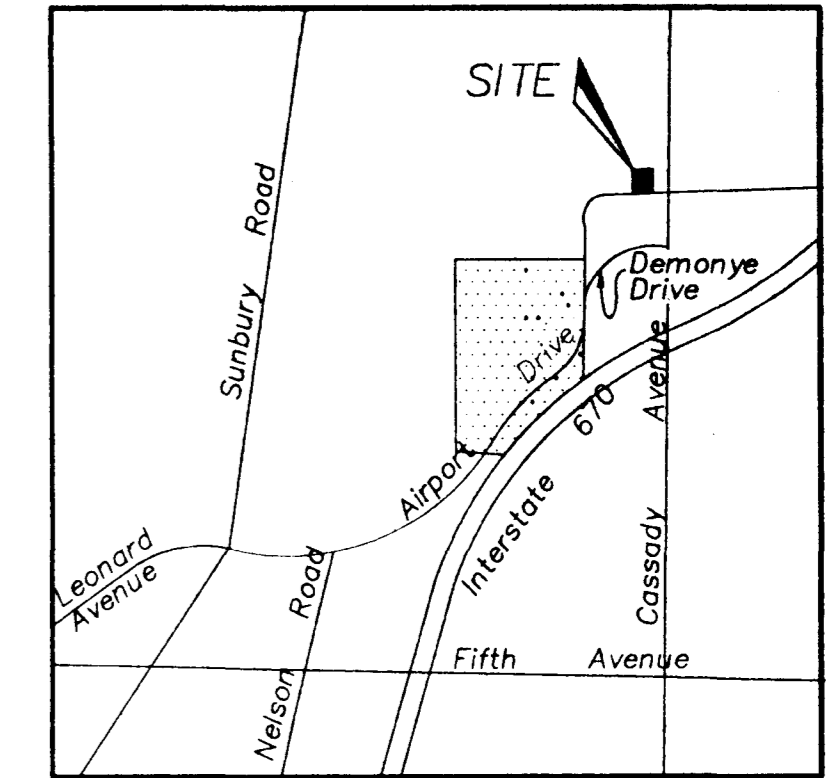


**SURVEY OF ACREAGE PARCEL
LOCATED IN QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 17,
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**



LOCATION MAP
No Scale

2.225 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 3, Township 1, Range 17, United States Military Lands and being part of those tracts of land conveyed to Port Columbus Enterprises, by deed of record in Official Record 21179C16 and Official Record 8804G15, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin found at a point of curvature in the westerly right-of-way line of Airport Drive (60 feet in width), said iron pin also being located North 3° 11' 32" East, a distance of 245.67 feet from an iron pin at the northeasterly corner of the Port Columbus Enterprises LLC 3.341 acre tract, of record in Instrument Number 199711260153750;

thence South 3° 11' 32" West, along said right-of-way line of Airport Drive, a distance of 78.33 feet to an iron pin set;

thence North 86° 48' 32" West, a distance of 235.00 feet to an iron pin set;

thence North 3° 11' 28" East, a distance of 370.00 feet to an iron pin set;

thence South 86° 48' 32" East, a distance of 244.65 feet to an iron pin set at a point of curvature of a curve to the right;

thence along the arc of said curve (Delta = 44° 18' 15", Radius = 100.00 feet), a chord bearing and distance of South 64° 39' 25" East, 75.41 feet to an iron pin set at a point of compound curvature;

thence along the arc of a curve to the right (Delta = 83° 37' 14", Radius = 20.00 feet), a chord bearing and distance of South 0° 41' 40" East, 26.67 feet to an iron pin set at a point of reverse curvature in the westerly right-of-way line of Airport Drive;

thence along said right-of-way line of Airport Drive, being the arc of a curve to the left (Sub Delta = 37° 55' 29", Radius = 385.00 feet), a chord bearing and distance of South 22° 09' 12" West, 250.21 feet to the place of beginning, containing 2.225 acres, more or less.

Bearings contained herein are based on the same meridian as the bearing of the westerly right-of-way line of Airport Drive (South 3° 11' 28" West), of record in Official Record 7379C18.

Surveyed & Plotted

By

EVANS, MECHWART, HAMBLETON, & TILTON INC.

