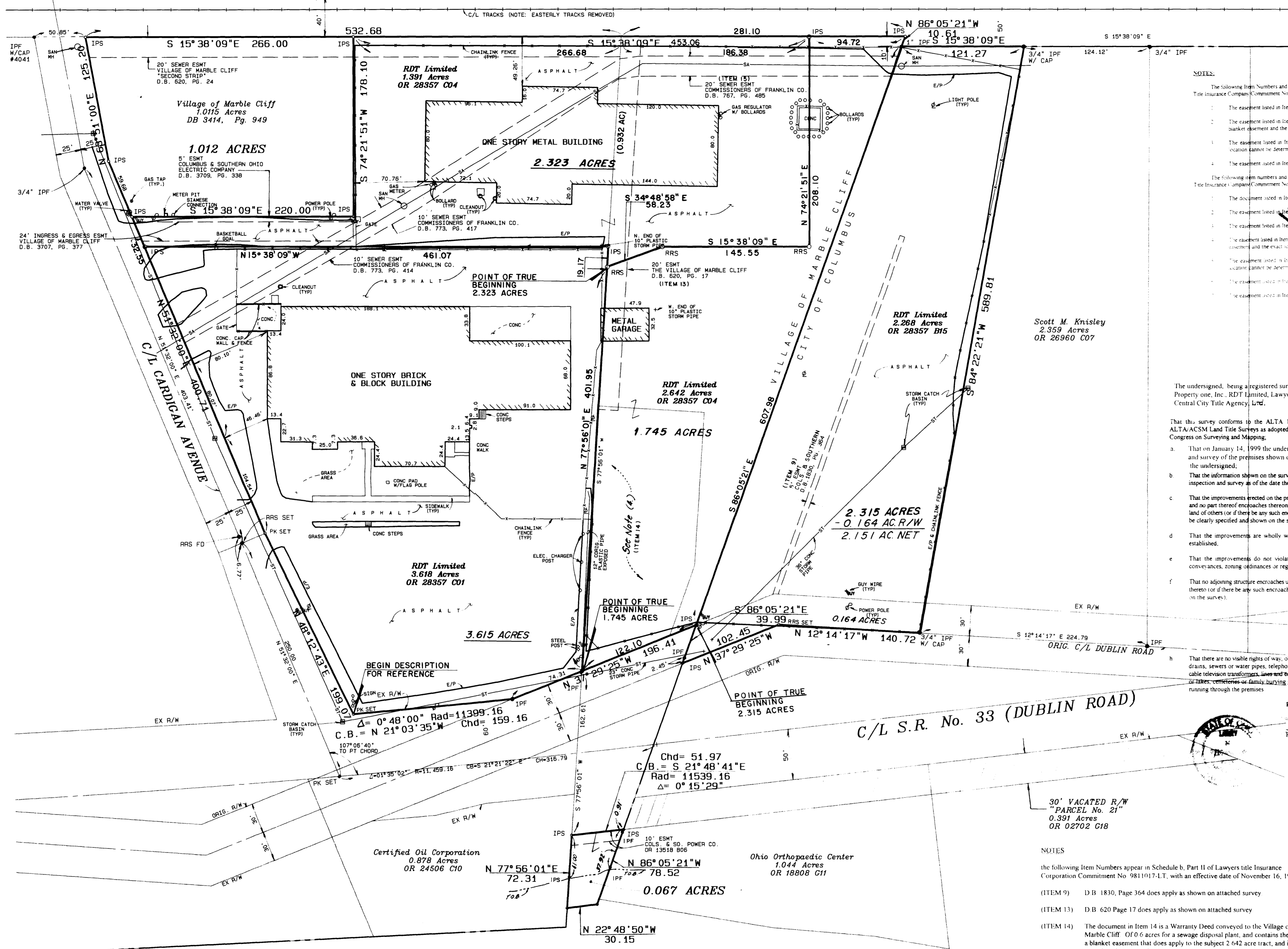
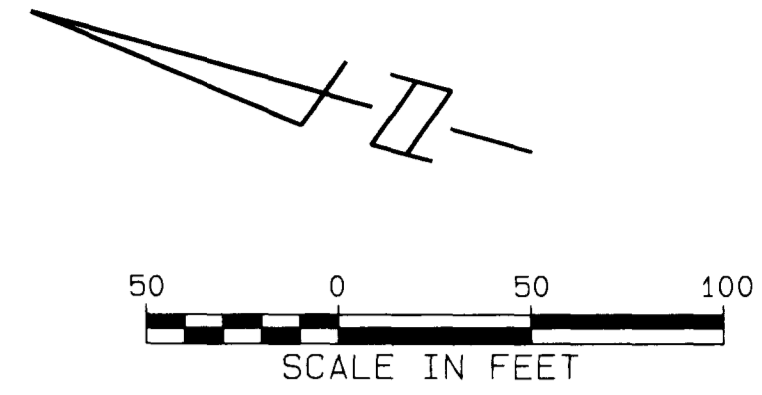


