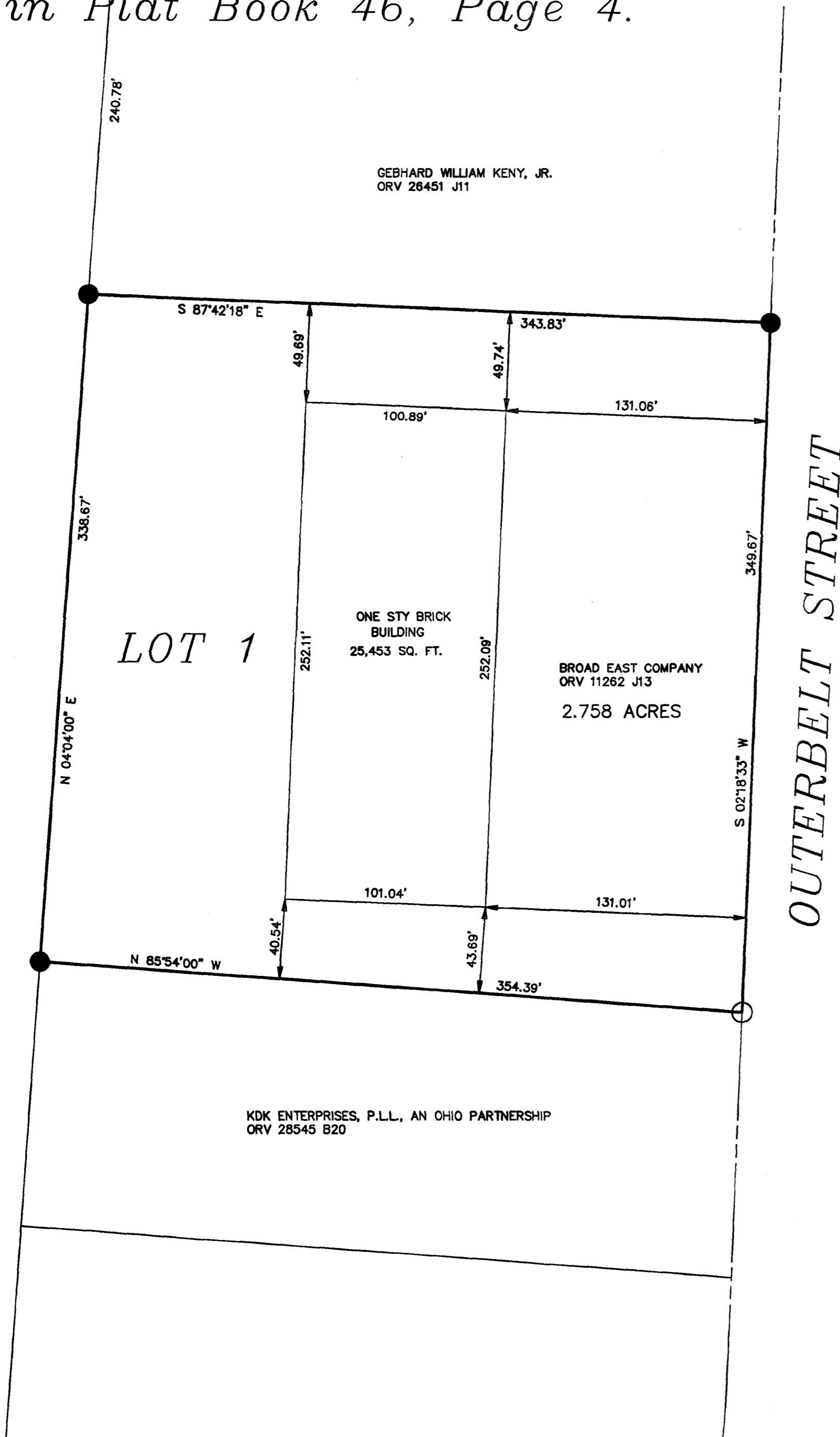


Situated in the State of Ohio, County of Franklin, City of Columbus,
 Located in Part of Section 3, Township 1, Range 16, United States Military
 Lands and Part of Lot 1 of Outerbelt East Commerce Park as recorded
 in Plat Book 46, Page 4.



