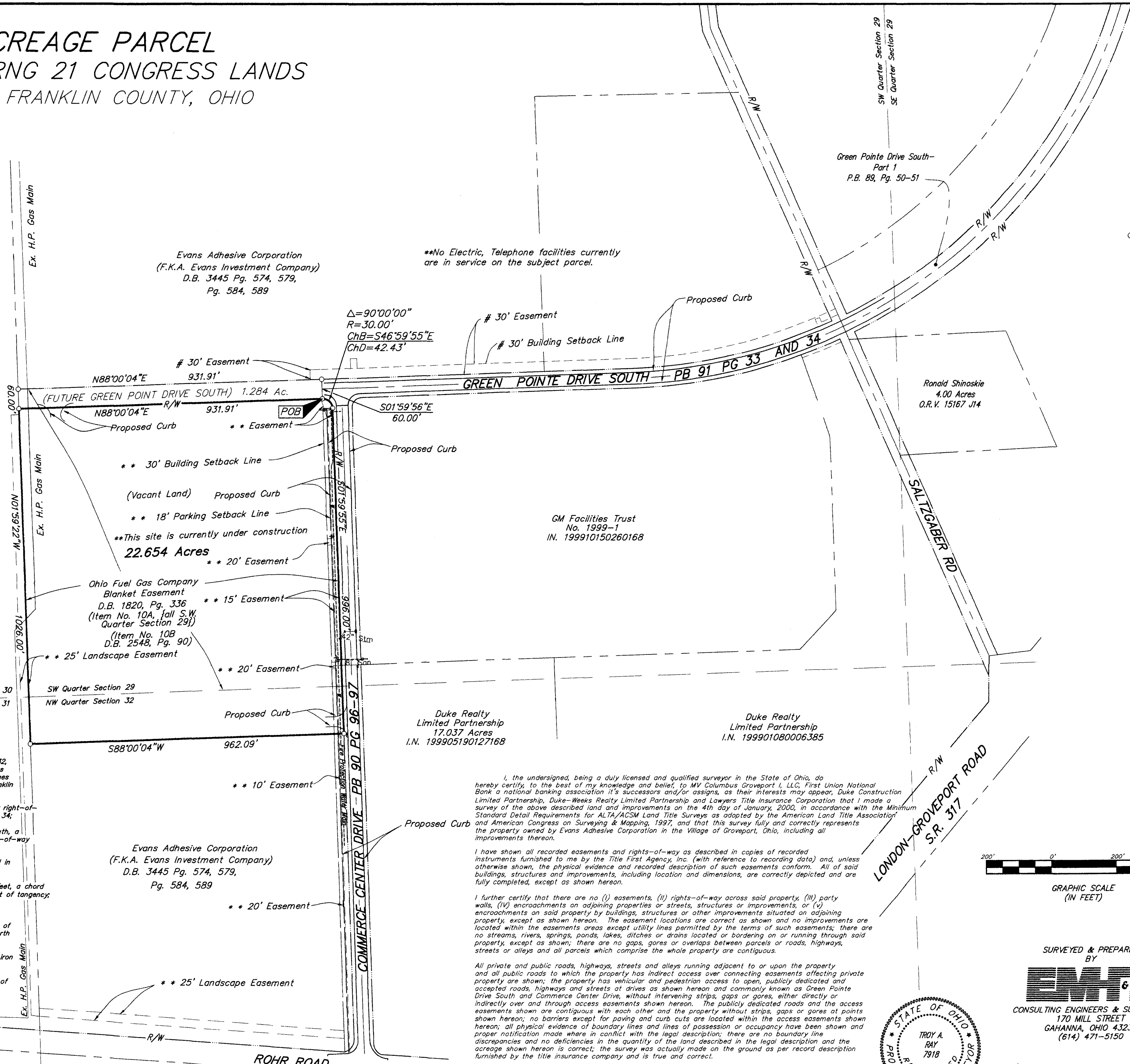


# SURVEY OF ACREAGE PARCEL

## SEC 29 & 32 TWP 11 RNG 21 CONGRESS LANDS

### VILLAGE OF GROVEPORT, FRANKLIN COUNTY, OHIO



Opus North Corporation  
I.N. 199809290247536

Evans Adhesive Corporation  
(F.K.A. Evans Investment Company)  
D.B. 3445 Pg. 574, 579,  
Pg. 584, 589

\*\*No Electric, Telephone facilities currently  
are in service on the subject parcel.

