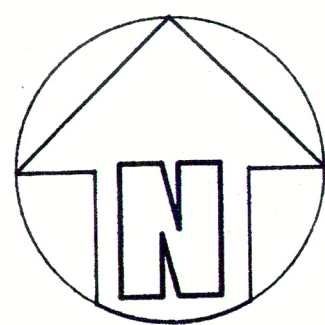




LEGAL DESCRIPTION

Situated in the City of Middletown, Butler County, Ohio and being Lots 14140, 14141, 14142, 14143 and Part Lots 14138 and 14139 as the same is known and designated on the recorded plat of Yankee Industrial Park, as recorded in Book 25, Page 37 Butler County Plat Records, said 12.876 Acres Tract being more specifically described as follows:

Beginning at the southeasterly corner of Lot 14143 on the easterly line of said subdivision, the same being the westerly right-of-way line of the Consolidated Rail Corp.:

THENCE along the southerly line of Lot 14143 SOUTH 68°40'14" WEST 280.42 feet to the southwesterly corner of said lot, the same being the southeasterly corner of lot 14159; THENCE along the common line of lots 14143, 14159, 14160 and the easterly terminus of McCurry Court NORTH 31°49'33" WEST 349.20 feet to the southeasterly corner of lot 14144 on the northerly right-of-way line of said Court; THENCE along the common line of lots 14143 and 14144 NORTH 18°19'48" WEST 169.32 feet to the northwesterly corner of lot 14143, the same being the northeasterly corner of lot 14144 on the southerly line of lot 14142; THENCE along the common line of lots 14142 and 14144 NORTH 86°01'00" WEST 150.00 feet to the common corner of said lots on the easterly right-of-way line of University Boulevard; THENCE along the westerly line of lot 14142, the same being the easterly right-of-way line of said Boulevard on a curve to the right an arc distance of 126.77 feet, said curve having an a radius of 927.49 feet and a chord bearing NORTH 0°04'03" EAST 126.67 feet; THENCE continuing along said right-of-way and the westerly line of lots 14142, 14141, 14140, 14139 and 14138 NORTH 3°59'00" EAST 615.67 feet; THENCE in lot 14138 the following courses:

1. SOUTH 84°54'00" EAST 240.00 feet;
2. SOUTH 4°15'21" WEST 172.09 feet passing into lot 14139 at 137.88 feet;

THENCE in said lot 14139 NORTH 89°08'00" EAST 365.18 feet to the easterly line of said lot, the same being the easterly line of said subdivision and westerly right-of-way line of said Consolidated Rail Corp.; AND THENCE along the easterly line of lots 14139, 14140, 14141, 14142 and 14143, the same being the aforesaid railroad right-of-way line SOUTH 0°52'00" EAST 919.39 feet to the Point of Beginning Containing 12.876 Acres.

Being the same as described in O.R. 6127, Page 930 of the Butler County Deed Records.

Note:
The deed referred to above and this plat has been added after is not shown on the Butler County Auditors Plats - reference: Pg. 35 - Middletown 4th Ward Parcels # 38 & 39 Lots 14138 & 14139

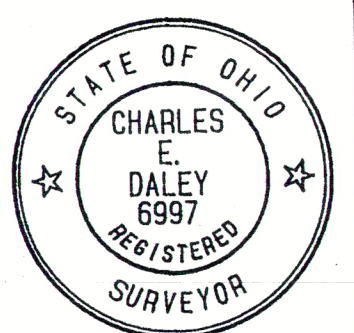
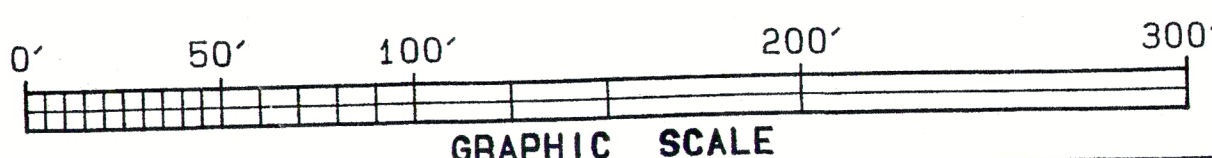
Surveyor's Statement:

To: Ohio Investors of Wisconsin - a Limited Liability Company

This is to state that this plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992 and (11) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a "Urban" Survey.

Date: December 1, 1997

By: *Charles E. Daley*
Charles E. Daley
Professional Ohio Surveyor #5997



Plat Prepared For:
Pat Schwabe
Ohio Investors of Wisconsin, L.L.C.
1818 North Farwell Avenue
Milwaukee, Wisconsin 53202
Phone (414) 283-2605

ALTA Survey Plat
LOTS 14138-14143 YANKEE INDUSTRIAL PARK
City of Middletown (Fourth Ward)
Butler County, Ohio

DALEY
Surveying Company

2130 Middletown-Eaton Road
Middletown, Ohio 45042
Phone: (513) 422-1013

Date: 12/1/97 Scale: 1" = 50' Drawn By: CED Drwg. # C-97146