

ALTA/ACSM LAND TITLE SURVEY
SECTION 30, TOWNSHIP 11, RANGE 21
CONGRESS LANDS
VILLAGE OF GROVEPORT, FRANKLIN COUNTY, OHIO

25.054 Acres

Situated in the State of Ohio, County of Franklin, Village of Groveport, lying in Section 30, Township 11, Range 21, Congress Lands, and being part of the 98.171 acre tract conveyed to OPUS NORTH CORPORATION, an Illinois corporation by deed of record in Instrument Number 199809290247536, (all references are to the records of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

BEGINNING at an iron pin set in the northerly right-of-way line of Green Pointe Drive South at its easterly terminus as delineated on the plat for "OPUS BUSINESS CENTER AT RICKENBACKER - SECTION 2, OPUS CENTER EXTENSION & GREENE POINTE DRIVE SOUTH EXTENSION, STREET DEDICATION & EASEMENTS FINAL PLAT", of record in Plat Book 102, Page 25, and being in the line common to said 98.171 acre tract, a 90.720 acre tract conveyed to GPS Consumer Direct, Inc., a California corporation by deed of record in Instrument Number 200011020222617, and Section Nos. 29 and 30;

thence with the northerly right-of-way line of said Green Pointe Drive South the following courses and distances:

with the arc of a curve to the left, having a central angle of 30° 27' 34", a radius of 848.00 feet, an arc length of 450.81 feet, and a chord which bears South 78° 41' 03" West, a distance of 445.52 feet, to an iron pin set at a point of reverse curvature;

with the arc of said curve to the right, having a central angle 30° 12' 19", a radius of 788.00 feet, an arc length of 415.42 feet, and a chord which bears South 78° 33' 24" West, a distance of 410.62 feet, to an iron pin set at a point of tangency;

North 86° 20' 26" West, a distance of 247.31 feet, to an iron pin set at a point of curvature in the proposed easterly right-of-way line of Opus Drive;

thence with the arc of said curve to the right, having a central angle 90° 00' 00", a radius of 28.00 feet, an arc length of 43.98 feet, and a chord which bears North 41° 20' 26" West, a distance of 39.60 feet, with said proposed easterly right-of-way line of Opus Drive, to an iron pin set at a point of tangency;

thence North 03° 39' 34" East, a distance of 1045.67 feet, continuing with said proposed easterly right-of-way line of Opus Drive, to an iron pin set;

thence South 86° 20' 26" East, a distance of 1105.93 feet, across said 98.171 acre tract, to an iron pin set in the line common to said 98.171 and 90.720 acre tracts and Section Nos. 29 and 30, being South 03° 54' 50" West, a distance of 850.01 feet from FGCS Monument No. 4472;

thence South 03° 54' 50" West, a distance of 851.57 feet, with the line common to said 98.171 and 90.720 acre tracts and Section Nos. 29 and 30, to the POINT OF BEGINNING. Containing 25.054 acres, more or less.

Schedule B Items from Title Commitment No. 75191153 issued by First American Title Insurance Company and Title First Agency, Inc. with an effective date of June 16, 2004 at 7:00 A.M.

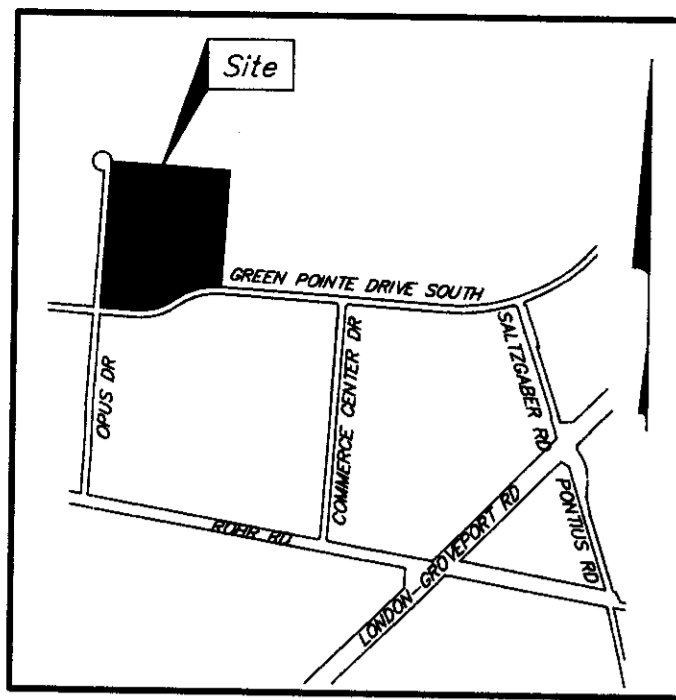
- Item 14 Electrical Easement to Ohio-Midland Light and Power Company by deed of record in Deed Book 1071, Page 327 is NOT located on the subject tract.
- Item 15 Parcel is located in the area described in a Blanket Easement to South-Central Rural Electric Cooperative, Inc. by deed of record in Deed Book 2406, Page 615.
- Items 16/17 Setbacks and Easements shown in plat of record in Plat Book 93, Pages 69 & 69 are as follows:

