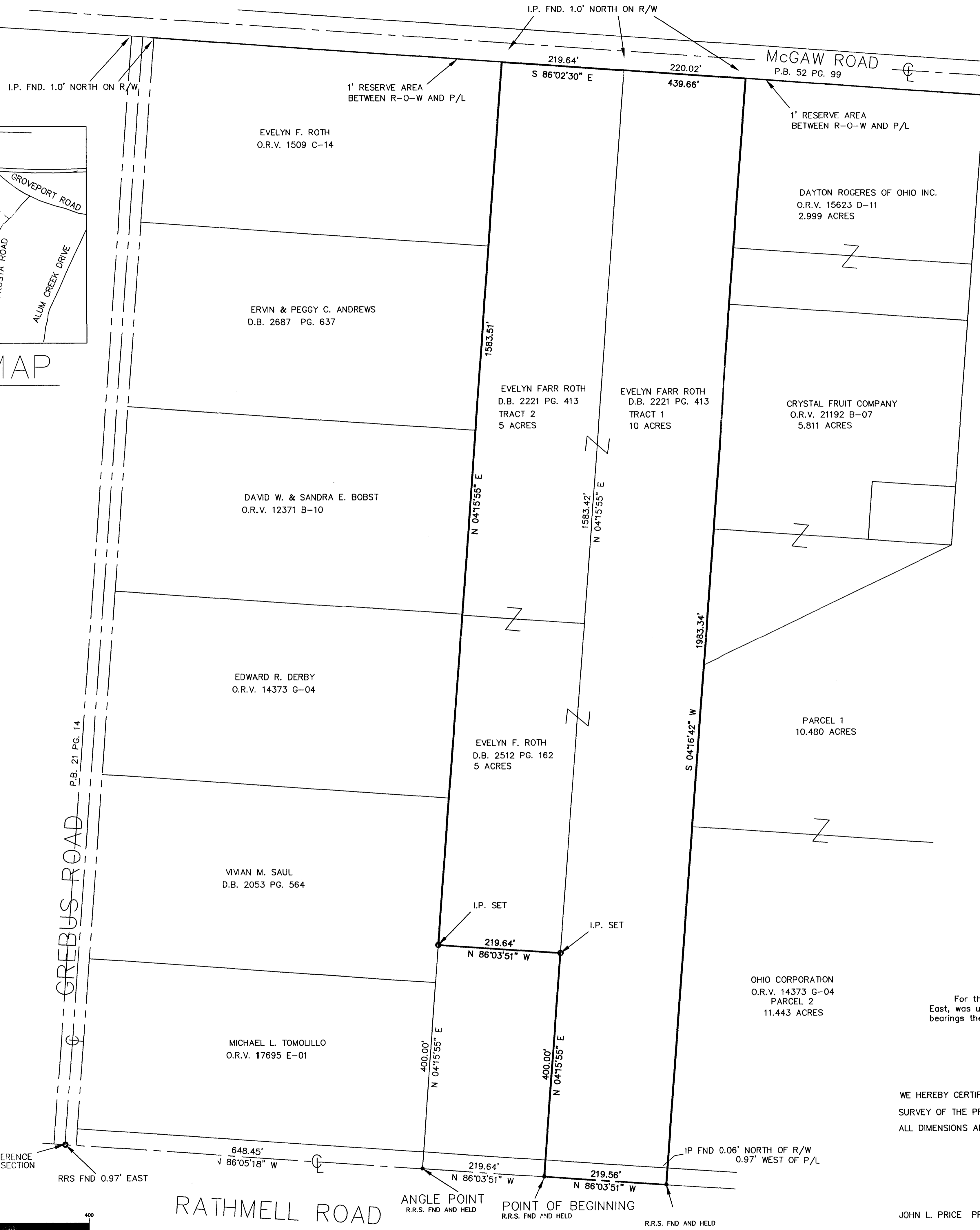


VICINITY MAP
NOT TO SCALE



DESCRIPTION OF 17.992 ACRES OF LAND

Situated in the State of Ohio, County of Franklin, Township of Hamilton, being a part of the Southwest Quarter of Section 24, Township 4, Range 22, of the Matthew's Survey, being 17.992 acres of land (by survey) comprised of 2.983 acres out of that 5 acre tract of land as described in a deed to Evelyn F. Roth of record in Deed Book 2512, Page 162, and all of that 10 acre tract as described in Tract 1, and all of that 5 acre tract as described in Tract 2, in a deed to Evelyn Farr Roth, of record in Deed Book 2221, Page 413, (all references to records being on file in the Recorder's Office, Franklin County, Ohio), said 17.992 acre tract being more particularly described as follows:

Beginning for reference at the centerline intersection of Grebus Road and Rathmell Road; Thence South 86°05'18" East, along the centerline of Rathmell Road, passing a railroad spike found at 0.97 feet, along the southerly line of a 4.776 acre tract of land described in a deed to Michael L. Tomolillo, of record in Official Record Volume 17695 E01, a total distance of 648.45 feet to a railroad spike found at an angle point in said centerline, at the southwesterly corner of said 5 acre tract (D.B. 2512, Pg. 162); Thence South 86°03'51" East, continuing along the centerline of said Rathmell Road, the southerly line of said 5 acre tract (D.B. 2512, Pg. 162), a distance of 219.64 feet to a railroad spike found at the southeasterly corner of said 5 acre tract (D.B. 2512, Pg. 162), the southwesterly corner of said 10 acre tract, and being the TRUE POINT OF BEGINNING of the 17.992 acre tract herein described:

