

SURVEY OF ACREAGE PARCEL
SEC 29 & 32 TWP 11 RNG 21 CONGRESS LANDS
VILLAGE OF GROVEPORT, FRANKLIN COUNTY, OHIO

17.037 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 16.130 acres out of the residual of that tract as conveyed to Evans Adhesive Corporation, of record in Deed Book 3445, Pages 574, 579, 584 and 589 and 0.907 acre out of that tract as conveyed to Evans Adhesive Corporation of record in Deed Book 3487, Page 460, (all deed references refer to the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at an iron pin set at the intersection of the northerly right-of-way line of Rohr Road with the westerly right-of-way line of London-Groveport Road (S.R. 317), at the southeasterly corner of an original 64.550 acre tract as conveyed to Duke Realty Limited Partnership of record in Instrument Number 199805130116381;

thence North 86° 22' 51" West with said northerly right-of-way line, a distance of 435.74 feet to a railroad spike found;

thence North 85° 58' 40" West, continuing with said northerly right-of-way line, a distance of 503.12 feet to an iron pin set in the easterly right-of-way line of Commerce Center Drive, of record in Plat Book 90, Pages 96 through 97;

thence North 01° 59' 56" West, with said easterly right-of-way line, a distance of 1193.12 feet to an iron pin set at the southwesterly corner of a 14.801 acre tract as conveyed to Duke Construction Limited Partnership of record in Instrument Number 199901080006383;

thence North 88° 00' 04" East, with the southerly line of said 14.801 acre tract, a distance of 594.27 feet to an iron pin set at the southeasterly corner thereof, at the southwesterly corner of a 16.392 acre tract of record in Instrument Number 199901080006385;

thence South 01° 59' 22" East, with the westerly line of said original 64.550 acre tract, a distance of 1213.53 feet to an iron pin set at the southwesterly corner of said original 64.550 acre tract;

thence South 86° 12' 43" East, with a southerly line of said original 64.550 acre tract, a distance of 374.90 feet to a concrete monument found in the westerly right-of-way line of said London-Groveport Road (S.R. 317);

thence South 39° 37' 37" West, with said westerly right-of-way line, a distance of 49.77 feet to the point of beginning and containing 17.037 acres of land, more or less.

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

Groveport Lodge
 Temple Co.
 4.04 Acres
 DB 2681, Pg. 1
 DB 3248, Pg. 591

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

Ohio Midland Light and Power Company Easement
 DB 1071 Pg. 327 is not located on the subject parcel

Parcel is located within the areas described in the following items from Title Commitment No. 75200236:

DB 2406, PG 615; South Central Rural Electric Cooperative (Blanket Easement)
 DB 1820, PG 336; Ohio Fuel Gas Company Easement Assigned to
 Columbia Gas of Ohio, Inc. in DB 2548, PG 90 (Blanket Easement)

IN 199903100060002 Declaration of Development
 Standards, Covenants and Restrictions for Groveport
 Commerce Center.

GREEN POINTE DRIVE SOUTH PB 91 PG 533 AND 34

20' Easement
 PB 90 PG 96-97

Duke Construction
 Limited Partnership
 14.801 Acres
 I.N. 199901080006383

Duke Construction
 Limited Partnership
 16.392 Acres
 I.N. 199901080006385

20' Easement
 PB 90 PG 96-97

N88°00'04"E
 594.27'

20' Easement
 PB 90 PG 96-97

17.037 Ac.
 Vacant Land
 (16.130 Ac)

18' Parking Setback
 PB 90 PG 96-97

30' Building Line
 PB 90 PG 96-97

20' Easement
 PB 90 PG 96-97

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

Storm
 Easement
 PB 90 PG 96,97

Duke Realty
 Limited Partnership
 I.N. 199805130116381
 (Orig) 64.550 Acres

25' Landscape
 Easement
 PB 90 PG 96, 97

Evans Adhesive Corporation
 (F.K.A. Evans Investment Company)
 D.B. 3487 Pg. 460

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

I, the undersigned, being a duly licensed and qualified surveyor in and for the State of Ohio, do hereby certify, to the best of my knowledge and belief, to Duke Construction Limited Partnership that I made a survey of the above described land and improvements on the 11th day of December, 1998, in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by the American Land Title Association & American Congress on Surveying & Mapping, 1997, and that this survey fully and correctly represents the property owned by Evans Adhesive Corporation and Duke Realty Limited Partnership, including all buildings, structures and improvements thereon.

I have shown all recorded easements and rights-of-way and described in copies of recorded instruments furnished to me by the Commonwealth Land Title Insurance Company and, unless otherwise shown, the physical evidence and recorded description of such easements conform the property is currently vacant land.

I further certify that there are no (i) easements, (ii) visible rights-of-way across said property, (iii) party walls, encroachments on said property by buildings, structures or other improvements situated on adjoining property, except as shown hereon; all easements from Title Commitment 75200236 are shown in their entirety, the locations thereof are correct as shown and no improvements are located within the easements areas except utility lines permitted by the terms of such easements; there are no gaps, gores or overlaps between parcels or roads, highways, streets or alleys, except as shown hereon, and all parcels which comprise the whole property are contiguous.

All physical evidence of boundary lines and lines of possession or occupancy have been shown and property 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.

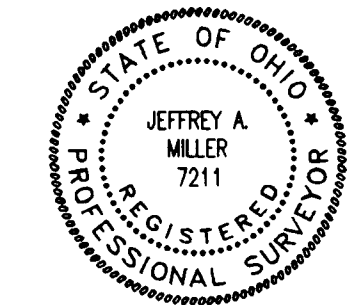
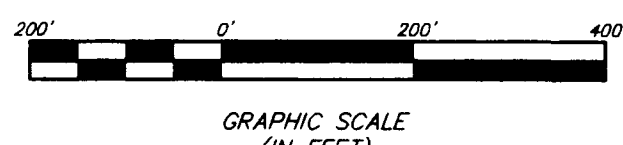
A physical examination of the property reveals no visible evidence of cemeteries.

The property is zoned PIP: Planned Industrial Park.

The Flood Zone Designation is Zone X (area outside 500-year floodplain) as per Community Panel 39049C0360G, Federal Emergency Management Flood Insurance Rate Map (August 2, 1995).

- Conc. Mon. Found
- ▲ R.R. Spk. Fnd.
- △ R.R. Spk. Set
- I.P. Fnd.
- I.P. Set

I.P. set are 3/4" O.D. Iron Pin
 30" long w/cap inscribed EMH&T.



SURVEYED & PREPARED
 BY
EMT
 CONSULTING ENGINEERS & SURVEYORS
 170 MILL STREET
 CAHANNA, OHIO 43230
 (614) 471-5150

By *Jeffrey A. Miller* 5-10-99
 Professional Surveyor No. 7211

SCALE: 1" = 200'
 REVISION
 APRIL 23, 1999
 MAY 10, 1999