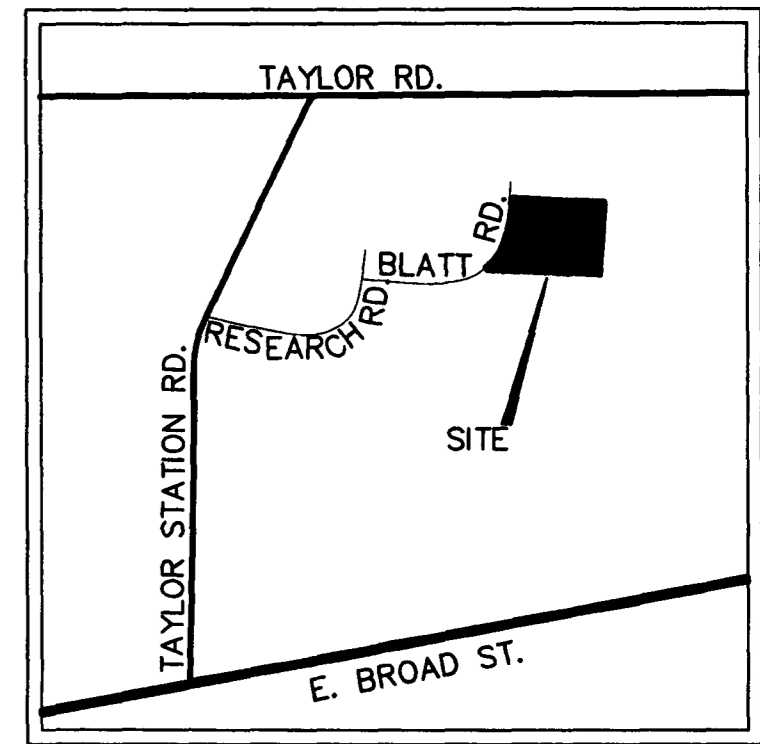


Situated in the State of Ohio, County of Franklin, City of Gahanna, in Lot No. 20, Quarter Township 3, Township 1, Range 16, United States Military Lands.



LOCATION MAP
-NOT TO SCALE-

DESCRIPTION OF A 6.770 ACRE TRACT, NORTH OF PENN CENTRAL R.R., EAST OF TAYLOR STATION ROAD, SOUTH OF TAYLOR ROAD, CITY OF GAHANNA

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military Lands, being 6.303 acres of that tract conveyed to Blatt Real Estate, LLC, Instrument No. 199812290334952, and 0.467 acres being conveyed to Franklin Steel Company, Official Record Volume 04623 G15, for a total of 6.770 acres. (All references refer to records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning for reference at a PK nail in the centerline of Blatt Boulevard South 3°43'26" West a distance of 816.33 feet along the centerline from the most northerly line of Blatt Boulevard;

Thence South 86°16'34" East a distance of 30.00 feet to an iron pin set in the easterly right of way line of Blatt Boulevard, also the westerly property line of said Blatt Real Estate, LLC, being the True Point of Beginning;

