

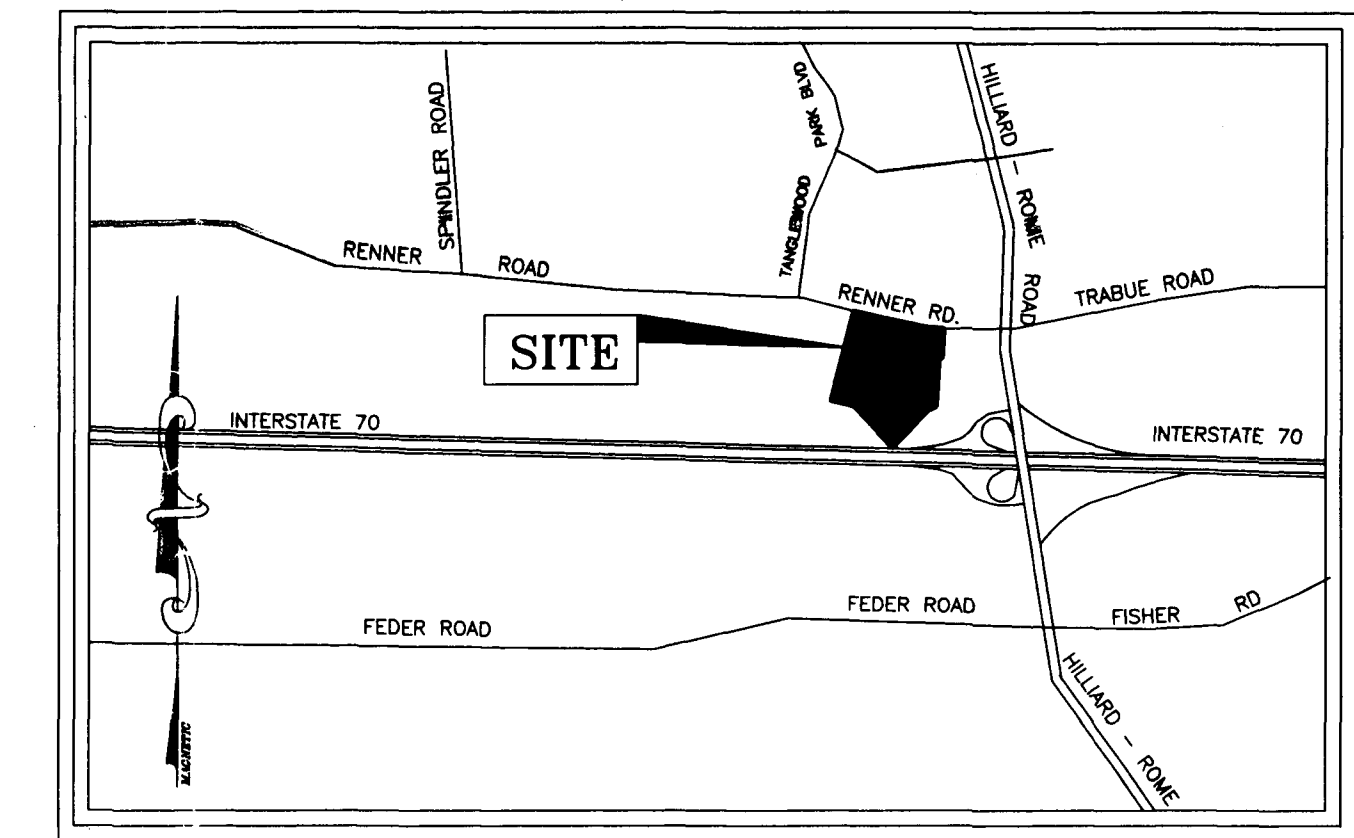
ALTA/ACSM LAND TITLE SURVEY

OF WEST HILL CENTER

LOTS 1,2,3,4,5,6 & PRIVATE ROAD R/W
CONTAINING A TOTAL OF 17.638 ACRES

FOR OPUS NORTH CORPORATION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS
VIRGINIA MILITARY SURVEY NO. 6641



LOCATION MAP

NOT TO SCALE

BENCH MARKS

FRANKLIN COUNTY BENCH MARK:
Brass Plate in southeast corner concrete wingwall in the median of Hilliard-Rome Road Bridge over I-70, 16.3' west of centerline of the northbound lanes.
ELEV. 953.65

SITE BENCH MARK:
Chiseled square in the base of a light pole located along the westerly property line of Red Roof Inn, Southern most light pole along the westerly property line of Red Roof Inn.
ELEV. 936.01

TITLE WORK

ALL TITLE WORK AND COURT HOUSE RESEARCH WAS PROVIDED BY THE OWNER THROUGH LAWYERS TITLE INSURANCE COMPANY, AND COUNTERSIGNED BY TRANSOHIO TITLE AGENCY, INC. COMMITMENT # 87028-201, DATED JANUARY 5, 1995.

