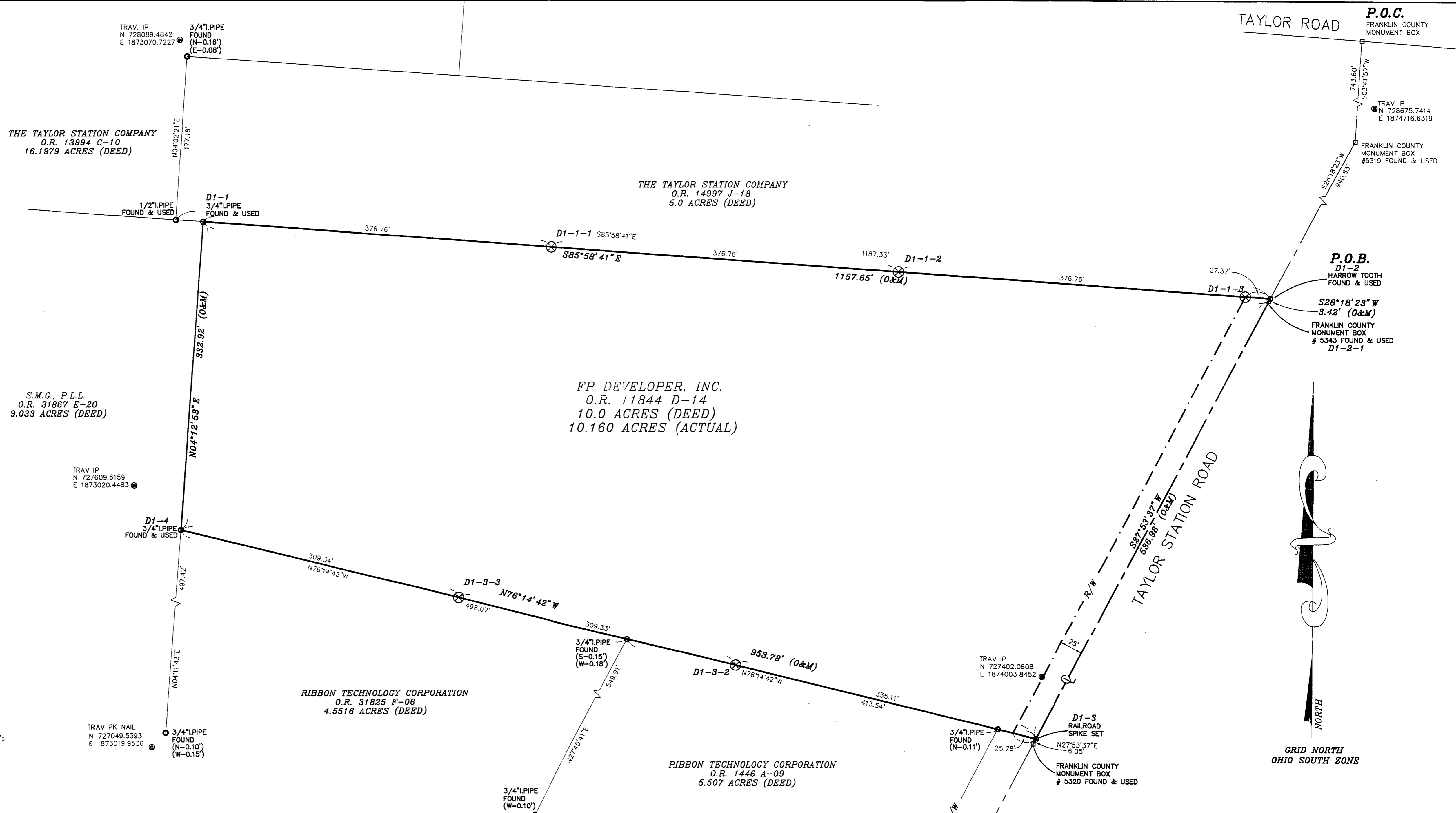


VICINITY MAP
N.T.S.



