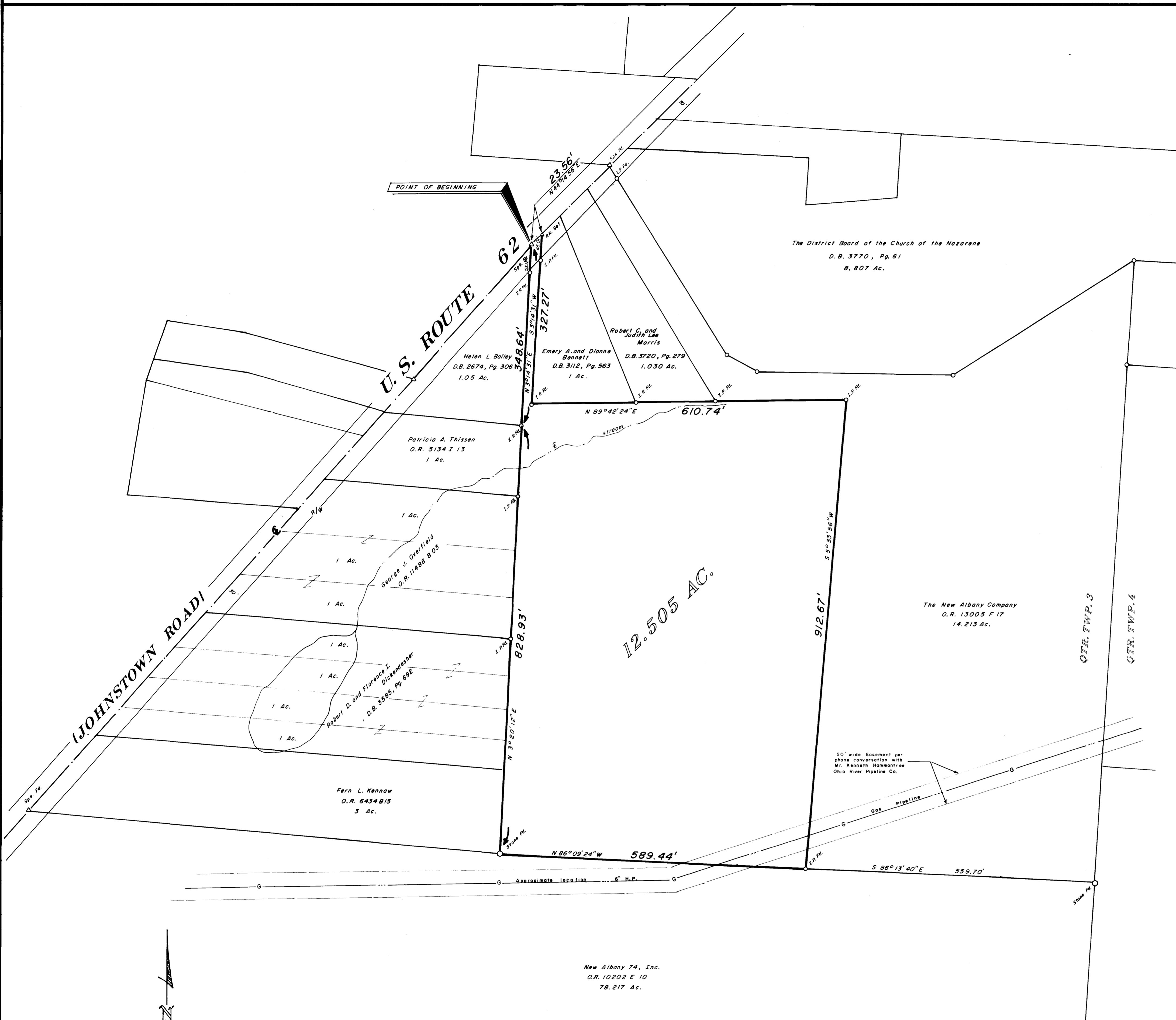


PLAT OF SURVEY OF A 12.505 ACRE TRACT
 SITUATED IN QUARTER TOWNSHIP 3, TWP. 2, RANGE 16, UNITED STATES MILITARY LANDS
 STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PLAIN

FOR
COMMONWEALTH LAND TITLE INS. CO.
 AND/OR
THE NEW ALBANY COMPANY



Legal Description 12.505 Acres
 Situated in the State of Ohio, County of Franklin, Township of Plain, Village of New Albany and in Quarter Township 3, Township 2, Range 16, United States Military Lands and being that tract conveyed to Robert D. Dickendesher by deed of record in Deed Book 2781, Page 477, all references being to those records of the Office of Recorder, Franklin County, Ohio, unless otherwise noted and being more particularly bounded and described as follows:

