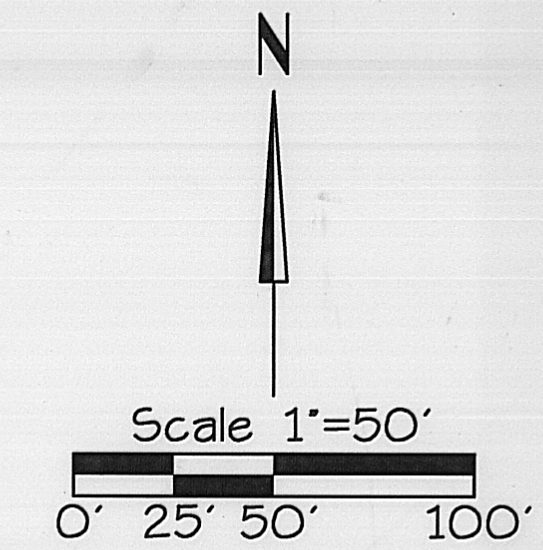


Boundary Survey
 Of
 Part Of Lots 4, 5, 6, 15, And 16 Of Toland Jones 1st Addition And
 Part Of Lot 4 Of The Original Plat Of London, City Of London, Madison County, Ohio
 For
 Madison Landmark, Inc.
 And
 Conrail
 Conrail Parcel No. OH-O410, Case No. 72031



Description

All That Part Of Lots 4, 5, 6, 15, And 16 Of Toland Jones 1st Addition Recorded Plat Book 1, Page 135 And Part Of Lot 4 Of The Original Plat Of The City Of London, Madison County, Ohio, Bounded And Described As Follows: Beginning At A P.K. Nail Set At The Most Northerly Corner Of Lot 15 Of Said Toland Jones 1st Addition, Said Point Also Being The Intersection Of The Southwesterly Right-Of-Way Line Of Walnut Street (60 Feet Wide) With The Southeasterly Line Of A 16 Foot Wide Alley That Lies Between Lots 14 And 15 Of Said Plat;
 Thence South 40°53'19" East 258.95 Feet Along The Southwesterly Line Of Walnut Street (60 Feet Wide) To A 5/8" Rod Set At A Point That Is 25.00 Feet Northerly Of As Measured Perpendicular To The Centerline Of The Conrail Railroad Track;
 Thence South 81°37'23" West 785.49 Feet Along A Line That Is 25.00 Feet North Of Said Track To A P.K. Nail Set On The Northeast Right-Of-Way Line Of Main Street (99 Feet Wide);
 Thence North 40°42'09" West 3.66 Feet Along The Northeastery Line Of Main Street (99 Feet Wide) To A P.K. Nail Set At The Original Right-Of-Way Line Of The Columbus, Springfield, And Cincinnati Railroad Company Said Point Being 28.3 Feet Southeasterly Of As Measured Along The Northeastery Line Of Said Main Street From The Center Of A Partition Wall As Described In Deed Recorded Volume 190, Page 335 Madison County Deed Record;
 Thence North 76°27'18" East 155.78 Feet Along A Line That Is 10 Feet Northerly Of The Original Centerline Of Track No. 94 (Track Now Removed) To A 5/8" Rod Set At A Point That Is 100.5 Feet Southeasterly As Measured Parallel To Main Street From The Center Of A Partition Wall As Described In A Deed Recorded Volume 190, Page 335 Madison County Deed Record;
 Thence North 77°50'59" East 245.38 Feet Continuing Along Said Line That Is 10 Feet North Of Said Track No. 94 To A 5/8" Rod Set At The Southwest Corner Of Land Owned By Paul Andrix As Surveyed By L.C. Roush In 1964;
 Thence North 77°13'33" East 150.40 Feet Along The South Line Of Said Andrix Property To A 5/8" Rod Set At The Southwest Corner Of Said Andrix Property;
 Thence North 11°51'27" West 106.12 Feet Along The East Line Of Said Andrix Property To The Southeasterly Line Of A 16 Foot Alley;
 Thence North 48°46'33" East 124.70 Feet Along Said Alley Line To The Point Of Beginning, Containing 1.090 Acres More Or Less And Subject To All Highways, Easements, And Restrictions Of Record. This Description Was Prepared By Mannik And Smith Inc. From An Actual Survey Of The Premises.

