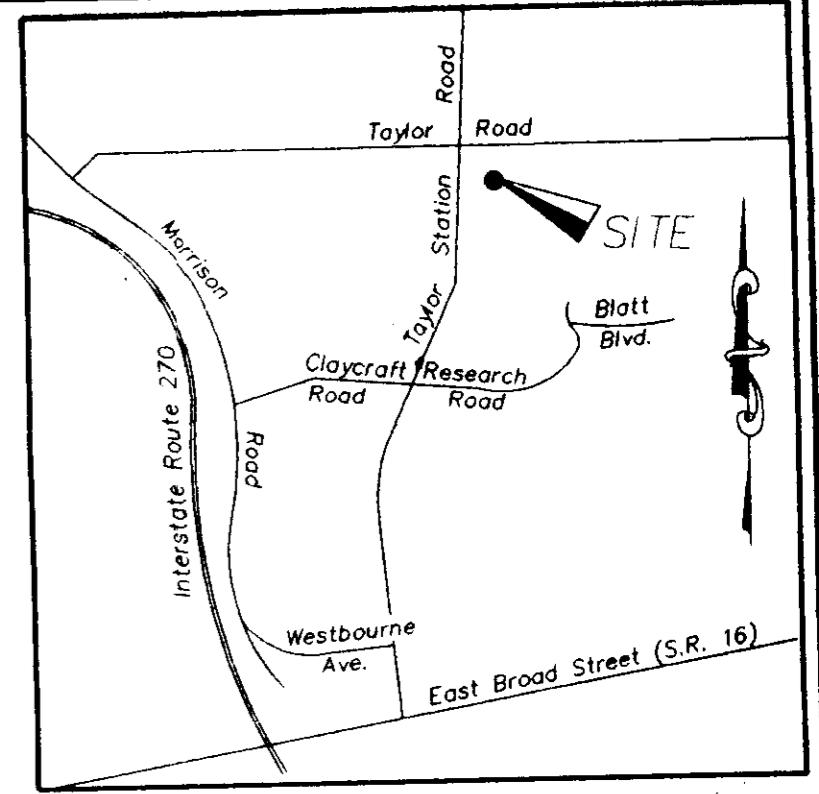


SURVEY OF ACREAGE PARCELS

LOTS 21 & 22 SEC 3 TWP 1 RNG 16 USML

CITY OF GAHANNA & JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO



LOCATION MAP
No Scale

3.997 ACRES

Situated in the State of Ohio, County of Franklin, Township of Jefferson, Lot 21, Section 3, Township 1, Range 16, United States Military Lands and being all out of that tract of land as conveyed to Edis Krupman and Edward Gelin of record in Deed Book 3775, Page 263 (Parcel 3), (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at a P.K. Nail set in the centerline of Taylor Road, being the northeasterly corner of that tract as conveyed to Ronald P. and Sharon G. Yates of record in Official Record 21086G20, said P.K. Nail being South 89° 19' 59" East, along the centerline of said Taylor Road, a distance of 726.92 feet from Franklin County Geodetic Survey Monument No. 5517, at the centerline intersection of said Taylor Road with Taylor Station Road.

thence South 89° 19' 59" East, continuing with said centerline, a distance of 469.04 feet to a P.K. Nail set;

thence South 00° 20' 00" West, with the westerly line of that tract as conveyed to Sidney I. and Selma K. Blatt of record in Deed Book 3018, Page 333, a distance of 372.05 feet to an iron pin set at the northeasterly corner of that tract as conveyed to Franklin Steel Company of record in Deed Book 3772, Page 573;

thence North 89° 07' 03" West, with the northerly line of said Franklin Steel Company tract, a distance of 469.05 feet to a 1/2" iron pin found at the southeasterly corner of said Yates tract;

thence North 00° 20' 00" East, with the easterly line of said Yates tract (passing a 1-inch iron pin found at 345.29 feet), a distance of 370.28 feet to the true point of beginning and containing 3.997 acres of land, more or less, of which 0.269 acre resides in the right-of-way of Taylor Road.

