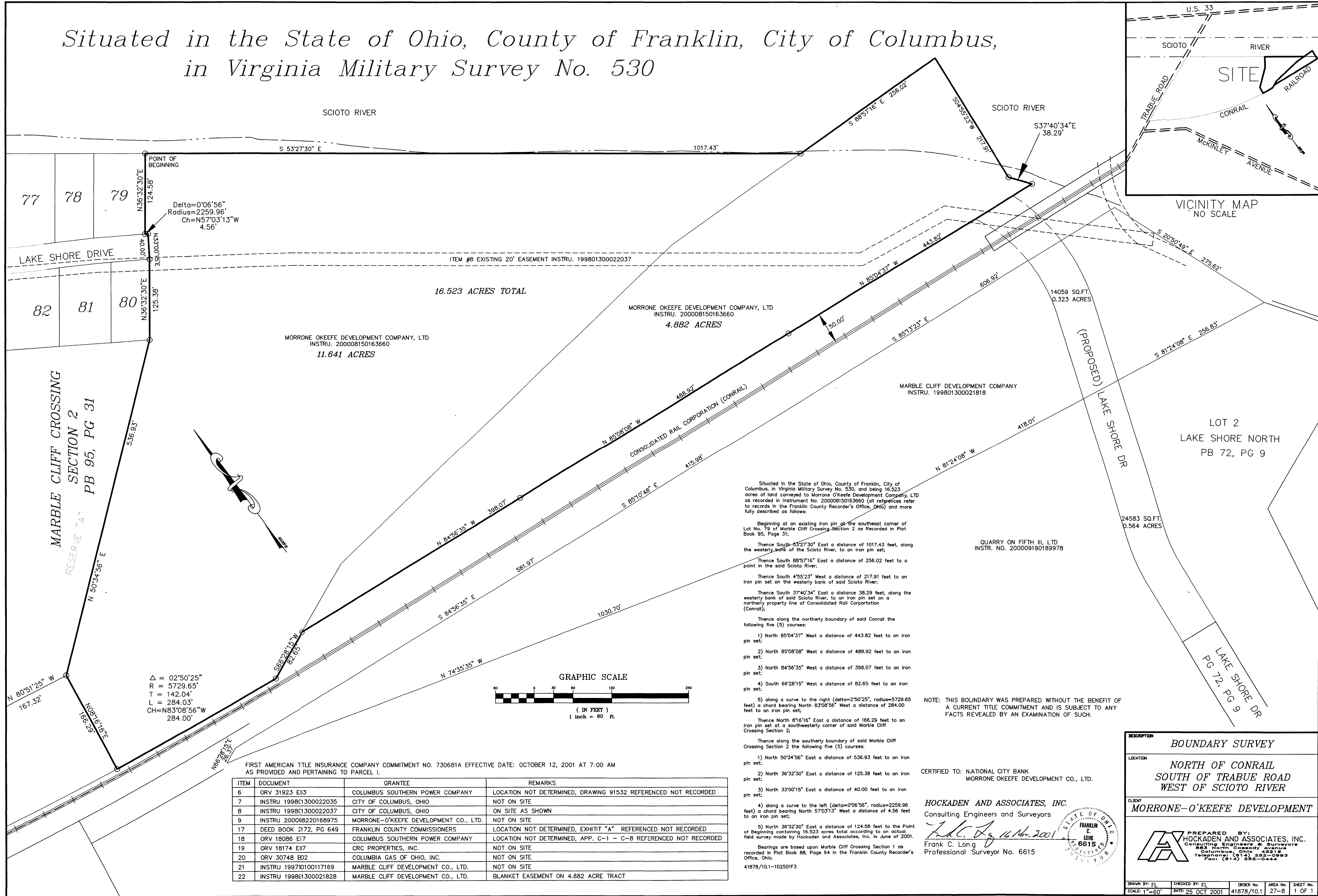


Situated in the State of Ohio, County of Franklin, City of Columbus,  
in Virginia Military Survey No. 530



Delta=0°06'56"  
Radius=2259.96'  
Ch=N57°03'13"W  
4.56'

Δ = 02°50'25"  
R = 5729.65'  
T = 142.04'  
L = 284.03'  
CH=N83°08'56"W  
284.00'

16.523 ACRES TOTAL

MORRONE O'KEEFE DEVELOPMENT COMPANY, LTD  
INSTRU. 200008150163660  
11.641 ACRES

MORRONE O'KEEFE DEVELOPMENT COMPANY, LTD  
INSTRU. 200008150163660  
4.882 ACRES

MARBLE CLIFF DEVELOPMENT COMPANY  
INSTRU. 199801300021818

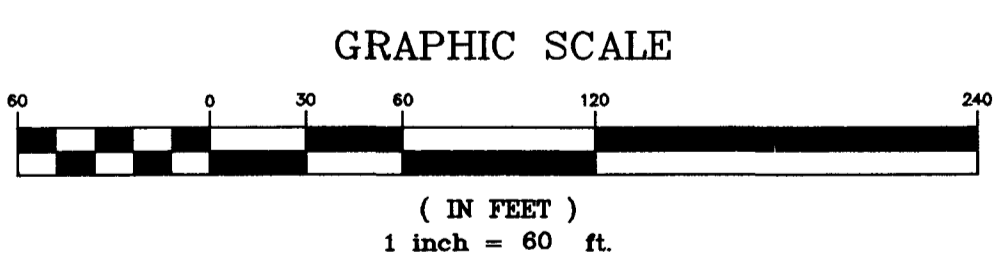
QUARRY ON FIFTH III, LTD  
INSTR. NO. 200009190189978