BEGINNING at a railroad spike found in the centerline of U.S. Route 62 (Johnstown Road) at the northeasterly corner of a 1.05 Acre tract conveyed to Helen L. Bailey by Deed Book 2674, Page 306;

thence with the centerline of U.S. Route 62, North 44 degrees 14 minutes 56 seconds East, 23.56 feet to a P.K. nail set at the northwesterly corner of a 1 Acre tract conveyed to Emery A. and Dianne Bennet by deed Book 3112, Page 563;

thence with the westerly line of said 1 Acre tract, South 03 degrees 14 minutes 31 seconds West, 327.27 feet (passing an iron pin found at 46.01 feet) to an iron pin found;

thence with the southerly line of said 1 Acre tract, the southerly line of a 1.030 Acre tract conveyed to Robert C. and Judith Lee Morris by Deed Book 3729, Page 279 and a southerly line of the 14.213 Acre tract conveyed to The New Albany Company by Official Record 13005 F-17, North 89 degrees 42 minutes 24 seconds East, 610.74 feet to an iron pin found;

thence with the westerly line of said 14.213 Acre tract, South 05 degrees 13 minutes 56 seconds West, 912.67 feet to an iron pin found in the northerly line of a 78.217 Acre tract conveyed to The New Albany 74, Inc. by Official Record 10202 E-10;

thence with the northerly line of said 78.217 Acre tract, North 86 degrees 09 minutes 24 seconds West, 589.44 feet to a stone found at the southeasterly corner of a 3 Acre tract conveyed to Fern L. Kennaw by Official Record 6434 B-15;

thence with the easterly line of said 3 Acre tract and the easterly lines of four 1 Acre tracts conveyed to Robert D. and Florence F. Dickendesher by Deed Book 3585, Page 692 and the easterly lines of three 1 Acre tracts conveyed to George J. Overfield by Official Record 1488 B-03 and the easterly line of a 1 Acre tract conveyed to Patricia A. Thissen by Official Record 5134 I-13, North 03 degrees 20 minutes 12 seconds, 828.93 feet to an iron pin found at the southeasterly corner of said 1.05 Acre Helen L. Bailey tract;

thence with the easterly line of said 1.05 Acre tract, North 03 degrees 14 minutes 31 seconds East, 348.64 feet (passing an iron pin found at 295.52 feet) to the place of beginning and CONTAINING 12.505 ACRES.

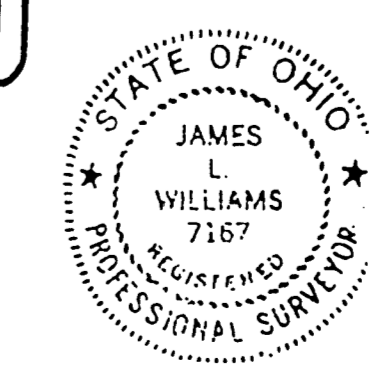
Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. #6579". The basis of bearings for the foregoing description is from coordinates of monuments established by the Franklin County Engineering Dept. using Global Positioning Systems and is based on the Ohio State Plane Coordinate System per NAD 83.

Commonwealth Land Title Insurance Company
 Commitment No. 822-078345 Schedule B Section 1

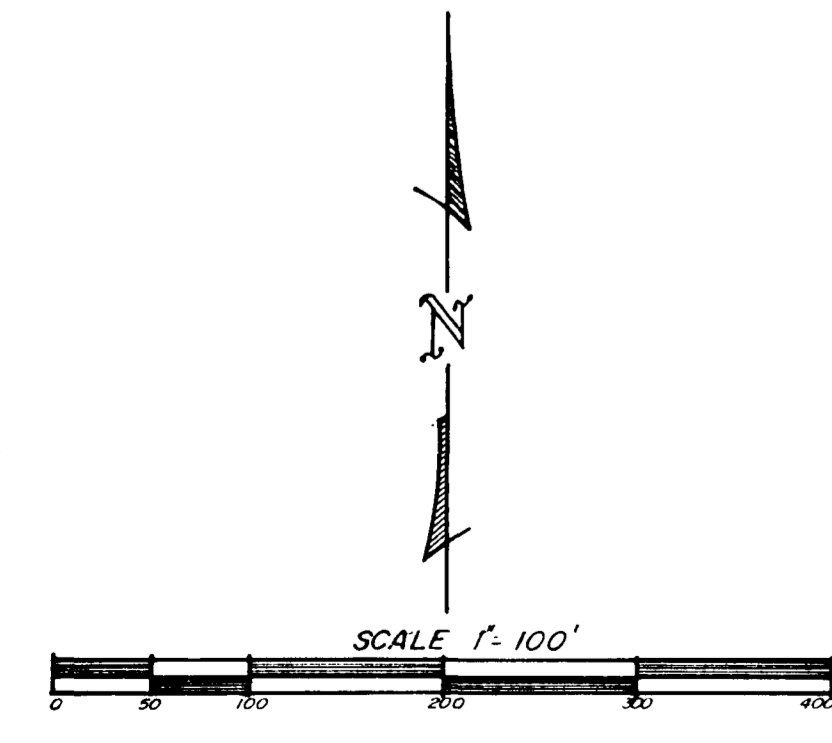
Right-of-Way easement to Sinclair Refining Company as recorded in Deed Book 1064, Page 302, Recorder's Office, Franklin County, Ohio. All rights of ingress, egress, and regress, to over, upon, through, and from a larger tract which subject premises are a part of is a blanket easement and cannot be plotted.

We do hereby certify that the foregoing plat is a true return of an actual survey of the premises during Nov, 1990 and is correct to the best of our knowledge and belief. Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed, "P.S. 6579". The basis of bearings for the foregoing plat is from coordinates of monuments established by the Franklin County Engineering Dept. using Global Positioning Systems and is based on the Ohio State Plane Coordinate System per NAD 83.

James L. Williams
 James L. Williams, Registered Professional Surveyor 7167



Myers Surveying
 COMPANY
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NOV. 21, 1990