MONUMENTS

COORDINATE LISTING		
D1-1-1	N 727866.6605	E 1873471.6207
D1-1-2	N 727840.2352	E 1873847.4558
D1-1-3	N 727813.8099	E 1874223.2910
D1-2	N 727811.8910	E 1874250.5830
D1-2-1	N 727808.8754	E 1874248.9654
D1-3	N 727334.2819	E 1873997.7488
D1-3-2	N 727413.9621	E 1873672.2453
D1-3-3	N 727487.5124	E 1873371.7832
D1-4	N 727561.1511	E 1873071.2894
D1-1	N 727892.9527	E 1873095.8000

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Gahanna, Part of Lot 22, Quarter Township 3, Township 1, Range 16, United States Military District, being a 10.160 acre tract of land conveyed to FP Developers, Inc., all references to the Recorder's Office, Franklin County, Ohio, said tract of land being more particularly bounded and described as follows:

Commencing for reference at Franklin County Monument 5517 found at the intersection of the centerlines of Taylor Road and Taylor Station Road;

Thence South 03 degrees 41 minutes 57 seconds West along the centerline of Taylor Station Road, a distance of 743.60 feet to Franklin County Monument 5319 found at an angle point in the centerline of Taylor Station Road;

Thence South 28 degrees 18 minutes 23 seconds West continuing along the centerline of Taylor Station Road, a distance of 1157.65 feet to a harrow tooth found at the northeasterly corner of said 10.160 acre tract of land conveyed to FP Developers, Inc., the southeasterly corner of a 5.0 acre tract of land conveyed to The Taylor Station Company by deed of record in Official Record 14997 J-18 and the centerline of Taylor Station Road, said point being the TRUE POINT OF BEGINNING of the herein tract of land to be described;

Thence South 28 degrees 18 minutes 23 seconds West continuing along the centerline of Taylor Station Road and the easterly line of said 10.160 acre tract of land conveyed to FP Developers, Inc., a distance of 3.42 feet to Franklin County Monument 5343 found at an angle point in said lines;

Thence South 27 degrees 53 minutes 37 seconds West continuing along the centerline of Taylor Station Road and the easterly line of said 10.160 acre tract of land conveyed to FP Developers, Inc., a distance of 536.98 feet to a railroad spike set in the centerline of Taylor Station Road and the southeasterly corner of said 10.160 acre tract of land conveyed to FP Developers, Inc.;

Thence North 76 degrees 14 minutes 42 seconds West along the southerly line of said 10.160 acre tract of land conveyed to FP Developers, Inc., the northerly line of a 5.507 acre tract of land conveyed to Ribbon Technology Corporation by deed of record in Official Record 1446 A-09 and the northerly line of a 4.5516 acre tract of land conveyed to Ribbon Technology Corporation by deed of record in Official Record 31825 F-06, a distance of 953.78 feet to an iron pipe found at the southwesterly corner of said 10.160 acre tract of land conveyed to FP Developers, Inc., the northwesterly corner of said 4.5516 acre tract of land conveyed to Ribbon Technology Corporation, and the easterly line of a 9.033 acre tract of land conveyed to S.M.G., P.L.L. by deed of record in Official Record 31867 E-20, passing two (2) brass disc set on line at distances of 335.11 feet and 644.44 feet;

Thence North 04 degrees 12 minutes 53 seconds East along the westerly line of said 10.160 acre tract of land conveyed to FP Developers, Inc. and the easterly line of said 9.033 acre tract of land conveyed to S.M.G., P.L.L., a distance of 332.92 feet to an iron pipe found at the northwesterly corner of said 10.160 acre tract of land conveyed to FP Developers, Inc., the northeasterly corner of said 9.033 acre tract of land conveyed to S.M.G., P.L.L. and the southerly line of said 5.0 acre tract of land conveyed to The Taylor Station Company;

Thence South 85 degrees 58 minutes 41 seconds East along the northerly line of said 10.160 acre tract of land conveyed to FP Developers, Inc. and the southerly line of said 5.0 acre tract of land conveyed to The Taylor Station Company, a distance of 1157.65 feet, passing three (3) brass disc set on line at distances of 376.76 feet, 753.50 feet and 1130.28 feet, to the TRUE POINT OF BEGINNING of the herein described tract of land, containing 10.160 acres of land, more or less, subject to all legal rights-of-way, easements and restrictions of record.

The basis of bearings for the herein described tract of land is the centerline of Taylor Station Road as being North 27 degrees 53 minutes 37 seconds East as derived from a field survey occupying Franklin County Monuments "FCGS 5320" and "FCGS 5343".

