

Basis of Bearing  
 The bearings shown hereon are based on the bearing of S 84° 57' 00" W, for the centerline of the P.C.C. & S.T.L. R.R. and the B & O R.R. of record in D.B. 881, Page 501, record of the Recorder's Office, Franklin County, Ohio.

Easement Notes Per Title Commitment  
 Note: The following list of easements items is per First American Title Co., Title commitment Number DBT-20-1764, with an effective date of March 24, 2000.

- Easement to The Columbus Natural Gas Co. of record in Miscellaneous Records 12, Page 324, 325, 326, and 327, and the easement to John W. Smith of record in Miscellaneous Record 12, Page 357, assigned in Deed Book 2548, Page 90. (Item #3) These easements are blanket easements that do apply to the subject 6.000 acre tract and their exact location cannot be determined.
- License and Agreement to Transcontinental & Western Air, Inc., of record in Miscellaneous Record 41, Page 313. (Item #9) The location cannot be determined without viewing the 'blue-print' mentioned therein.
- Assignment of Lease and Easements to RDC Microwave, Inc., of record in O.R. 32319 B05. (Item #10) This easement is a blanket easement the exact location cannot be determined.

CERTIFICATE OF SURVEY  
 To Broad & James Inc., Bank One NA, and First American Title Insurance Company;  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with 'Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys,' jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1-9 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the 'Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.'

Date: 5-19-2000  
 CERTIFICATE OF SURVEY

*Malcolm A. Grove* (seal)  
 Malcolm A. Grove  
 Registered Surveyor S-6547

The undersigned hereby certifies to Broad & James Inc. and First American Title Insurance Company and Bank One NA.

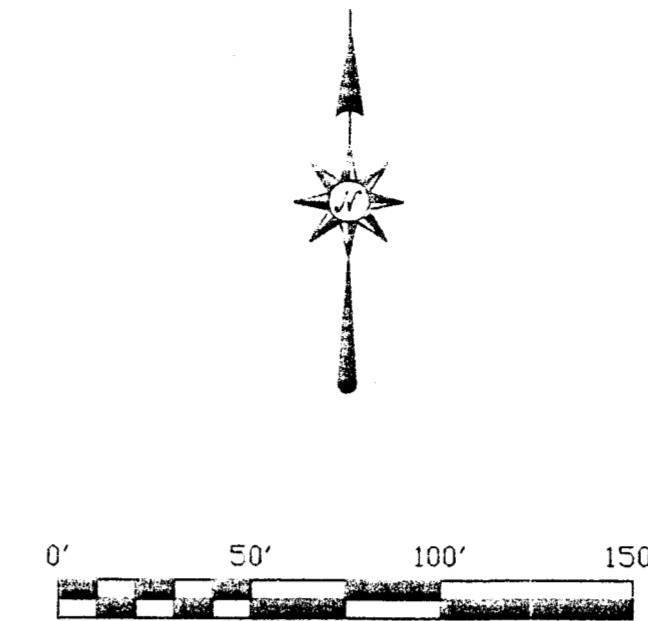
- This survey of the subject 8.028 acre tract (the 'Property') was actually made upon the ground on April 21, 2000.
- This survey has been made in accordance with the 'Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys,' jointly established and adopted in 1999 by the American Land Title Association and the American Congress on Surveying and Mapping.
- This plat of survey is correct.
- The size, type and location of all buildings and the distance there from 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, right-of-way and other encumbrances listed in Schedule A commitment No. DBT-20-1764 issued by First American Title Insurance Company with an effective date of March 24, 2000 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 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 subject 8.028 acre tract lies in zone X (area determined to be outside the 500 year floodplain), as shown on the Flood Insurance Rate Map 3904SC0260 G with an effective date of April 26, 2000, published by the Federal Emergency Management Agency.