Green Pointe Drive South-  
Part 1  
P.B. 89, Pg. 50-51

Ronald Shinoskie  
4.00 Acres  
O.R.V. 15167 J14

GM Facilities Trust  
No. 1999-1  
IN. 199910150260168

Duke Realty  
Limited Partnership  
17.037 Acres  
I.N. 199905190127168

Duke Realty  
Limited Partnership  
I.N. 199901080006385

The following items from Title Commitment  
No. 75100207A are located on the subject  
parcel:  
(Item No. 10A) DB 1820, Pg. 336 (Also see above)  
(Item No. 10B) DB 2548, Pg. 90 (Easement assigned to  
Columbia Gas of Ohio, Inc.)  
\* \* (Item No. 12) PB 90, Pg. 96 (Also see above)

The following item from Title Commitment  
No. 75100207A could not be located from the  
description provided:  
(Item No. 11) DB 2406, Pg. 615

SE Quarter Section 30  
NE Quarter Section 31

SW Quarter Section 29  
NW Quarter Section 32

22.654 ACRES

Situated in the State of Ohio, County of Franklin, Village of Groveport, Sections 29 and 32,  
Township 11, Range 21, Congress Lands and being out of that tract as conveyed to Evans  
Adhesive Corporation (FKA Evans Investment Company) of record in Deed Book 3445, Pages  
574, 579, 584 and 589 (all references refer to the records of the Recorder's Office, Franklin  
County, Ohio) and described as follows:

Beginning for reference at an iron pin set marking the westerly terminus of the northerly right-of-  
way line of Green Pointe Drive South as shown of record in Plat Book 91, Pages 33 and 34;

thence South 01° 59' 56" East, with the westerly terminus of said Green Pointe Drive South, a  
distance of 60.00 feet to an iron pin set at the westerly terminus of the southerly right-of-  
way line of said Green Pointe Drive South, at the true point of beginning for this description;

thence with the westerly right-of-way line of Commerce Center Drive as shown of record in  
Plat Book 90, Pages 96 and 97, the following courses:

With a curve to the right, having a central angle of 90° 00' 00" and a radius of 30.00 feet, a chord  
bearing and distance of South 46° 59' 55" East, 42.43 feet to an iron pin set at a point of tangency;

South 01° 59' 55" East, a distance of 996.00 feet to an iron pin set;

thence South 88° 00' 04" West, across said Evans Adhesive Corporation tract, a distance of  
962.09 feet to an iron pin set in the easterly line of that tract as conveyed to Opus North  
Corporation of record in Instrument Number 199809290247536;

thence North 01° 59' 22" West, with said easterly line, a distance of 1026.00 feet to an iron  
pin set;

thence North 88° 00' 04" East, across said Evans Adhesive Corporation tract, a distance of  
931.91 feet to the point of beginning and containing 22.654 acres of land, more or less.

Evans Adhesive Corporation  
(F.K.A. Evans Investment Company)  
D.B. 3445 Pg. 574, 579,  
Pg. 584, 589

I, the undersigned, being a duly licensed and qualified surveyor in the State of Ohio, do  
hereby certify, to the best of my knowledge and belief, to MV Columbus Groveport I, LLC, First Union National  
Bank a national banking association its successors and/or assigns, as their interests may appear, Duke Construction  
Limited Partnership, Duke-Weeks Realty Limited Partnership and Lawyers Title Insurance Corporation that I made a  
survey of the above described land and improvements on the 4th day of January, 2000, in accordance with the Minimum  
Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by the American Land Title Association  
and American Congress on Surveying & Mapping, 1997, and that this survey fully and correctly represents  
the property owned by Evans Adhesive Corporation in the Village of Groveport, Ohio, including all  
improvements thereon.