EASEMENTS

- The easements shown hereon are as noted in the Title Commitment No. 87028-201 dated January 5, 1995 prepared by Lawyers Title Insurance Corporation; Furthermore the Surveyed tract is subject to the covenants, conditions, restrictions and reservations contained in the above referenced Title Commitment (if any).
- The property is subject to a Blanket Easement to The Ohio Fuel Gas Company by Deed of Record in D.B. 1993, Pg. 319, (and as limited in an agreement between Columbia Gas and Opus North Corporation.)
- Easement to Columbus and Southern Ohio Electric Company of Record in Deed Book 2897, Page 580
- Sanitary sewer easement to the City of Columbus of Record in Deed Book 3424, Page 802
- Easement of right-of-way to The Ohio Fuel Supply Company of Record in Misc. Vol. 5, Page 274; assigned to Columbia Gas of Ohio, Inc. in Deed Book 2548, Page 90, (and as limited in an agreement between Columbia Gas and Opus North Corporation.)
- Agreement to grant easements by and between Meijer, Inc. and David E. Hauelsen and Mariwyn D. Hauelsen of Record in Official Record 22542 F02.
- Sewer Utility Lines and appurtenances easement to the City of Columbus, Ohio of Record in Instrument No. 199710310132428.

BASIS OF BEARINGS

The Basis of Bearings for this description is based on the south right-of-way line of Renner Road, also being the north line of Opus North Corporations 17.638 acre tract as being South Seventy-Seven Degrees, Thirty Minutes, No Seconds (77°30'00") East as shown of record in Official Record Volume 34104 C-17, Recorder's Office, Franklin County, Ohio.

FLOOD NOTE

THIS PROPERTY DOES APPEAR ON THE CURRENT CITY OF COLUMBUS, OHIO F.E.M.A. MAP COMMUNITY PANEL NUMBER 390170 0055 DATED JULY 5, 1983 AND IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING).

CERTIFICATION

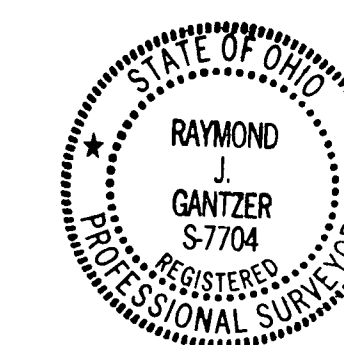
To OPUS NORTH CORPORATION and LAWYERS TITLE INSURANCE CORPORATION:

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992; includes items 1-4, 6, 8, 10-13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

NOTE: ALL IRON PINS (SET) ARE 5/8" REBAR, 30 INCHES LONG WITH A YELLOW CAP BEARING "BISCHOFF & ASSOC. OR GANTZER S-7704".