Legend

P = Plat
 M = Meas.

Survey Based On

Plat Of Toland Jones First Addn. Rec. Book 1, P. 135 Railroad Valuation Maps Obtained From Conrail Railroad And Documents Obtained From Madison County Recorder.
 Bearing Control Based On 1985 Survey By F. K. Harvey.

Certification

This Survey Meets The Requirements Of Paragraph (B) Of Rule 4733-37-04 Of The Administrative Code.
 The Undersigned States To The Corporation Named Hereon That This Plat Represents A True And Accurate Survey Made By The Undersigned As Established By Actual Field Measurements; That No Encroachments By Or On The Platted Premises Exist, Unless Otherwise Shown And Noted.

James A. Broadway 3-13-97
 JAMES A. BROADWAY
 Registered Professional Surveyor
 State of Ohio #6909



Mannik + Smith, Inc.
 Consulting Engineers + Surveyors
 3539 Glendale Avenue, Toledo Ohio 43614
 Telephone (419) 385-9222
 Revised 12/12/96



Exhibit A

Conrail Case No. 72031, Parcel No. OH-0410

Madison Landmark Description

All That Part Of Lots 4, 5, 6, 15, And 16 Of Toland Jones 1st Addition Recorded Plat Book 1, Page 135 And Part Of Lot 4 Of The Original Plat Of The City Of London, Madison County, Ohio, Bounded And Described As Follows: Beginning At A P.K. Nail Set At The Most Northerly Corner Of Lot 15 Of Said Toland Jones 1st Addition, Said Point Also Being The Intersection Of The Southwesterly Right-Of-Way Line Of Walnut Street (60 Feet Wide) With The Southeasterly Line Of A 16 Foot Wide Alley That Lies Between Lots 14 And 15 Of Said Plat;

Thence South 40°53'19" East 258.95 Feet Along The Southwesterly Line Of Walnut Street (60 Feet Wide) To A 5/8" Rod Set At A Point That Is 25.00 Feet Northerly Of As Measured Perpendicular To The Centerline Of The Conrail Railroad Track;

Thence South 81°37'23" West 785.49 Feet Along A Line That Is 25.00 Feet North Of Said Track To A P.K. Nail Set On The Northeast Right-Of-Way Line Of Main Street (99 Feet Wide);

Thence North 40°42'09" West 3.66 Feet Along The Northeasterly Line Of Main Street (99 Feet Wide) To A P.K. Nail Set At The Original Right-Of-Way Line Of The Columbus, Springfield, And Cincinnati Railroad Company Said Point Being 28.3 Feet Southeasterly Of As Measured Along The Northeasterly Line Of Said Main Street From The Center Of A Partition Wall As Described In Deed Recorded Volume 190, Page 335 Madison County Deed Record;

Thence North 76°27'18" East 155.78 Feet Along A Line That Is 10 Feet Northerly Of The Original Centerline Of Track No. 94 (Track Now Removed) To A 5/8" Rod Set At A Point That Is 100.5 Feet Southeasterly As Measured Parallel To Main Street From The Center Of A Partition Wall As Described In A Deed Recorded Volume 190, Page 335 Madison County Deed Record;

Thence North 77°50'59" East 245.38 Feet Continuing Along Said Line That Is 10 Feet North Of Said Track No. 94 To A 5/8" Rod Set At The Southwest Corner Of Land Owned By Paul Andrix As Surveyed By L.C. Roush In 1964;

Thence North 77°13'33" East 150.40 Feet Along The South Line Of Said Andrix Property To A 5/8" Rod Set At The Southwest Corner Of Said Andrix Property;

Thence North 11°51'27" West 106.12 Feet Along The East Line Of Said Andrix Property To The Southeasterly Line Of A 16 Foot Alley;

Thence North 48°46'33" East 124.70 Feet Along Said Alley Line To The Point Of Beginning, Containing 1.090 Acres More Or Less And Subject To All Highways, Easements, And Restrictions Of Record. This Description Was Prepared By Mannik And Smith Inc. From An Actual Survey Of The Premises.

James A. Broadway 1-22-97
James A. Broadway

Professional Land Surveyor State Of Ohio #6909