I have shown all recorded easements and rights-of-way as described in copies of recorded  
instruments furnished to me by the Title First Agency, Inc. (with reference to recording data) and, unless  
otherwise shown, the physical evidence and recorded description of such easements conform. All of said  
buildings, structures and improvements, including location and dimensions, are correctly depicted and are  
fully completed, except as shown hereon.

I further certify that there are no (i) easements, (ii) rights-of-way across said property, (iii) party  
walls, (iv) encroachments on adjoining properties or streets, structures or improvements or (v)  
encroachments on said property by buildings, structures or other improvements situated on adjoining  
property, except as shown hereon. The easement locations are correct as shown and no improvements are  
located within the easement areas except utility lines permitted by the terms of such easements; there are  
no streams, rivers, springs, ponds, lakes, ditches or drains located or bordering on or running through said  
property, except as shown; there are no gaps, gores or overlaps between parcels or roads, highways,  
streets or alleys and all parcels which comprise the whole property are contiguous.

All private and public roads, highways, streets and alleys running adjacent to or upon the property  
and all public roads to which the property has indirect access over connecting easements affecting private  
property are shown; the property has vehicular and pedestrian access to open, publicly dedicated and  
accepted roads, highways and streets at drives as shown hereon and commonly known as Green Pointe  
Drive South and Commerce Center Drive, without intervening strips, gaps or gores, either directly or  
indirectly over and through access easements shown hereon. The publicly dedicated roads and the access  
easements shown are contiguous with each other and the property without strips, gaps or gores at points  
shown hereon; no barriers except for paving and curb cuts are located within the access easements shown  
hereon; all physical evidence of boundary lines and lines of possession or occupancy have been shown and  
proper notification made where in conflict with the legal description; there are no boundary line  
discrepancies and no deficiencies in the quantity of the land described in the legal description and the  
acreage shown hereon is correct; the survey was actually made on the ground as per record description  
furnished by the title insurance company and is true and correct.

A Topographic Survey of the property reveals no visible evidence of cemeteries.

The property is zoned PIP (Planned Industrial Park).

The within described real estate lies within Hazard Flood Zone X as shown on Panel Number  
39049C0360G of the Federal Emergency Management Agency's flood insurance rate map, dated 08/02/95.

Certified this 4th day of January, 2000.

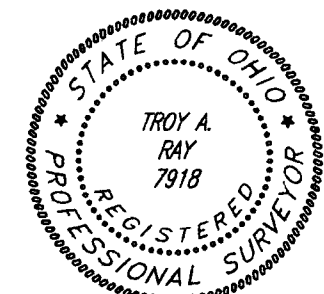


GRAPHIC SCALE  
(IN FEET)

SURVEYED & PREPARED  
BY



170 MILL STREET  
GAHANNA, OHIO 43230  
(614) 471-5150



By Troy A. Ray 1/12/00  
Professional Surveyor No. 7918

The Basis of Bearing on this drawing is  
N 23° 59' 37" W for the Centerline of  
Saltzgaber Road as shown of Record in  
DB 3445, PG 584, Recorder's Office,  
Franklin County, Ohio.

▲ = R.R. SPK. FND.  
△ = R.R. SPK. SET  
● = I.P. FND.  
○ = I.P. SET

I.P.S. Set are 13/16" I.D. Iron  
pipe W/ cap inscribed EMH&T.

# From the final Plat of Groveport Commerce Center  
Part 2 Green Pointe Drive South Dedication and  
Easements of record in Plat Book 91, Pages 33 & 34.

SCALE: 1" = 200'  
REVISED

JANUARY 4, 2000  
JANUARY 11, 2000