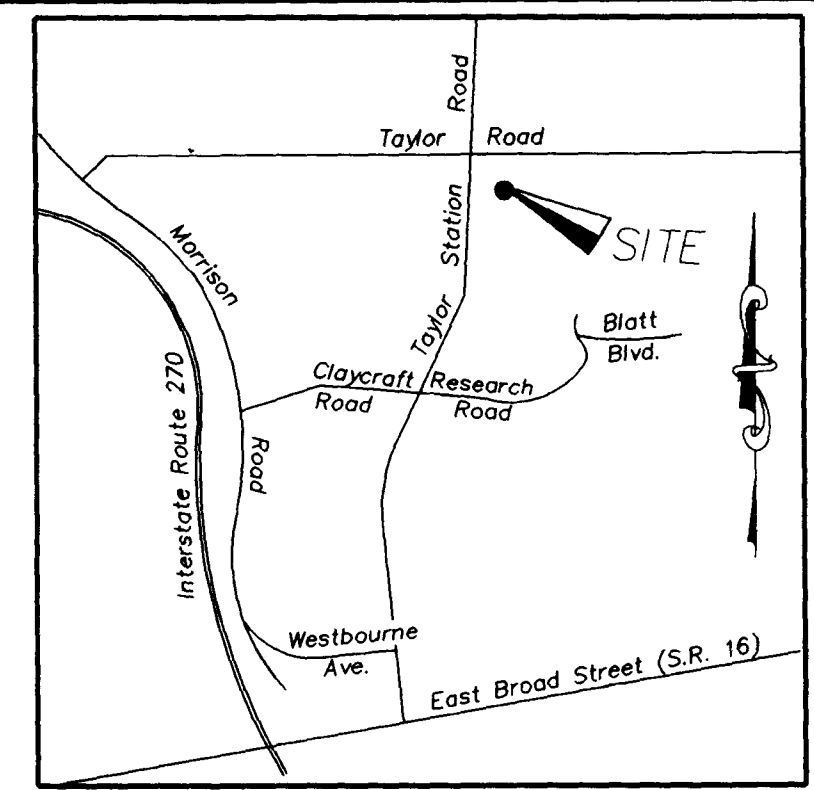


SURVEY OF ACREAGE PARCELS

LOTS 21 & 22 SEC 3 TWP 1 RNG 16 USML

CITY OF GAHANNA & JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO



The following items from Title Commitment No. OBT98-1514 (as to 3.997 acres) are not located on subject parcel:

DB 1127, PG 218

The following items from Title Commitment No. F99050275D (as to 49.649 acres) are not located on subject parcel:

DB 3732, PG 687 DB 3046, PG 312
DB 3034, PG 407 DB 3159, PG 214

The following items from Title Commitment No. F99050275D (as to 49.649 acres) cannot be located from provided description:

DB 1033, PG 496 (CRP&L pole easement) along R/W Taylor Station Road.

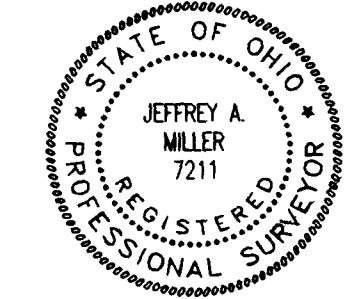
The subject parcel is located within the area described in the Declaration of Restrictions found in OR6177C17.

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, Old Republic National 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.

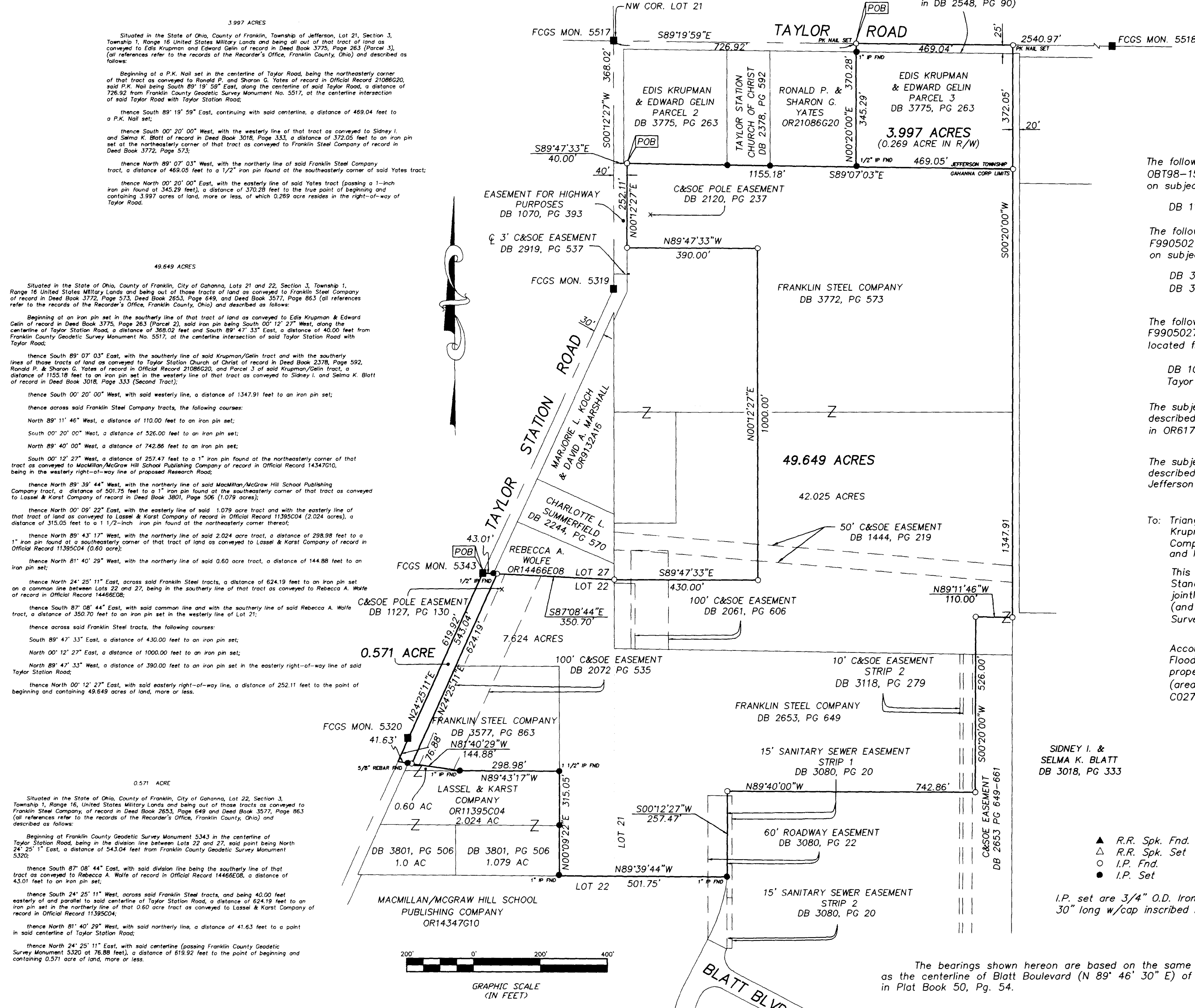


E.M.H.&T. INC.

By *Jeff Miller* 5-27-99
Professional Surveyor No. 7211

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

SCALE: 1" = 200'
NOVEMBER 2, 1998
REVISED NOVEMBER 6, 1998
REVISED DECEMBER 9, 1998
REVISED DECEMBER 21, 1998
REVISED MAY 27, 1999



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.