

R.D. Zande & Associates, Limited  
 2327 Dublin Road  
 Columbus, Ohio 43215  
 (614) 486-4383

EXHIBIT "C"  
 SURVEYOR'S CERTIFICATE

0-97-E

I hereby certify to Campus Corporate Center, an Ohio joint venture; OTR, an Ohio general partnership; TransOhio Title and those who purchase or guaranty title to the certain property known as 6.121 AC., and located at 3763 1/2 Campus View Blvd. in the County of Franklin, State of Ohio, that I have surveyed said property upon the ground and as of the date hereof, my survey (Job No. 11841E), dated APRIL, 1986, and revised JULY, 1987 was made in accordance with the minimum standard requirements for land title surveys jointly established and adopted by the American Land Title Association and the American Congress of Surveying and Mapping in 1962, and the courses and distances shown thereon are a true, correct, and complete representation of the property; that the survey shows the legal description and boundary lines of the Property, the location and exterior lines and measurements of all easements, roads, fences, and other apparent easements, and the location of all improvements, including all buildings, structures, driveways, parking areas, and similar improvements; that there are no buildings or improvements located on the property other than those shown on the survey and those shown are erected entirely within the property lines and do not encroach upon any street, title, or building line or easement; all easements, according to Title Insurance Company Commitment No. \_\_\_\_\_, dates \_\_\_\_\_, are shown on the survey, and from a careful physical inspection of Property, no other apparent easements exist; that said survey shows the proper location of all adjoining public streets, exits, and entrances utility connections to the property that ingress and egress from the property is provided by paved, dedicated public right-of-way maintained by Ohio; that all utility services required for operation of the property enter the property through adjoining public streets or recorded easements; and that no portion of the property is located within a flood-prone or flood hazard area or within a floodplain as defined in the regulations of the United States Department of Housing and Urban Development.

Dated this 19 of JULY, 1987.

Larry W. Pennington, P.S.  
 Registered Public Surveyor  
 No. 6096

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 146 (ST-4-AA3) so-cp-nd  
 060587200p

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Republic Bank Dallas, N.A., Vancorp Finance Company of Texas, Inc., Vantage Properties, Inc. and Commonwealth Land Title Insurance Company that this Survey (i) was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; (ii) correctly shows the location of all buildings, structures and other improvements, and visible items on the subject property; (iii) correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instrument, book and page number indicated); (iv) correctly shows the location of all streets and roads providing access to the subject property; and that such streets and roads which provide such access have been dedicated for public use and are completed and have been accepted by the appropriate governmental authorities; (v) correctly shows the location of all portions of the subject property which are located in an area designated as "flood prone area" as identified by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973, within the 100-year flood plain or within any other flood prone area; and except as shown, there are no visible easements, rights-of-way, party walls or conflicts; and there are no visible encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and there are no visible encroachments on the subject property by buildings, structures or other improvements situated on adjoining premises; and the distance from the nearest intersecting street and road is as shown hereon.

Further, the undersigned certifies to Republic Bank Dallas, N.A., Vancorp Finance Company of Texas, Inc., Vantage Properties, Inc. and Commonwealth Land Title Insurance Company that there is adequate ingress and egress to the subject property by paved, dedicated public streets maintained by the city or county in which the subject property is located, and the subject property does not serve an adjoining property for drainage, ingress, egress or any other purpose.

The undersigned also certifies that the subject property appears on Community Panel Number 39010 0015 B of the Flood Insurance Rate Map, City of COLUMBUS, Texas, dated JULY 5, 1983.

Dated: APRIL 9, 1986.

Larry W. Pennington  
 Registered Public Surveyor  
 No. 6096

CROSSWOODS  
 SURVEY OF  
 6.121 ACRES  
 LOTS 59 & 60, SEC. 2, TWP. 2, R-18, U.S.M. LANDS  
 CITY OF COLUMBUS, OHIO

PREPARED BY:  
 R. D. ZANDE & ASSOCIATES, LTD.

DESCRIPTION OF  
 6.121 ACRES  
 CROSSWOODS CENTER SECTION TWO

Situate in the State of Ohio, County of Franklin, City of Columbus, being in Lots 59 and 60 of Section 2, Township 2, Range 18, United States Military lands and being a part of the 6.336 acre tract conveyed to Campus Corporate Center by deed of record CR4504015 records of The Recorder's Office, Franklin County, Ohio and being more particular described as follows:

Beginning for reference at the point of centerline intersection of Campus View Boulevard (being 80.00 feet in width) and Crosswoods Drive (being 60.00 feet in width) as delineated upon the Dedication of Campus View Boulevard, Crosswoods Drive and Easements Crosswoods Center Section Two and shown of record in Plat Book 6, Page 79;

Thence N 82° 10' 07" E, a distance of 62.60 feet, along the centerline of Campus View Boulevard to a point;

Thence N 07° 49' 53" W, a distance of 40.00 feet, to a point in the northerly right-of-way line of Campus View Boulevard and the southerly line of the said 6.336 acre tract said point being the point of true beginning for the herein described tract;

Thence the following three (3) courses and distances along the westerly line of the said 6.336 acre tract and the easterly right-of-way line of said Crosswoods Drive:

1. Thence along a curve to the right having a radius of 20.00 feet a central angle of 121° 09' 00" the chord to which bears N 47° 19' 53" W, a chord distance of 30.86 feet, to a point of tangency;

2. Thence N 3° 10' 07" E, a distance of 318.59 feet to a point of curvature;

3. Thence along a curve to the left having a radius of 380.00 feet a central angle of 44° 28' 22" the chord to which bears N 19° 04' 04" W, a chord distance of 287.61 feet, to a point at a common corner to the said 6.336 acre tract and the Moose Lodge tract of record in OS732418;

Thence S 86° 35' 18" E, a distance of 549.24 feet, along the northerly line of the said 6.336 acre tract and a portion of the southerly line of the said Moose Lodge tract to a point at the northerly corner of the said 6.336 acre tract;

Thence S 4° 44' 14" E, a distance of 423.18 feet, along the easterly line of the said 6.336 acre tract to a point;

Thence the following two (2) courses and distances across the said 6.336 acre tract:

1. Thence S 82° 10' 07" W, a distance of 107.54 feet, to a point;

2. Thence S 7° 49' 53" E, a distance of 89.00 feet, to a point in the southerly line of the said 6.336 acre tract and the northerly right-of-way line of Campus View Boulevard;

Thence S 82° 10' 07" W, a distance of 393.43 feet, along the southerly line of the said 6.336 acre tract and a portion of the northerly right-of-way line of Campus View Boulevard to the point of true beginning and being the same as above, and being subject to all easements and restrictions of record.

NOTE:  
 THE EASEMENTS SHOWN OF RECORD IN  
 OR 4886 H02 DO NOT APPLY TO THE  
 SUBJECT TRACT.