53.249 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, Lots 21 and 22, Section 3, Township 1, Range 16, United States Military Lands and being all out of those tracts of land as conveyed to Franklin Steel Company of record in Deed Book 3772, Page 573, Deed Book 28533, Page 649, and Deed Book 3577, Page 863 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at an iron pin set in the southerly line of that tract of land as conveyed to Edis Krupman & Edward Gelin of record in Deed Book 3775, Page 263 (Parcel 2), said iron pin being South 00° 12' 27" West, along the centerline of Taylor Station Road, a distance of 368.02 feet and South 89° 47' 33" East, a distance of 40.00 feet from Franklin County Geodetic Survey Monument No. 5517, at the centerline intersection of said Taylor Station Road with Taylor Road.

thence South 89° 07' 03" East, with the southerly line of said Krupman/Gelin tract and with the southerly lines of those tracts of land as conveyed to Taylor Station Church of Christ of record in Official Record 21086G20, Deed Book 2378, Page 592, Ronald P. & Sharon G. Yates of record in Official Record 21086G20, and Parcel 3 of said Krupman/Gelin tract, a distance of 1155.18 feet to an iron pin set in the westerly line of that tract as conveyed to Sidney I. and Selma K. Blatt of record in Deed Book 3018, Page 333 (Second Tract);

thence South 00° 20' 00" West, with said westerly line, a distance of 1347.91 feet to an iron pin set;

thence across said Franklin Steel Company tracts, the following courses:

North 89° 11' 46" West, a distance of 75.00 feet to an iron pin set;
 South 00° 20' 00" West, a distance of 111.92 feet to an iron pin set;
 North 89° 03' 37" West, a distance of 718.82 feet to an iron pin set;
 South 00° 12' 27" West, a distance of 678.88 feet to an iron pin set.

thence North 89° 39' 44" West, partly across said Franklin Steel tracts and partly with the northerly line of that tract as conveyed to MacMillan/McGraw Hill School Publishing Company of record in Official Record 14347G10, (passing a 1" iron pin found in the westerly right-of-way line of proposed Research Road at 60.00'), being the northeasterly corner of that tract as a distance of 561.75 feet to a 1" iron pin found at the southeasterly corner of that tract as conveyed to Lassel & Karst Company of record in Deed Book 3801, Page 506 (1.079 acres);

thence North 00° 09' 22" East, with the easterly line of said 1.079 acre tract and with the easterly line of that tract of land as conveyed to Lassel & Karst Company of record in Official Record 11395C04 (2.024 acres), a distance of 315.05 feet to a 1 1/2" iron pin found at the northeasterly corner thereof;

thence North 89° 43' 17" West, with the northerly line of said 2.024 acre tract, a distance of 298.98 feet to a 1-inch iron pin found at a southeasterly corner of that tract as conveyed to Lassel & Karst Company of record in Official Record 11395C04 (0.60 acre);

thence North 81° 40' 29" West, with the northerly line of said 0.60 acre tract, a distance of 144.88 feet to an iron pin set;

thence North 24° 25' 11" East, across said Franklin Steel Tracts, a distance of 624.19 feet to an iron pin set on a common line between Lots 22 and 27, being in the southerly of that tract as conveyed to Rebecca A. Wolfe of record in Official Record 14466E08;

thence South 87° 08' 44" East, with said common line and with said southerly line of said Rebecca A. Wolfe tract, a distance of 350.70 feet to an iron pin set in the westerly line of Lot 21;

thence North 00° 12' 27" East, with said westerly line and with the easterly line of said Wolfe tract and the easterly lines of those tracts as conveyed to Charlotte L. Summerfield of record in Deed Book 2244, Page 570 and Marjorie L. Koch and David A. Marshall of record in Official Record 9132A16, a distance of 780.55 feet to an iron pin set in the easterly right-of-way line of Taylor Station Road;

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

North 24° 49' 23" East, a distance of 96.03 feet to an iron pin set, and
 North 00° 12' 27" East, a distance of 384.26 feet to the point of beginning and containing 53.249 acres of land, more or less.