C/L P.C.C. & ST. L. RAILROAD R/W

S 15°38'09" E



NOTES:

- The following Item Numbers and subject acreage appear in Schedule B, Part II, of Chicago Title Insurance Company Commitment No. 9703011-CCT, with an effective date of March 3, 1997.
- The easement listed in Item 10 does not apply to the subject 3.615 acre tract.
- The easement listed in Item 11 which does apply to the subject 3.615 acre tract is a blanket easement and the exact location cannot be determined.
- The easement listed in Item 12 does apply to the subject 3.615 acre tract, but its location cannot be determined without viewing Exhibit 'A' of the deed reference.
- The easement listed in Item 13 does not apply to the subject 3.615 acre tract.
- The following item numbers and subject acreage appear in Schedule B, Part II, of Chicago Title Insurance Company Commitment No. 9703011-CCT, with an effective date of March 3, 1997.
- The document listed in Item 14 does not apply to the subject 2.315 acre tract.
- The easement listed in Item 15 does not apply to the subject 2.315 acre tract.
- The easement listed in Item 16 does not apply to the subject 2.315 acre tract.
- The easement listed in Item 17 does apply to the subject 2.315 acre tract as a blanket easement and the exact location cannot be determined.
- The easement listed in Item 18 does not apply to the subject 2.315 acre tract.
- The easement listed in Item 21 does not apply to the subject 2.315 acre tract.

BASIS OF BEARINGS

The bearings shown hereon are based on the bearing of N 51°32'00" E, for the centerline of Cardigan Avenue, as shown in the deed of record in OR 28357 C01.

NOTES:

- The following Item numbers and subject acreages appear in Schedule B, of Chicago Title Insurance Policy No. 36 0115 60 000146, Order No. CC686, with an effective date of December 15, 1992:
- The easement listed in Items 15 and 34, which does apply to the subject 3.618 and 1.391 acre tracts, respectively, is a blanket easement and the exact location cannot be determined.
- The easement listed in Items 16 and 35 does apply to the subject 3.618 and 1.391 acre tracts, respectively, but its location cannot be determined without viewing Exhibit 'A' of the deed reference.
- The easement listed in Items 17 and 36, does not apply to the subject 3.618 or 1.391 acre tracts, respectively.
- The document in Item 28 is a Warranty Deed conveyed to the Village of Marble Cliff, of 0.6 acres for a sewage disposal plant, and contains therein a blanket easement that does apply to the subject 2.642 acre tract, and its exact location cannot be determined.
- The easement listed in Item 33 does not appear to be an easement.
- The easement listed in Item 39 does not apply to the subject 1.391 acre tract.

The undersigned, being a registered surveyor of the State of Ohio certifies to Property one, Inc., RDT Limited, Lawyers Title Insurance Corporation and Central City Title Agency, Ltd.