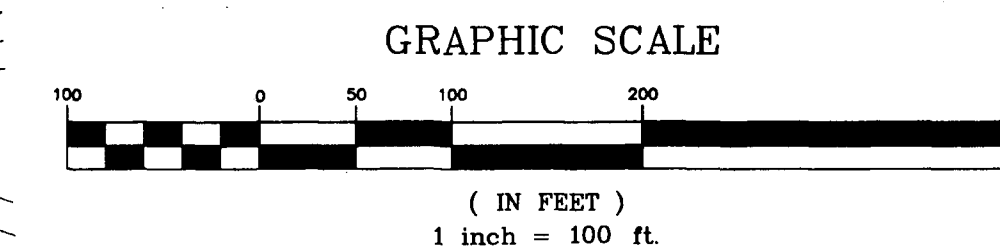
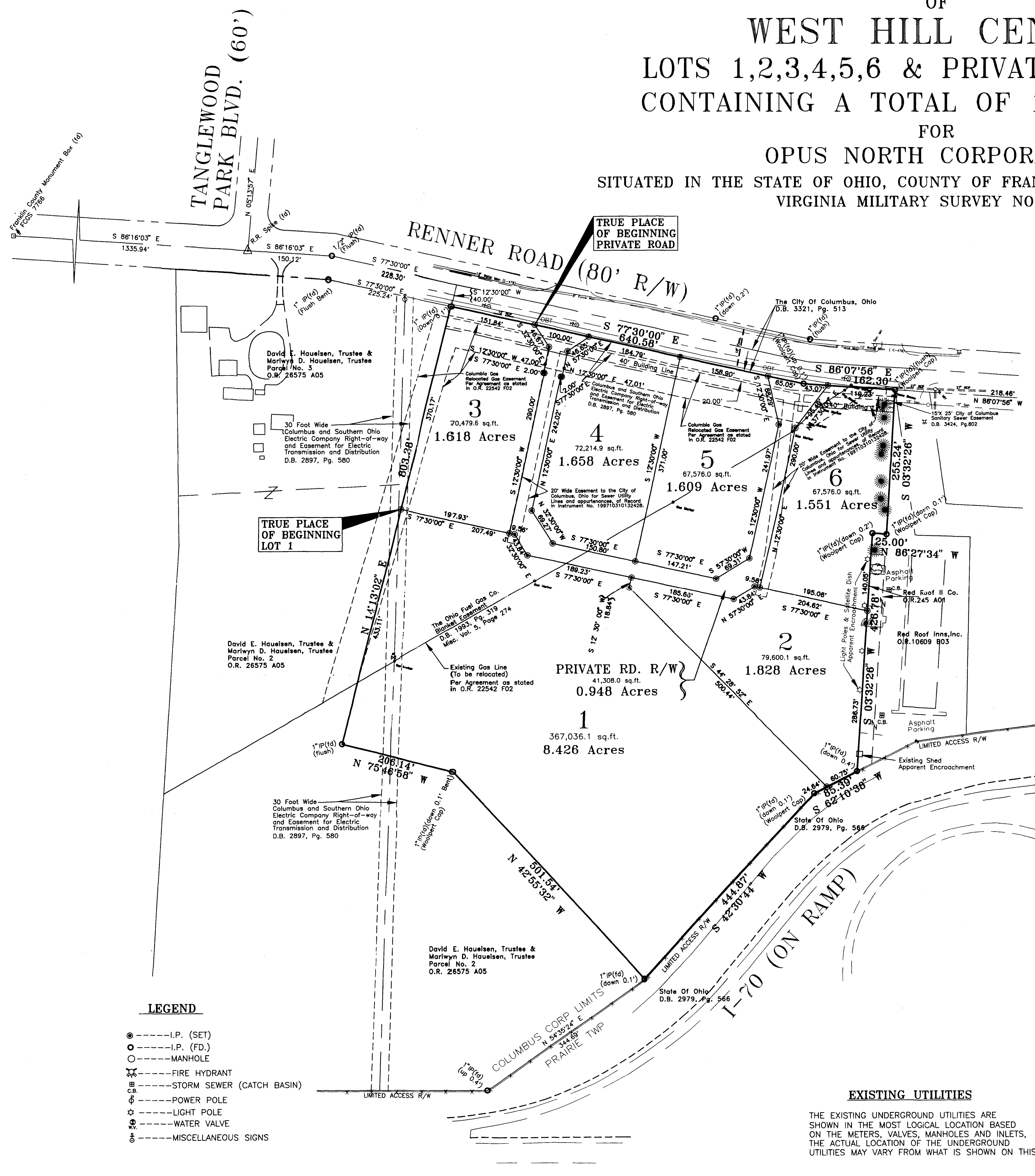
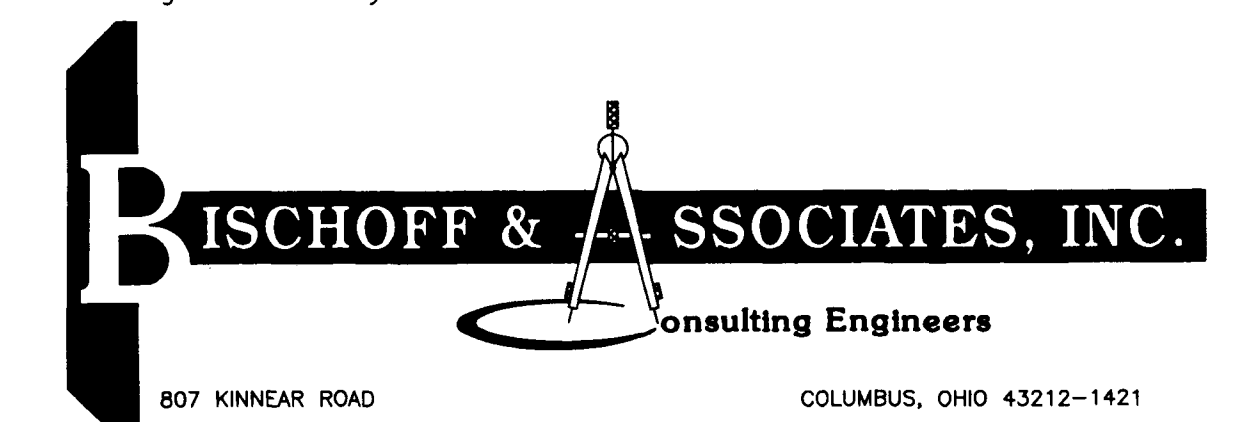
Raymond J. Gantzer
RAYMOND J. GANTZER Registered Surveyor No. S-7704

December 16, 1997
DATE



PREVIOUS DEED REFERENCE

MEIJER, INC., a Michigan corporation
Official Record 22542 E19
Franklin County, Ohio, Recorder's Office



LEGEND

- --- I.P. (SET)
- --- I.P. (FD.)
- --- MANHOLE
- ⊗ --- FIRE HYDRANT
- ⊕ --- STORM SEWER (CATCH BASIN)
- ⊕ --- POWER POLE
- ☆ --- LIGHT POLE
- ⊕ --- WATER VALVE
- ⊕ --- MISCELLANEOUS SIGNS

EXISTING UTILITIES

THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THE MOST LOGICAL LOCATION BASED ON THE METERS, VALVES, MANHOLES AND INLETS. THE ACTUAL LOCATION OF THE UNDERGROUND UTILITIES MAY VARY FROM WHAT IS SHOWN ON THIS PLAN.