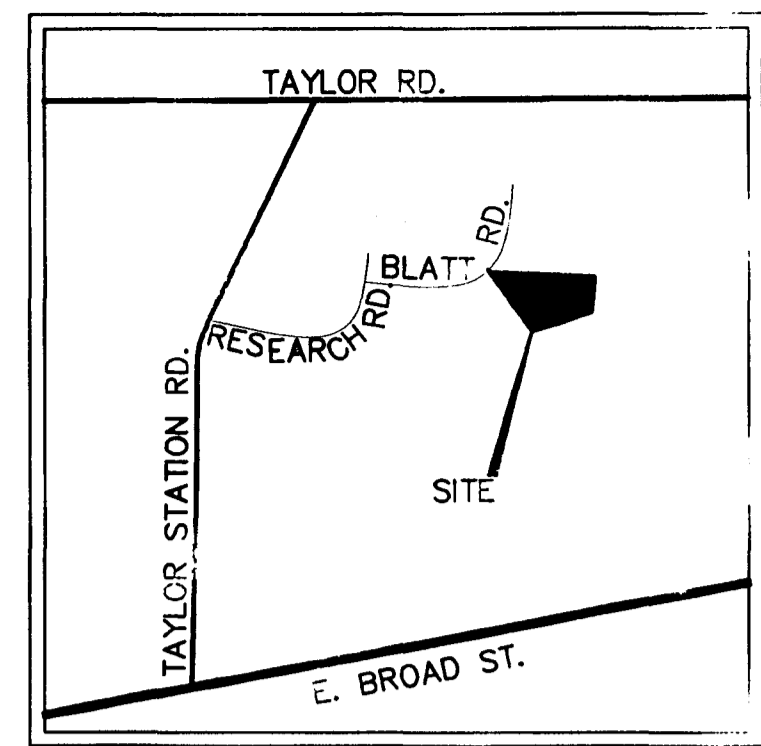
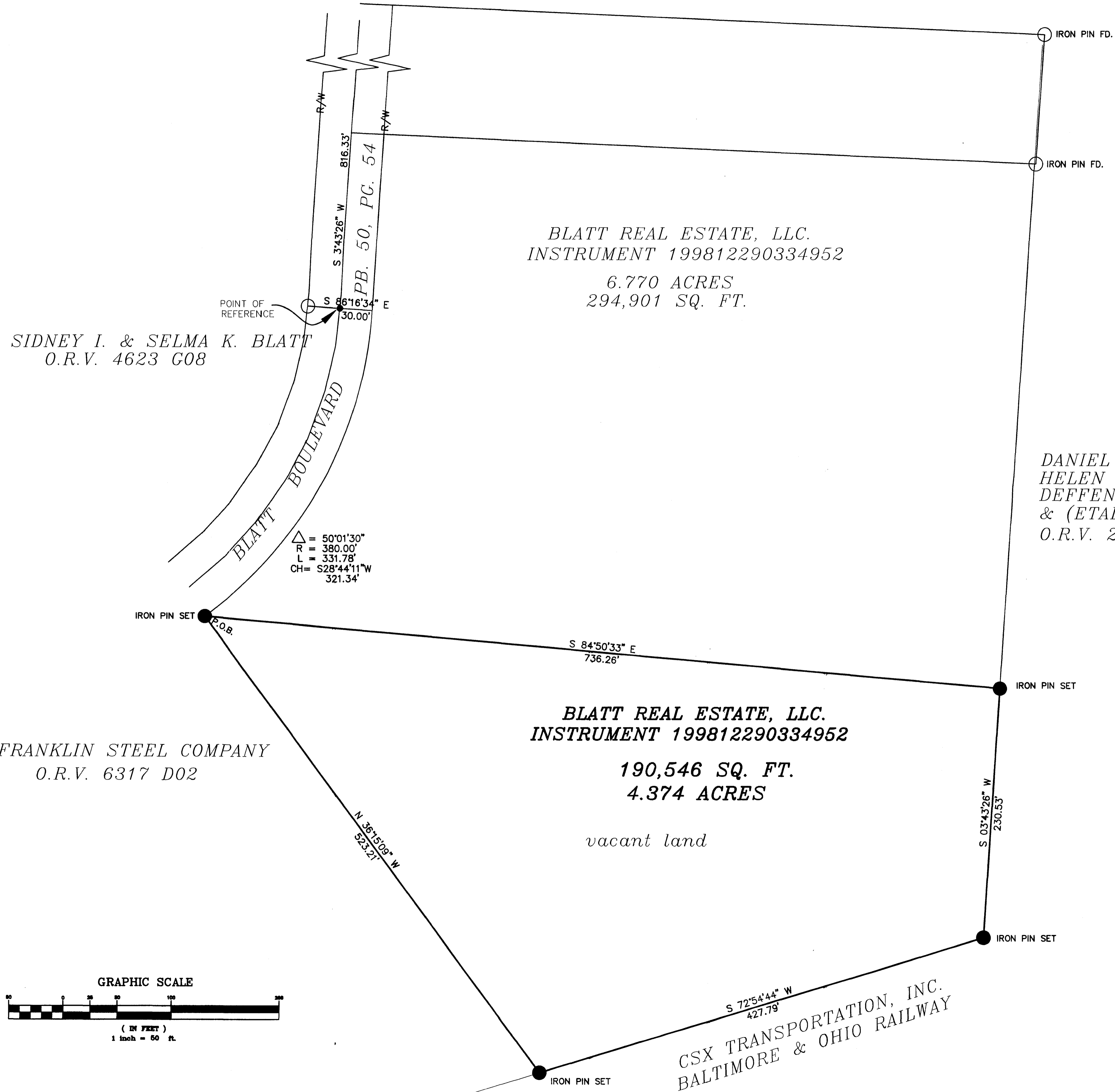