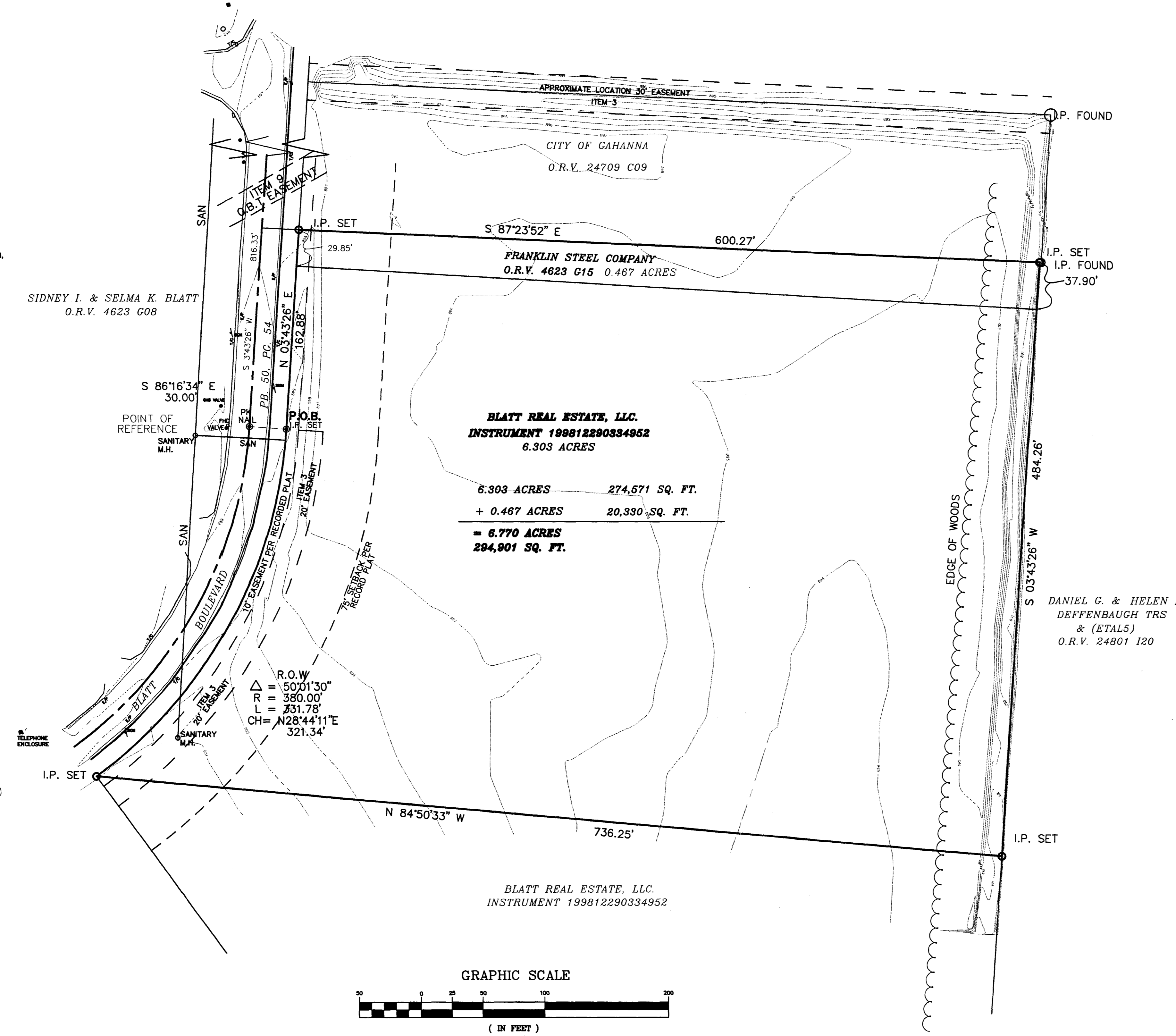
Thence North 3°43'26" East along the westerly property line of said Blatt Real Estate, LLC., a distance of 162.88 feet to an iron pin set;

Thence South 87°23'52" East along the southerly property line of tract conveyed to the City of Gahanna, Official Record Volume 24709 C09, a distance of 600.27 feet to an iron pin set;

Thence South 03°43'26" West along the westerly property line of Daniel G. & Helen M. Deffenbaugh, Official Record Volume 24801 I20, a distance of 484.26 feet to an iron pin set;

Thence North 84°50'33" West, a distance of 736.25 feet to an iron pin set on the easterly right of way of said Blatt Boulevard;

Thence along a curve to the left with a chord bearing of North 28°44'11" East, (Radius=380.00', Delta=50°01'30") a chord distance of 321.34 feet to the Point of Beginning, containing 6.770 acres according to an actual field survey made by Hockaden and Associates, Inc. in February of 1999.

