



**BASIS OF BEARINGS**  
 The bearings shown hereon are based on the bearing of N 86°28'25" W, for the northern line of the Congreg property of record in Deed Book 3714, Page 163 as delineated on The State of Ohio, Department of Transportation Plans entitled "Franklin County, I-75 (B-4), Nationwide Boulevard", sheet 6 of 10.

**UTILITY STATEMENT**  
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

KATZ INTERESTS, INC.  
 6.696 ACRES  
 O.R. 12353 J15

MEREDITH B. KLOSS  
 2 ACRES  
 D.B. 2775, PG. 663

WILLIAM T. & CAREY B. PAUL  
 2 ACRES  
 O.R. 5033 05

0.532 ACRES  
 O.R. 25437 A06

EUGENE IACOVETTA  
 0.532 ACRES  
 O.R. 30990 C08

**EASEMENT NOTES PER TITLE COMMITMENT**

- Note: The following list of easement items is per Chicago Title Insurance Company, Title Commitment Number 97160305 COM, with an effective date of July 03, 1997 at 7:00 AM.
- Quit Claim Deed to The City Of Columbus Ohio of record in Deed Book 982, Page 186 (Item #1): This easement does not apply to the subject 0.450, 1.804 and 1.140 acre tracts.
  - Easement to The Chesapeake & Ohio Railway Co. of record in Deed Book 945, Page 302 (Item #2): This easement does not apply to the subject 0.450, 1.804 and 1.140 acre tracts.
  - Easement to Homewood, Inc., of record in Deed Book 2259, Page 658, (Item #3): This easement does not apply to the subject 0.450, 1.804 and 1.140 acre tracts.
  - Easement to Columbus Southern Power Company, of record in O.R. 25552 G20 (Item #4): This easement is a blanket easement that does apply to the subject 0.450, 1.804 and 1.140 acre tracts, the exact location of which cannot be determined.
  - Easement to Columbus Southern Power Company, of record in O.R. 26678 G01 (Item #5): This easement is a blanket easement that does apply to the subject 0.450, 1.804 and 1.140 acre tracts, the exact location of which cannot be determined.
  - Easement to MCI Telecommunications Corporation, of record in O.R. 15168 E08 (Item #6): This easement does not apply to the subject 0.450, 1.804 and 1.140 acre tracts.
  - Easement to The City Of Columbus of record in Deed Book 2281 Page 653 (Item #7): This easement does not apply to the subject 0.450, 1.804 and 1.140 acre tracts.
  - Easement to The City Of Columbus of record in Deed Book 2302 Page 551 (Item #8): This easement does not apply to the subject 0.450, 1.804 and 1.140 acre tracts.
  - Easement to The City Of Columbus of record in Deed Book 2526 Page 193 (Item #9): This easement does not apply to the subject 0.450, 1.804 and 1.140 acre tracts.
  - Easement to The City Of Columbus of record in Deed Book 3523 Page 225 (Item #10): This easement does not apply to the subject 0.450, 1.804 and 1.140 acre tracts.
  - Easement to MCI Telecommunications Corporation, of record in O.R. 15595 E08 (Item #11): This easement does not apply to the subject 0.450, 1.804 and 1.140 acre tracts.
  - Easement to MCI Telecommunications Corporation, of record in O.R. 14442 H20 (Item #12): This easement does not apply to the subject 0.450, 1.804 and 1.140 acre tracts.

**CERTIFICATE OF SURVEY**

The undersigned hereby certifies to CSX Transportation, Inc., and Chicago Title Insurance Company that:

- This survey of the subject 0.450, 1.804 and 1.140 acre tracts (the "Property") was actually made upon the ground on July 10, 1997.
- This survey has been made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted in 1992 by the American Land Title Association and the American Congress on Surveying and Mapping.
- This plot of survey is correct.
- The size, type and location of all buildings and the distance therefrom to the nearest boundary line of the Property are correct.
- The location of all visible improvements in addition to buildings, including without limitation, fences, driveways, curb drops, parking areas, sidewalks, structures, signs, swimming pools, antennas, storage tanks, etc., are accurately reflected on this survey.
- The location of all visible surface indications of utilities serving the Property, including without limitation, storm sewer, sanitary sewer, waterline, gas, oil, electric, telephone, cable television, light poles, railroads, etc., are accurately reflected on this survey.
- This survey depicts all (a) recorded easements, rights-of-way and other encumbrances listed in Schedule B of the "Title Commitment", Number 97160305 COM issued by Chicago Title Insurance Company with an effective date of July 3, 1997 and (b) any visible evidence of easements which appear from a careful inspection of the Property.
- Except as indicated on this survey, the buildings and other improvements depicted hereon are located entirely within the boundaries of the Property and do not encroach on any adjoining property or rights-of-way and the buildings and other improvements located on any adjoining property do not encroach on the Property.
- The boundary survey lines and lines of actual possession for the Property are the same and there are no gaps, gores, or overlaps between the Property and any adjoining property.
- There are no wetlands on the subject 0.450, 1.804 and 1.140 acre tracts as determined by a qualified Environmental Scientist by R.D. Zande and Associates, Inc.
- The Property lies partly in Zone X (area determined to be outside the 500 year floodplain), and partly in Zone X (500 year floodplain), as shown on the Flood Insurance Rate Map 39049C0235 G with an effective date of August 2, 1995 published by the Federal Emergency Management Agency.

R. D. ZANDE & ASSOCIATES, INC.  
*R. D. Zande*  
 Registered Surveyor No. 71660  
 07-30-97  
 Date



**FINAL**

CSX Site No. 39049-0003  
 ALTA/ACSM Land Title  
 Survey of  
 0.450, 1.804 and 1.140 ACRES  
 lying in  
 HALF-SECTION 9, SECTION 8  
 TOWNSHIP 4 N, RANGE 22 W  
 REFUGEE LANDS  
 and  
 BAKER & BROADBELT  
 Plat Book 1, Page 271  
 City of Columbus, Franklin County, Ohio  
 Scale: 1" = 40' Date: July, 1997

Prepared By:  
 R. D. Zande & Associates, Inc.  
 1237 Dublin Road  
 Columbus, Ohio 43215

**EXHIBIT A**