Thence North 41°5'55" East, along the easterly line of said 5 acre tract (D.B. 2512, Pg. 162), the westerly line of said 10 acre tract, a distance of 400.00 feet to an iron pin set;

Thence North 86°03'51" West, through said 5 acre tract (D.B. 2512, Pg. 162), a distance of 219.64 feet to an iron pin set in the easterly line of that First Parcel as described in a deed to Vivian M. Saul, of record in Deed Book 2053, Page 564;

Thence North 41°5'55" East, along the westerly line of said 5 acre tract (D.B. 2512, Pg. 162), the westerly line of said 5 acre tract (D.B. 2221, Pg. 413), the easterly line of that Parcel 1, as described in a deed to Edward R. Derby, of record in Official Record Volume 14373 G04, the easterly line of that tract as described in a deed to David W. Borst and Sandra E. Borst, of record in Official Record Volume 12371 B10, the easterly line of that tract, as described in a deed to Ervin P. Andrews and Peggy C. Andrews, of record in Deed Book 2687, Page 637, the easterly line of that tract as described in a deed to Evelyn Farr Roth, of record in Official Record Volume 01509 C14, a distance of 1583.51 feet to a point in the southerly line of a 1 foot reserve on the southerly line of McGaw Road, as delineated on the plat "McGAW ROAD EXTENSION (WEST)", of record in Plat Book 52, Page 99, at the northeasterly corner of said tract as described in a deed to Evelyn Farr Roth, of record in Official Record Volume 01509 C14, at the northwesterly corner of said 5 acre tract (D.B. 2221, Pg. 413), witness an iron pin found North 41°5'55" East, 1.00 feet, in the northerly line of said 1 foot reserve;

Thence South 86°02'30" East, along the northerly line of said 5 acre tract (D.B. 2221, Pg. 413), and said 10 acre tract, the southerly line of said 1 foot reserve, a distance of 439.66 feet to a point at the northeasterly corner of said 10 acre tract, at the northwesterly corner of that 2.999 acre tract as described in a deed to Dayton Rogeres of Ohio, Inc., of record in Official Record Volume 15623 D11, witness an iron pin found North 41°5'42" East, 1.00 feet, in the northerly line of said 1 foot reserve;

Thence South 41°16'42" West, along the easterly line of said 10.00 acre tract, the westerly line of said 2.999 acre tract, the westerly line of that 5.811 acre tract as described in a deed to The Crystal Fruit Company, of record in Official Record Volume 21192 B07, the westerly line of that 10.480 acre tract as described in Parcel 1, and the westerly line of that 11.443 acre tract as described in Parcel 2, in a deed to the Ohio Corporation, of record in Deed Book 3749, Page 664, a distance of 1983.34 feet to a railroad spike found in the centerline of Rathmell Road, at the southwesterly corner of said 11.443 acre tract, the southeasterly corner of said 10 acre tract;

Thence North 86°03'51" West, along the centerline of Rathmell Road, the southerly line of said 10 acre tract, a distance of 219.56 feet to the True Point of Beginning and containing 17.992 acres of land.

For the purposes of this plat a bearing of South 86°05'18" East, was used on the centerline of Rathmell Road, and all other bearings then calculated from this meridian.

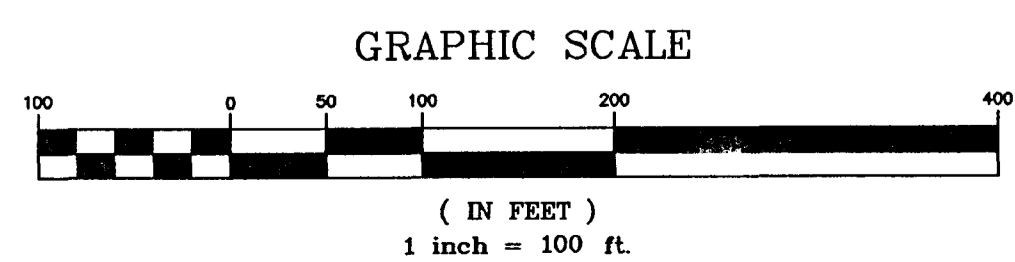
WE HEREBY CERTIFY THAT THE FOREGOING PLAT IS BASED UPON AN ACTUAL FIELD SURVEY OF THE PREMISES, AND THAT SAID PLAT DOES CORRECTLY REPRESENT SAID PREMISES. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

John L. Price 4/1/94

JOHN L. PRICE PROFESSIONAL SURVEYOR 7159



DESCRIPTION	BOUNDARY SURVEY			
LOCATION	NORTH OF RATHMELL ROAD EAST OF GREBUS ROAD SOUTH OF McGAW ROAD			
CLIENT	THE FOXBORO GROUP			
PREPARED BY	HOCKADEN AND ASSOCIATES, INC. CONSULTING ENGINEERS 883 N. CASSADY AVENUE COLUMBUS, OHIO 43219 (614) 252-0993 FAX 252-0444			
DRAWN BY	J.W.E.	CHECKED BY	J.L.P.	ORDER No.
SCALE	1" = 100'	DATE	APRIL 94	P-801
AREA No.	53-5	SHEET	1 OF 1	



RATHMELL ROAD

ANGLE POINT
R.R.S. FND AND HELD

POINT OF BEGINNING
R.R.S. FND HELD

R.R.S. FND AND HELD