Situated in the State of Ohio, County of Franklin, City of Gahanna, in Lot No. 20, Quarter Township 3, Township 1, Range 16, United States Military Lands.



LOCATION MAP
-NOT TO SCALE-



BLATT REAL ESTATE, LLC.
INSTRUMENT 199812290334952

6.770 ACRES
294,901 SQ. FT.

SIDNEY I. & SELMA K. BLATT
O.R.V. 4623 G08

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

BLATT REAL ESTATE, LLC.
INSTRUMENT 199812290334952

190,546 SQ. FT.
4.374 ACRES

vacant land

FRANKLIN STEEL COMPANY
O.R.V. 6317 D02

CSX TRANSPORTATION, INC.
BALTIMORE & OHIO RAILWAY

DESCRIPTION OF A 4.374 ACRE
TRACT, EAST OF BLATT BOULEVARD,
NORTH OF EAST BROAD STREET,
SOUTH OF TAYLOR ROAD

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military Lands, and being 4.374 acres of that tract conveyed to Blatt Real Estate, LLC., Instrument No. 199812290334952, (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 westerly property line of Blatt Real Estate, LLC., Instrument No. 199812290334952;

Thence along a curve to the right (Radius=380.00', Delta=50°01'30") a chord bearing of South 28°44'11" West, a distance of 321.34 feet along the easterly right of way of Blatt Boulevard and westerly property line of said Blatt Real Estate, LLC., to an iron pin set, being the Point of Beginning;

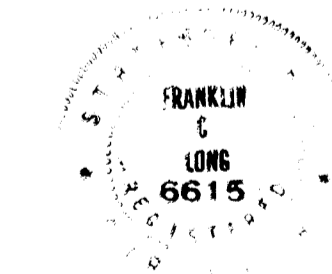
Thence South 84°50'33" East a distance of 736.26 feet to an iron pin set on the east property line of said Blatt Real Estate, LLC.;

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 230.53 feet to an iron pin set;

Thence South 72°54'44" West along the northerly right of way line of CSX Transportation Inc., a distance of 427.79 feet to an iron pin set;

Thence North 36°15'09" West along the northeasterly property line of Franklin Steel Co., Official Record Volume 6317 D02, a distance of 523.21 feet to the Point of Beginning, containing 4.374 according to an actual field survey made by Hockaden and Associates, Inc. in February of 1999.

For the purpose of this description a bearing of North 3°43'26" East was used on the centerline of Blatt Boulevard (P.B. 50, Pg. 54), said bearing determined by GPS measurements, and based upon the North American Datum of 1983.



HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers

Frank C. Long
Frank C. Long
Professional Surveyor No. 6615

DESCRIPTION	BOUNDARY SURVEY
LOCATION	NORTH OF PENN CENTRAL RR EAST OF TAYLOR STATION RD SOUTH OF TAYLOR ROAD CITY OF GAHANNA
CLIENT	HORIZON REAL ESTATE

PREPARED BY:
HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers & Surveyors
383 North Cassady Avenue
Columbus, Ohio 43219
Tel.: (614) 252-0983
Fax: (614) 252-0444
E-Mail: hock@hooamp.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			