DESCRIPTION OF 2.758 ACRE TRACT
 NORTH OF EAST BROAD STREET
 EAST OF INTERSTATE 270
 SOUTH OF BROUGHTON AVENUE
 CITY OF COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, located in part of Section 3, Township 1, Range 16, United States Military Lands, part of Lot 1, of Outerbelt East Commerce Park as recorded in Plat Book 46, Page 4, being the tract of land conveyed to Broad East Company as recorded in Official Record Volume 11262 J13 (all referenced refer to records in the Franklin County Recorder's Office) and more fully described as follows:

Beginning at an existing iron pin on the westerly right of way of Outerbelt Street at the northeast corner of KDK Enterprises, P.L.L. an Ohio Partnership (ORV 28545 B20) also being the southeast property corner of said Broad East Company;

Thence North 85°54'00" West a distance of 354.39 feet, along the northerly property line of said KDK Enterprises, P.L.L., to an iron pin set at the northwest property corner of said KDK Enterprises, P.L.L. on the westerly line of said Lot 1;

Thence North 4°04'00" East a distance of 338.67 feet, along the westerly line of said Lot 1, to an iron pin set at the southwestern property corner Gebhard William Keny, Jr. (ORV 26451 J11);

Thence South 87°42'18" East a distance of 343.83 feet, along the southerly property line of said Keny, to an iron pin set on the westerly right of way of said Outerbelt Street;

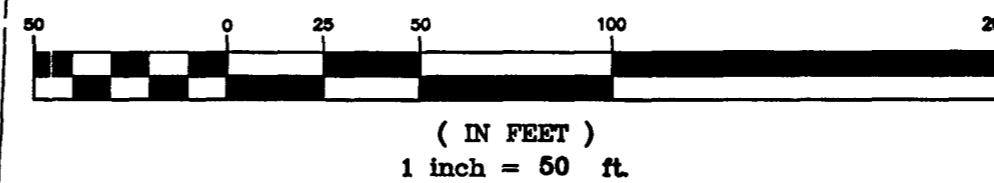
Thence South 2°18'33" West a distance of 349.67 feet, along the westerly right of way of said Outerbelt Street, to the Point of Beginning, containing 2.758 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in January of 1999.

Bearings are based upon Outerbelt East Commerce Park as recorded in Plat Book 46, Page 4 in the Franklin County Recorder's Office, the westerly right of way of Outerbelt Street bearing South 2°18'33" West and all other bearings derived from this meridian.

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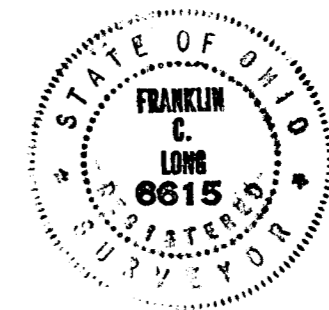
GRAPHIC SCALE




LEGEND

- IRON PIN FOUND
- IRON PIN SET

HOCKADEN AND ASSOCIATES, INC.
 Consulting Engineers



Frank C. Long 25 Jan 99
 Frank C. Long
 Professional Surveyor No. 6615

DESCRIPTION	BOUNDARY SURVEY			
LOCATION	NORTH OF EAST BROAD ST. EAST OF 270 SOUTH OF BROUGHTON AVENUE CITY OF COLUMBUS			
CLIENT	FEIBEL REALTY COMPANY			
PREPARED BY:	 HOCKADEN AND ASSOCIATES, INC. Consulting Engineers & Surveyors 883 North Cassady Avenue Columbus, Ohio 43219 Tele.: (614) 252-0993 Fax: (614) 252-0444 E-Mail: hock@asacomp.com			
DRAWN BY: FCL	CHECKED BY: FCL	ORDER No.	AREA No.	SHEET
SCALE: 50	DATE: 25 JAN 99	41189.11	30-8	1 OF 1