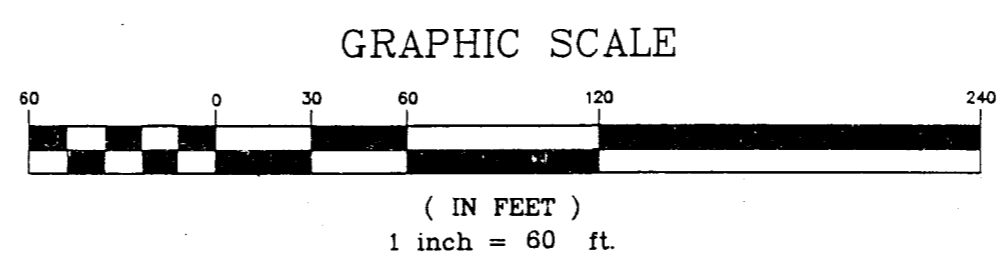
NOTES

FLOOD ZONE: SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, SHOWN ON FLOOD ZONE MAP DATED AUGUST 2, 1995, COMMUNITY PANEL #39049C0277 G, FRANKLIN COUNTY, OHIO.

GRID IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM 1983. DISTANCES SHOWN REFLECT GROUND DISTANCES. COORDINATES REFLECT OHIO STATE PLANE COORDINATE SYSTEM.

THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR ADJOINERS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

THE WITHIN SURVEY WAS PREPARED BY H.L.G. ENGINEERING AND SURVEYING, INC., IN SEPTEMBER 1998, UNDER CONTRACT NO. DCA27-98-D-003, DELIVERY ORDER NO.11. THE SURVEY FIELD NOTES CONTAINED IN FIELD BOOK NUMBERED 98-001 IN THE OFFICE OF REAL ESTATE DIVISION, IN THE LUISVILLE DISTRICT.

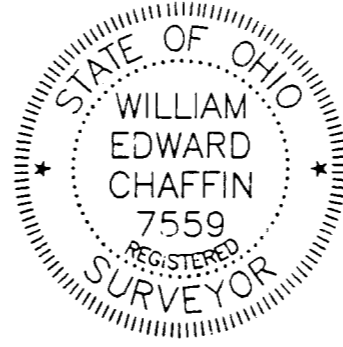


⊗ REBAR W/BRASS DISC SET IN 6" PVC PIPE

- SYMBOLS**
- ⊗ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊙ TELEPHONE MANHOLE
 - ⊠ CATCH BASIN
 - ⊕ TRAFFIC CONTROL BOX
 - ⊙ SANITARY MANHOLE
 - ⊕ SIGN
 - ⊕ UTILITY POLE
 - ⊕ GUY WIRE
 - ⊕ CENTERLINE
 - ⊕ PROPERTY LINE
 - ⊕ GAS MARKER
 - ⊕ FIBER OPTIC MARKER
 - ⊕ STORM MANHOLE
 - ⊕ GAS VALVE
 - ⊕ BOLLARD
 - ⊕ LIGHT POLE
 - ⊕ GUARD RAIL
 - ⊕ VENT PIPE
 - ⊕ CURB INLET
 - ⊕ ELECTRIC TRANSFORMER
 - ⊕ WATER METER
 - ⊕ GAS METER
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ BORE TEST
 - ⊕ RAILROAD TRACKS
 - ⊕ FOUND MONUMENT
 - ⊕ O&M OBSERVED & MEASURED
 - ⊕ TRAV IP TRAVERSE IRON PIN

THIS PLAT WAS PREPARED BY H.L.G. ENGINEERING AND SURVEYING, INC., AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN SEPT, 1998

William Edward Chaffin
WILLIAM EDWARD CHAFFIN
REGISTERED SURVEYOR NO. 7559



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PLAT OF SURVEY
PART OF LOT #22
QTR. TWP. 3, TWP. 1, RANGE 16
UNITED STATES MILITARY DISTRICT
10.160 ACRE TRACT
O.R. 11844 D-14
CITY OF GAHANNA
COUNTY OF FRANKLIN
STATE OF OHIO

DRAWN BY: R. CHAFFIN	DATE: 09/23/98
CHECKED BY: W. CHAFFIN	DRAWING NO.: 30345H
JOB NO.: 30345H	SHEET 1 OF 1

— PLAN PREPARED BY —
H.L.G. ENGINEERING & SURVEYING, INC.

705-F LAKEVIEW PLAZA BLVD.
WORTHINGTON, OHIO 43085
(614) 841-0053