LOT 2  
LAKE SHORE NORTH  
PB 72, PG 9

Situated in the State of Ohio, County of Franklin, City of Columbus, in Virginia Military Survey No. 530, and being 16.523 acres of land conveyed to Morrone O'Keefe Development Company, LTD as recorded in Instrument No. 200008150163660 (all references refer to records in the Franklin County Recorder's Office, Ohio) and more fully described as follows:

- Beginning at an existing iron pin at the southeast corner of Lot No. 79 of Marble Cliff Crossing Section 2 as Recorded in Plat Book 95, Page 31;
  - Thence South 53°27'30" East a distance of 1017.43 feet, along the westerly bank of the Scioto River, to an iron pin set;
  - Thence South 88°57'16" East a distance of 256.02 feet to a point in the said Scioto River;
  - Thence South 4°55'23" West a distance of 217.91 feet to an iron pin set on the westerly bank of said Scioto River;
  - Thence South 37°40'34" East a distance 38.29 feet, along the westerly bank of said Scioto River, to an iron pin set on a northerly property line of Consolidated Rail Corporation (Conrail);
  - Thence along the northerly boundary of said Conrail the following five (5) courses:
    - 1) North 85°04'37" West a distance of 443.82 feet to an iron pin set;
    - 2) North 85°08'08" West a distance of 488.92 feet to an iron pin set;
    - 3) North 84°56'35" West a distance of 398.07 feet to an iron pin set;
    - 4) South 66°28'15" West a distance of 82.65 feet to an iron pin set;
    - 5) along a curve to the right (delta=2°50'25", radius=5729.65 feet) a chord bearing North 83°08'56" West a distance of 284.00 feet to an iron pin set;
  - Thence North 8°16'16" East a distance of 166.29 feet to an iron pin set at a southwest corner of said Marble Cliff Crossing Section 2;
  - Thence along the southerly boundary of said Marble Cliff Crossing Section 2 the following five (5) courses:
    - 1) North 50°34'56" East a distance of 536.93 feet to an iron pin set;
    - 2) North 36°32'30" East a distance of 125.38 feet to an iron pin set;
    - 3) North 33°00'15" East a distance of 40.00 feet to an iron pin set;
    - 4) along a curve to the left (delta=0°06'56", radius=2259.96 feet) a chord bearing North 57°03'13" West a distance of 4.56 feet to an iron pin set;
    - 5) North 36°32'30" East a distance of 124.58 feet to the Point of Beginning containing 16.523 acres total according to an actual field survey made by Hockaden and Associates, Inc. in June of 2001.

NOTE: THIS BOUNDARY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY FACTS REVEALED BY AN EXAMINATION OF SUCH.



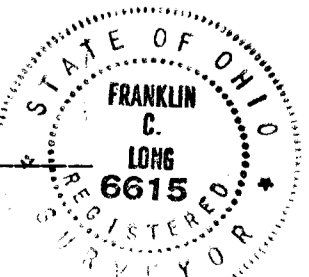
FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 730681A EFFECTIVE DATE: OCTOBER 12, 2001 AT 7:00 AM AS PROVIDED AND PERTAINING TO PARCEL I.

ITEM	DOCUMENT	GRANTEE	REMARKS
6	ORV 31923 E03	COLUMBUS SOUTHERN POWER COMPANY	LOCATION NOT DETERMINED, DRAWING 91532 REFERENCED NOT RECORDED
7	INSTRU 1998C1300022035	CITY OF COLUMBUS, OHIO	NOT ON SITE
8	INSTRU 1998C1300022037	CITY OF COLUMBUS, OHIO	ON SITE AS SHOWN
9	INSTRU 200008220168975	MORRONE-O'KEEFE DEVELOPMENT CO., LTD.	NOT ON SITE
17	DEED BOOK 2172, PG 649	FRANKLIN COUNTY COMMISSIONERS	LOCATION NOT DETERMINED, EXHIBIT "A" REFERENCED NOT RECORDED
18	ORV 18086 E17	COLUMBUS SOUTHERN POWER COMPANY	LOCATION NOT DETERMINED, APP. C-1 - C-8 REFERENCED NOT RECORDED
19	ORV 18174 E07	CRC PROPERTIES, INC.	NOT ON SITE
20	ORV 30748 E02	COLUMBIA GAS OF OHIO, INC.	NOT ON SITE
21	INSTRU 199710100117169	MARBLE CLIFF DEVELOPMENT CO., LTD.	NOT ON SITE
22	INSTRU 1998G1300021828	MARBLE CLIFF DEVELOPMENT CO., LTD.	BLANKET EASEMENT ON 4.882 ACRE TRACT

CERTIFIED TO: NATIONAL CITY BANK  
MORRONE O'KEEFE DEVELOPMENT CO., LTD.

HOCKADEN AND ASSOCIATES, INC.  
Consulting Engineers and Surveyors

Frank C. Long  
Professional Surveyor No. 6615



**BOUNDARY SURVEY**

LOCATION: NORTH OF CONRAIL  
SOUTH OF TRABUE ROAD  
WEST OF SCIOTO RIVER

CLIENT: MORRONE-O'KEEFE DEVELOPMENT

PREPARED BY: HOCKADEN AND ASSOCIATES, INC.  
Consulting Engineers & Surveyors  
885 North Cassady Avenue  
Columbus, Ohio 43219  
Telephone: (614) 252-0893  
Fax: (614) 252-0444

DRAWN BY: FL CHECKED BY: FL ORDER No. 41878/10.1 AREA No. 27-8 SHEET No. 1 OF 1  
SCALE: 1"=60' DATE: 25 OCT 2001