0.571 ACRE

Situated in the State of Ohio, County of Franklin, City of Gahanna, Lot 22, Section 3, Township 1, Range 16, United States Military Lands and being all of those tracts as conveyed to Franklin Steel Company of record in Deed Book 2653, Page 649 and Deed Book 3577, Page 863 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

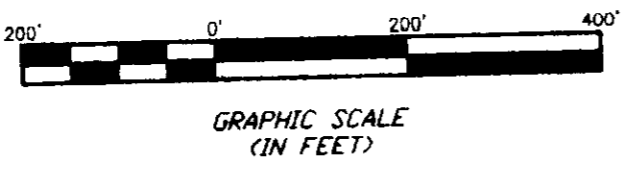
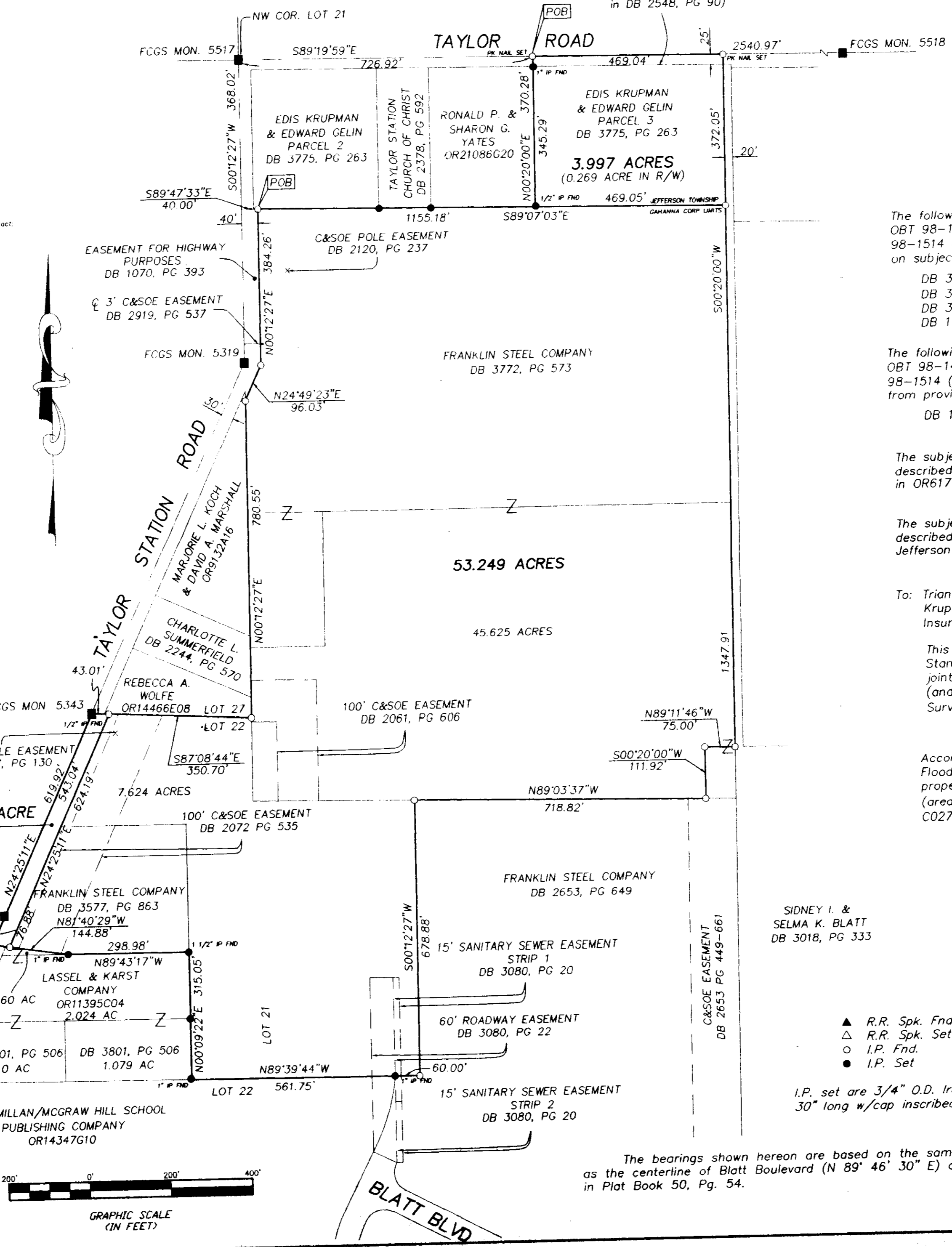
Beginning at Franklin County Geodetic Survey Monument 5343 in the centerline of Taylor Station Road, being in the division line between lots 22 and 27, said point being North 24° 25' 11" East, a distance of 543.04 feet from Franklin County Geodetic Survey Monument 5320;