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. Call before you dig! Ohio Utilities Protection Services at 1-800-362-2764. (TOLL FREE)

ALTA/ACSM LAND TITLE SURVEY OF  
 8.028 ACRES  
 BEING A PART OF  
 FOURTH QUARTER, TOWNSHIP 1, RANGE 17  
 UNITED STATES MILITARY LANDS  
 County of Franklin City of Columbus, Ohio

Scale: 1" = 50' Date: April, 2000

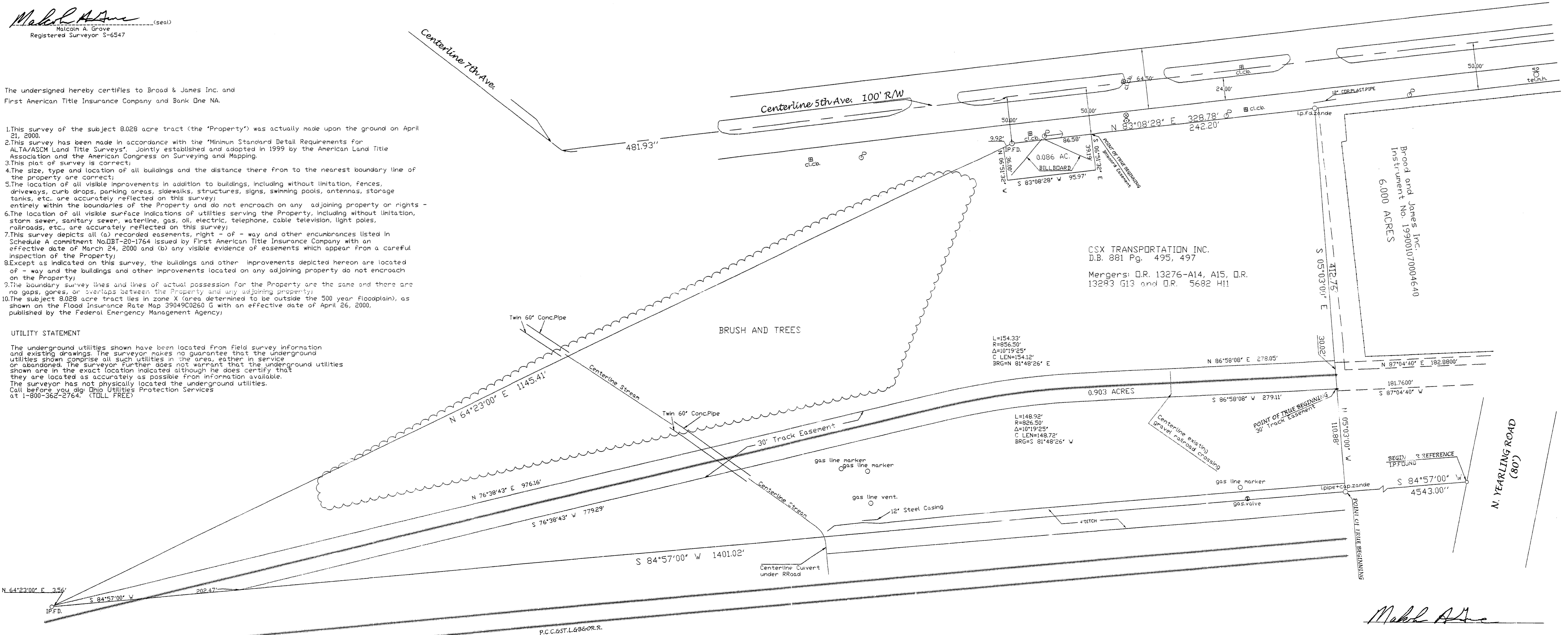
Prepared By:  
 Malcolm A. Grove  
 Reg. Surveyor S - 6547



LEGEND

These standard symbols will be found in the drawing.

- START
- IRON PIN FOUND
- CATCH BASIN
- FIRE HYDRANT
- GUY WIRE
- MANHOLE
- POWER POLE
- VALVE
- GAS METER
- CHAIN LINK FENCE
- BUSH & SHRUBS
- TREE LINE
- RAILROAD



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