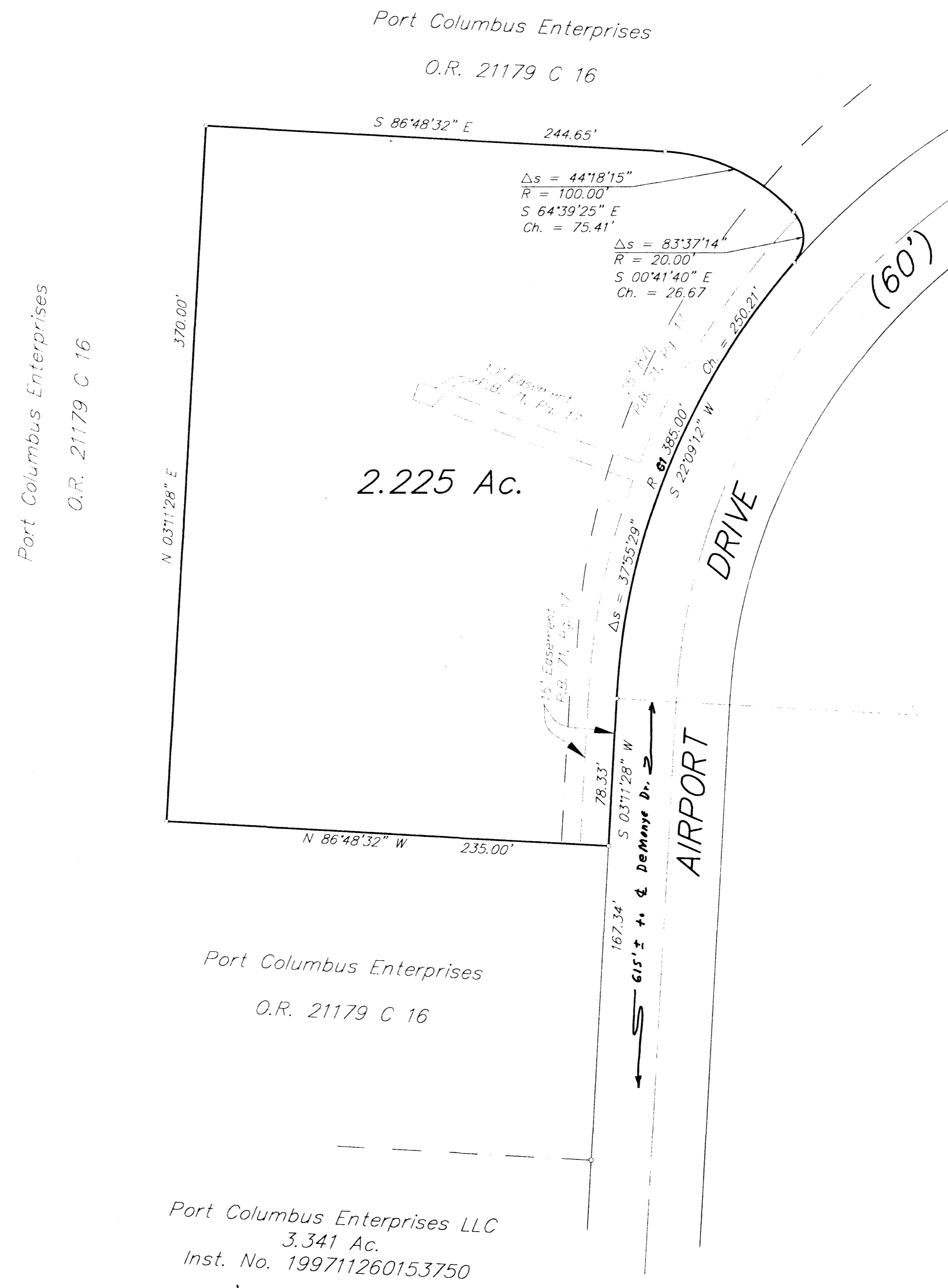
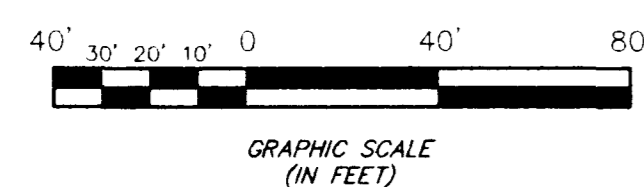
CONSULTING ENGINEERS AND SURVEYORS
170 MILL STREET
GAHANNA, OHIO 43230
614/471-5150

The undersigned hereby certifies to :

As of August 14, 1998 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 the lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown hereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right-of-way or recorded easement; 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 improvement situated on adjoining premises. The survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1997.

By Thomas D. Sibbalds
Thomas D. Sibbalds
Registered Surveyor No. 5908

SCALE 1" = 40' AUGUST 14, 1998



NOTES:

The bearings shown hereon are based on the same meridian as the westerly right-of-way line of Airport Drive (South 3° 11' 28" West), of record in Official Record 7379C18.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (Dated August 2, 1995), the property surveyed and shown hereon lies within Zone X (area of minimal flooding); Community Panel No. 39049C 0260 G.

Current Zoning Classification is M-2 (Manufacturing)

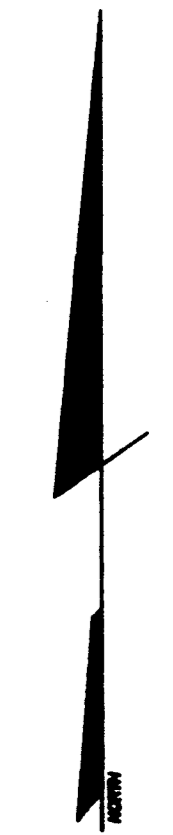
Minimum building setback is 50 feet from street.

Maximum building height restriction is 35 feet. Section 3309.142 of the Zoning Code provides an exception to the 35 foot height restriction, of 1 foot of additional building height for each 1 foot the building sets behind the building setback line. Subject building is approximately 330 feet beyond the setback.

There are no minimum side yard or rear yard setbacks in the M-2 zoning district.

There is no maximum lot coverage restriction.

- LEGEND
- LIGHT POLE
 - IRON PIN
 - FIRE HYDRANT
 - △ SIGN
 - INLET



Port Columbus Enterprises
O.R. 21179 C 16

Port Columbus Enterprises LLC
3.341 Ac.
Inst. No. 199711260153750

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