This survey conforms to the ALTA 1992 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by American Land Title Association and American Congress on Surveying and Mapping.

- That on January 14, 1999 the undersigned did perform an actual field inspection and survey of the premises shown on the plat dated February 1997 and prepared by the undersigned.
- That the information shown on the survey plat is true and correct as determined by the field inspection and survey as of the date thereof.
- That the improvements erected on the premises lie wholly within the boundary of the premises and no part thereof encroaches thereon or overlies any easements or rights of way on the land of others (or if there be any such encroachment, overhanging or violation, the same must be clearly specified and shown on the survey).
- That the improvements are wholly within any planned building restriction lines however established.
- That the improvements do not violate any use or other restrictions contained in prior conveyances, zoning ordinances or regulations.
- That no adjoining structure encroaches upon the premises or upon any easement appurtenant thereto (or if there be any such encroachment, the same must be clearly specified and shown on the survey).

That there are no visible rights of way, old highways or abandoned roads, lanes or driveways, drains, sewers or water pipes, telephone, telegraph or electric power poles, wires or lines, cable television transformers, lines and equipment, utility lines, springs, streams, rivers, ponds or lakes, cemeteries or family burying grounds located on, under, overhanging, crossing or running through the premises.

CERTIFICATE OF SURVEY

- The undersigned hereby certifies to RDT Limited that:
- The survey of the subject 1.012, 0.997, and 0.067 acre tracts (the "Property") was actually made upon the ground on February 2, 1999.
  - 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 plat of survey and property description set forth hereon are 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", Policy No. 36 0115 60 00146 issued by Chicago Title Company with an effective date of December 15, 1992 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.
  - Except as indicated on this survey, there is no visible evidence of streams, ponds, ditches, or drains located on, or running through the Property.
  - The Property lies partly in Flood Zone AE and partly in Flood Zone X, as shown on the Flood Insurance Rate Map Number 39045C0227-B, with an effective date of August 2, 1995, published by the Federal Emergency Management Agency.

R.D. ZANDE & ASSOCIATES, INC.  
Registered Surveyor No. 7560



C/L S.R. No. 33 (DUBLIN ROAD)

30' VACATED R/W  
"PARCEL" No. 21"  
0.391 Acres  
OR 02702 C18

NOTES:

- The following Item Numbers appear in Schedule B, Part II of Lawyers Title Insurance Corporation Commitment No. 9811017-LT, with an effective date of November 16, 1998.
- (ITEM 9) D.B. 1830, Page 364 does apply as shown on attached survey.
- (ITEM 13) D.B. 620 Page 17 does apply as shown on attached survey.
- (ITEM 14) The document in Item 14 is a Warranty Deed conveyed to the Village of Marble Cliff, of 0.6 acres for a sewage disposal plant, and contains therein a blanket easement that does apply to the subject 2.642 acre tract, and its exact location cannot be determined.
- (ITEM 15) D.B. 767, Page 485 does apply as shown on attached survey.

Certified Oil Corporation  
0.878 Acres  
OR 24506 C10

Ohio Orthopaedic Center  
1.044 Acres  
OR 18808 C11

RDT Limited  
0.067 Acres  
OR 28357 C04

R. D. ZANDE & ASSOCIATES, INC.  
Registered Surveyor 7560  
REV. 9-97

Survey of  
**1.745, and 2.315 Acres**  
being part of  
**Sections 2 and 11**  
**Township 1, Range 23**  
**CONGRESS LANDS**  
and being in the  
**Village of Marble Cliff**  
and the  
**City of Columbus**  
**Franklin County, Ohio**  
Scale: 1" = 50' Date: February, 1997  
REV. 1-14-99  
Prepared by:

R. D. Zande & Associates, Inc.  
1237 Dublin Road Columbus, Ohio 43215  
(614) 486-4383 (Fax) 486-4387