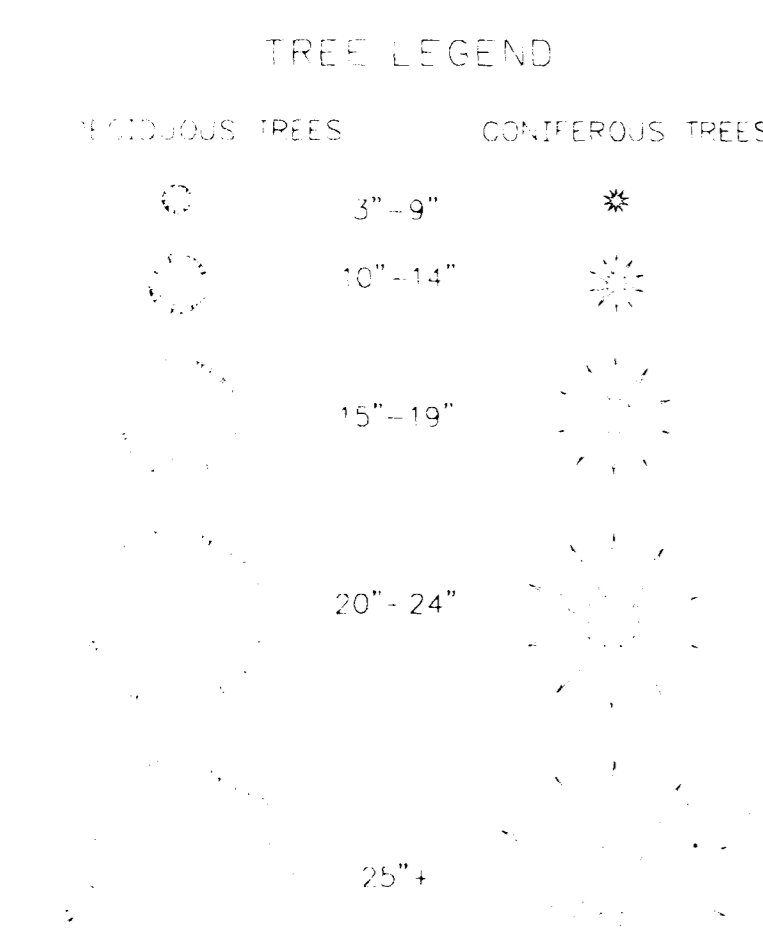


REF #	FCA PARCEL #	AUDITOR'S AREA (AC.)	GROSS AREA INCL. IN SURVEY	AREA IN EX. R/W (AC.)	SURVEY NET AREA (AC.)	COMMENTS
			18.584			TO ROBERT MARTIN
1	50-1501	2.66		0.074	0	HAMILTON TWP
2	152-801	9.14		0.125	0	VILLAGE OF OBETZ
2					18.385	VILLAGE OF OBETZ
3	52-80	9.4		0	0	CORPORATION BOUNDARY ADJUSTMENT FROM THE VILLAGE OF OBETZ TO THE CITY OF COLUMBUS



EASEMENT NOTES PER TITLE COMMITMENT

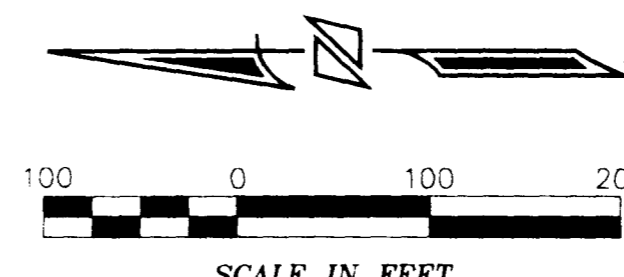
- Note: The following list of easement items is per Chicago Title Insurance Company, Title Commitment Number 97160307 COM, with an effective date of July 15, 1997 at 7:00 AM.
- Easement to Commissioners of Franklin County, of record in Deed Book 967, Page 1 (Item #3). This easement does apply to the subject 18.584 acre tract and is shown hereon.
 - Easement to MCI Telecommunications Corporation, of record in O.R. 14442 H20. (Item #4). This easement does not apply to the subject 18.584 acre tract.
 - Easement to MCI Telecommunications Corporation, of record in O.R. 15168 E08 (Item #5). This easement does not apply to the subject 18.584 acre tract.
 - Easement to MCI Telecommunications Corporation, of record in O.R. 15595 E08 (Item #6). This easement does not apply to the subject 18.584 acre tract.
 - Easement to US Sprint Communications, of record in O.R. 16373 C05. (Item #7). This is a blanket easement that does apply to the subject 18.584 acre tract, but, the exact location cannot be determined.
 - Easement to Columbus Southern Power Company, of record in O.R. 25552 G20. (Item #8). This easement does not apply to the subject 18.584 acre tract.
 - Easement to Columbus Southern Power Company, of record in O.R. 26678 G01. (Item #9). This easement does not apply to the subject 18.584 acre tract.
 - Easement to RDC Microwave, Inc., of record in O.R. 32319 B05. (Item #10). This is a blanket easement that does apply to the subject 18.584 acre tract, but, the exact location cannot be determined.

BASIS OF BEARINGS:
The bearings shown hereon are based on the bearing of S 27°52'00" E for the centerline of Grovesport Road as delineated on the Grovesport Road Sec "C" Road No. 7 Right-of-Way plans dated 4-19-1946 on record at the Franklin County Engineer's Office.

CERTIFICATE OF SURVEY

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

- This survey of the subject 18.584 acre tract (the "Property") was actually made upon the ground on July 12, 1997; UPDATED DECEMBER 3, 1998.
- 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", 97160307 COM issued by Chicago Title Insurance Company with an effective date of July 15, 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;
- The wetlands shown hereon were delineated by a qualified Environmental Scientist by R.D. Zande and Associates, Inc. and field located as shown;
- The Property does not lie within any Flood Hazard Area shown on the Flood Insurance Rate Map 39049C0265 G, with an effective date of August 2, 1995 published by the Federal Emergency Management Agency.



LINE #	BRG.	DIST.
L1	S 03°23'41" W	65.00
L2	N 86°43'20" W	126.69
L3	S 03°23'41" W	15.00

CURVE #	DELTA	R	CH BRG	CH DIST.
C1	00°40'11"	5673.08	N 08°04'50" W	66.30
C2	05°31'28"	5679.58	N 05°38'23" W	547.40
C3	00°00'17"	5673.08	N 08°29'34" W	15.32

CSX Site No. 39049-0009
ALTA/ACSM Land Title Survey of
18.584 ACRES
lying in a portion of
SECTION 14, TOWNSHIP 4, RANGE 22
and
SECTION 23, TOWNSHIP 4, RANGE 22
MATHEW'S SURVEY
CONGRESS LANDS
TOWNSHIP OF HAMILTON, FRANKLIN COUNTY, OHIO
Scale: 1"=100' Date: July, 1997
REV. DATE: DECEMBER, 1998

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

R. D. ZANDE & ASSOCIATES, INC.
Registered Surveyor No. 7455
Date: 12/3/98