



Basis of Bearings: Plat of Columbus West (Plat Book 46, Page 65).

Title Report Reference
Case No. 48725201
& 48305201

I hereby certify to CNC-INTERCHANGE INDUSTRIAL I LIMITED PARTNERSHIP, LAWYERS TITLE INSURANCE CORPORATION, TRANSOHIO TITLE AGENCY, INC., AND BANCOME MORTGAGE CORPORATION that the survey prepared by me entitled "Mortgage Loan Survey, South Side of Interchange Rd., Columbus, Ohio" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and visible improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are no encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the survey shows that point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" in 1986; and meets the accuracy requirements of a Class A Survey, as defined therein.

The term "certify" as used in this statement is understood to be the professional opinion of the Surveyor which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, the Surveyor does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the Lender, or Owner's Contractor or others, which is used as a basis to formulate the Surveyor's opinion.

The site lies within Zone C (areas of minimal flooding) on the flood insurance rate map of the Federal Emergency Management Agency of Columbus, Ohio, Panel 60 of 105, Community Panel No. 100-0050 (effective date: July 5, 1983)

In my opinion the following easements do not apply:

- Deed Book 3109, Page 64
- Deed Book 897, Page 63
- Deed Book 2801, Page 242
- Deed Book 3190, Page 204
- Deed Book 906, Page 121
- Deed Book 2274, Page 640
- Deed Book 2477, Page 400
- Deed Book 2290, Page 326
- Deed Book 2944, Page 37
- Official Record 11054, Page C
- Deed Book 2801, Page 242

By: *John F. Wicker, Jr.*
John F. Wicker, Jr., Ohio Surveyor #6261

Date: May 25, 1989

C.F. BIRD & R.J. BULL, INC.
ENGINEERS / SURVEYORS
2875 W. DUBLIN-GRANVILLE RD.
WORTHINGTON, OHIO

CNC-INTERCHANGE INDUSTRIAL I LIMITED PARTNERSHIP

MORTGAGE LOAN SURVEY
SOUTH SIDE OF INTERCHANGE RD.
COLUMBUS, OHIO

15.024 AC. IN V.M.S. 3316
SCALE: 1" = 50'
DWN: HEB CKD: TLR MAY 24, 1989

REV. MAY 30, 1989

JOB NO. 89-093