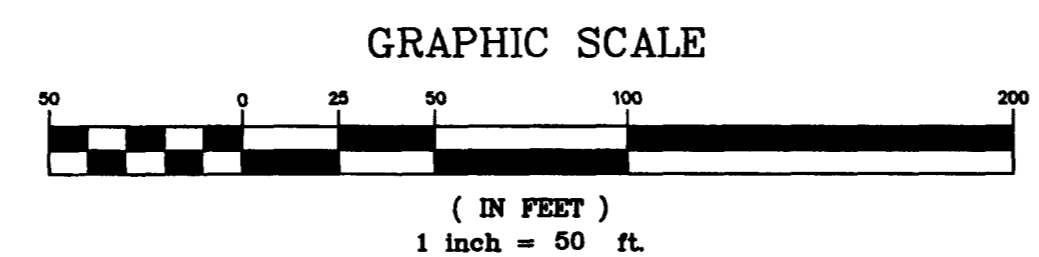


BLATT REAL ESTATE, LLC.
INSTRUMENT 199812290334952
6.303 ACRES

6.303 ACRES 274,571 SQ. FT.
+ 0.467 ACRES 20,330 SQ. FT.
= 6.770 ACRES
294,901 SQ. FT.

DANIEL G. & HELEN M. DEFFENBAUGH TRS & (ETAL5)
O.R.V. 24801 I20

BLATT REAL ESTATE, LLC.
INSTRUMENT 199812290334952



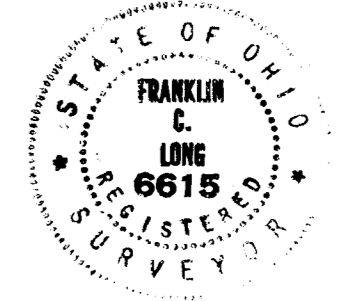
- Items of exception listed in Chicago Title Insurance Company's "Commitment for Title Insurance", commitment number 99160089 COM, effective date February 17, 1999 at 7:00 AM.
- Schedule B, Section 2
- Item 3. Easement of record in Deed Book 3573, Page 891. (Affects subject property, approximate location shown hereon.)
 - Item 4. Easement of record in Deed Book 1127, Page 218. (not located on subject property, not shown hereon.)
 - Item 5. Easement of record in Deed Book 1374, Page 115. (not located on subject property, not shown hereon.)
 - Item 6. Easement of record in Deed Book 1386, Page 600. (not located on subject property, approximate location shown hereon.)
 - Item 7. Easement of record in Deed Book 1495, Page 601. (blanket easement, affects site.)
 - Item 8. Easement of record in Deed Book 8189, Page E15. (not located on site, shown hereon.)
 - Item 9. Easement of record in Plat Book 50, Page 54. (not located on subject property, approximate location shown hereon.)
 - Item 10. Easement of record in Deed Book 3573, Page 8. (same instrument reference as Item 3.)
 - Item 11. Restrictions of record in Official Record Volume 6177, Page C17. (affects subject tract, setbacks not shown hereon due to release in Item 12, refer to recorded instrument for restrictions.)
 - Item 12. Restrictions of record in Instrument No. 199812230331583 (affects subject tract, release of setbacks created by Item 11)
 - Item 13. Lease between Emma Gray, Lessor, and Jefferson Oil and Gas Co., of record in Lease Record 38, Page 77. (lease location affects site and is over a larger tract which the subject tract is a part.)
 - Item 14. Lease between Emma Gray, Lessor, and Jefferson Oil and Gas Co., of record in Lease Record 38, Page 77. (same as Item 13, lease location affects site and is over a larger tract which the subject tract is a part.)

TO:
ROLLINS LEASING CORPORATION
CHICAGO TITLE INSURANCE COMPANY

1. THAT THIS MAP OR PLAT IS THE RESULT OF AN ON THE GROUND INSTRUMENT SURVEY AS PER RECORD DESCRIPTION AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS MAY BE SHOWN.
2. THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1,2,3,4,5,6,7,8,9,10,11,14,16 OF TABLE A THEREOF; AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

HOCKADEN AND ASSOCIATES, INC.
CONSULTING ENGINEERS

Frank C. Long
Professional Surveyor No. 6615



DESCRIPTION	ALTA/ACSM SURVEY
LOCATION	NORTH OF PENN CENTRAL RR EAST OF TAYLOR STATION RD SOUTH OF TAYLOR ROAD CITY OF GAHANNA
CLIENT	ROLLINS LEASING

PREPARED BY:
HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers & Surveyors
683 North Cassady Avenue
Columbus, Ohio 43219
Tel.: (614) 252-0993
Fax: (614) 252-0444
E-Mail: hock@aeoamp.com

DRAWN BY: D.L.S.	CHECKED BY: FCL	ORDER No. 41202.11	AREA No. 30-4	SHEET 1 OF 1
SCALE: 50	DATE: 2/25/99			

FLOOD ZONE DESIGNATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S
"FLOOD INSURANCE RATE MAP", MAP NUMBER 38049C0277 G,
EFFECTIVE DATE AUGUST 2, 1995, THE SUBJECT PROPERTY IS
LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF
THE 500 YEAR FLOODPLAIN.