thence South 87° 08' 44" East, with said division line being the southerly line of that tract as conveyed to Rebecca A. Wolfe of record in Official Record 14466E08, a distance of 43.01 feet to an iron pin set;

thence South 24° 25' 11" West, across said Franklin Steel tracts, and being 40.00 feet easterly of and parallel to said centerline of Taylor Station Road, a distance of 624.19 feet to an iron pin set in the northerly line of that 0.60 acre tract as conveyed to Lassel & Karst Company of record in Official Record 11395C04;

thence North 81° 40' 29" West, with said northerly line, a distance of 41.63 feet to a point in said centerline of Taylor Station Road;

thence North 24° 25' 11" East, with said centerline (passing Franklin County Geodetic Survey Monument 5320 at 76.88 feet), a distance of 619.92 feet to the point of beginning and containing 0.571 acre of land, more or less.



The following items from Title Commitment No. OBT 98-1478 (as to 53.820 acres) and OBT 98-1514 (as to 3.997 acres) are not located on subject parcel:

- DB 3732, PG 687
- DB 3118, PG 279
- DB 3034, PG 407
- DB 1127, PG 218

The following items from Title Commitment No. OBT 98-1478 (as to 53.820 acres) and OBT 98-1514 (as to 3.997 acres) cannot be located from provided description:

- DB 1033, PG 496 (CRP&L pole easement)

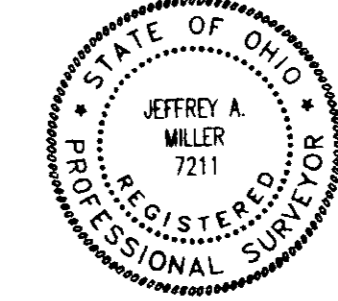
The subject parcel is located within the area described in the Declaration of Restrictions found in OR6177C17.

The subject parcel is located within the area described in LR 38, PG 57 (Oil/Gas Lease to Jefferson Oil & Gas Company).

To: Triangle Properties, Franklin Steel Company, Edis Krupman and Edward Gelin, Ohio Bar Title Insurance Company and Folkerth, Haddow & Davis:

This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA, ACSM and NSPS in 1997 (and includes the following items from Table A: Optional Survey Responsibilities: 1, 2, 3 & 4).

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. 39049 C0277 G.



E.M.H.&T. INC.

By *Jeffrey A. Miller* 11-6-98
Professional Surveyor No. 7211

- ▲ R.R. Spk. Fnd.
- △ R.R. Spk. Set
- I.P. Fnd.
- I.P. Set

I.P. set are 3/4" O.D. Iron Pin
30" long w/cap inscribed EMH&T.

The bearings shown hereon are based on the same meridian as the centerline of Blatt Boulevard (N 89° 46' 30" E) of record in Plat Book 50, Pg. 54.

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

SCALE: 1" = 200'
REVISED

NOVEMBER 2, 1998
NOVEMBER 6, 1998