The 25' side yard setback, 25' landscape easement, and the utility easement north of the 60' roadway easement are located on the subject tract as shown hereon.

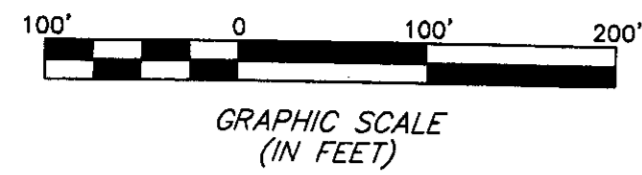
The 9.90' and 18' parking setbacks, the 9.90' setback, the 30' and 16.50' building setbacks, the 28', 15', 25.42', and 14' utility easements, and the 45' and 65' ditch easements are NOT located on the subject tract.

The 60' roadway easement has been dedicated as Green Pointe Drive South and does not lie on the subject tract.

- Item 18 Apparent Easement for waterline cannot be determined. The survey was not provided.
- Item 19 Parcel is located in the area described in Declaration of Covenants, Conditions, and Easements for Opus Business Center at Rickenbacker, Groveport, Ohio by deed of record in Instrument Number 200110300250372.
- Item 20 Setbacks and Easements shown in plat of record in Plat Book 102, Pages 25 & 26 are located on the subject tract as shown hereon.



- = STONE FND.
- = MGN. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.
- I.P. Set are 1 3/16" I.D. Iron pipe with cap inscribed EMHT INC



UTILITY LEGEND	
⊥ = Guy Pole	⊥ = Cable TV Pole
⊥ = Flag Pole	⊙ = Cable TV Marker Post
⊥ = Utility Pole	⊥ = Cable TV Pedestal
⊥ = Power Pole	⊥ = Telephone Pole
⊥ = Yard Light	⊙ = Telephone Marker Post
⊥ = Parking Meters	⊥ = Telephone Pedestal
⊥ = Parking Meter	⊥ = Telephone Booth/or Drive-Up
⊥ = Air Condition Unit	⊥ = Metal Traffic Signal Pole
⊥ = Guy Wire w/Anchor	⊥ = Wood Traffic Signal Pole
⊥ = Light Pole	⊥ = Traffic Lighting Control Box
⊥ = Light Pedestal	⊥ = Traffic Lighting Pull Box
⊥ = Electric Marker Post	⊥ = Sign
⊥ = Electric Meter	○ = Bollard
⊥ = Electric Transformer	⊥ = Mail Box
⊥ = Electric Pedestal	⊥ = Curb Inlet
⊥ = Electric Tower	⊥ = Catch Basin
⊥ = Electric Outlet	○ = Cleanout
⊥ = Electric Pull Box	⊙ = Sanitary Manhole
⊥ = Electric Manhole	⊙ = Storm Manhole
⊥ = Gas Valve	⊙ = Telephone Manhole
⊥ = Gas Service	--- = Fence
⊥ = Gas Marker Post	~ = Flowarrow
⊥ = Gas Meter	— W — = Water Line
⊥ = Gasoline Tank	— G — = Gas Line
⊥ = Propane Tank	— STM — = Storm Line
⊥ = Fire Hydrant	— SAN — = Sanitary Line
⊥ = Water Valve	— UGE — = Underground Electric
⊥ = Water Service	— OHE — = Overhead Electric
⊥ = Water Well	— UGT — = Underground Telephone
⊥ = Water Meter	— T — = Overhead Telephone
⊥ = Cistern	— CATV — = Cable TV
○ = Sprinkler	— — = Centerline
⊥ = Sprinkler Control Box	— R/W — = Right of Way Line
⊥ = Monitoring Well	— S/L — = Street Lighting
	— S/W — = Signal Wiring

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

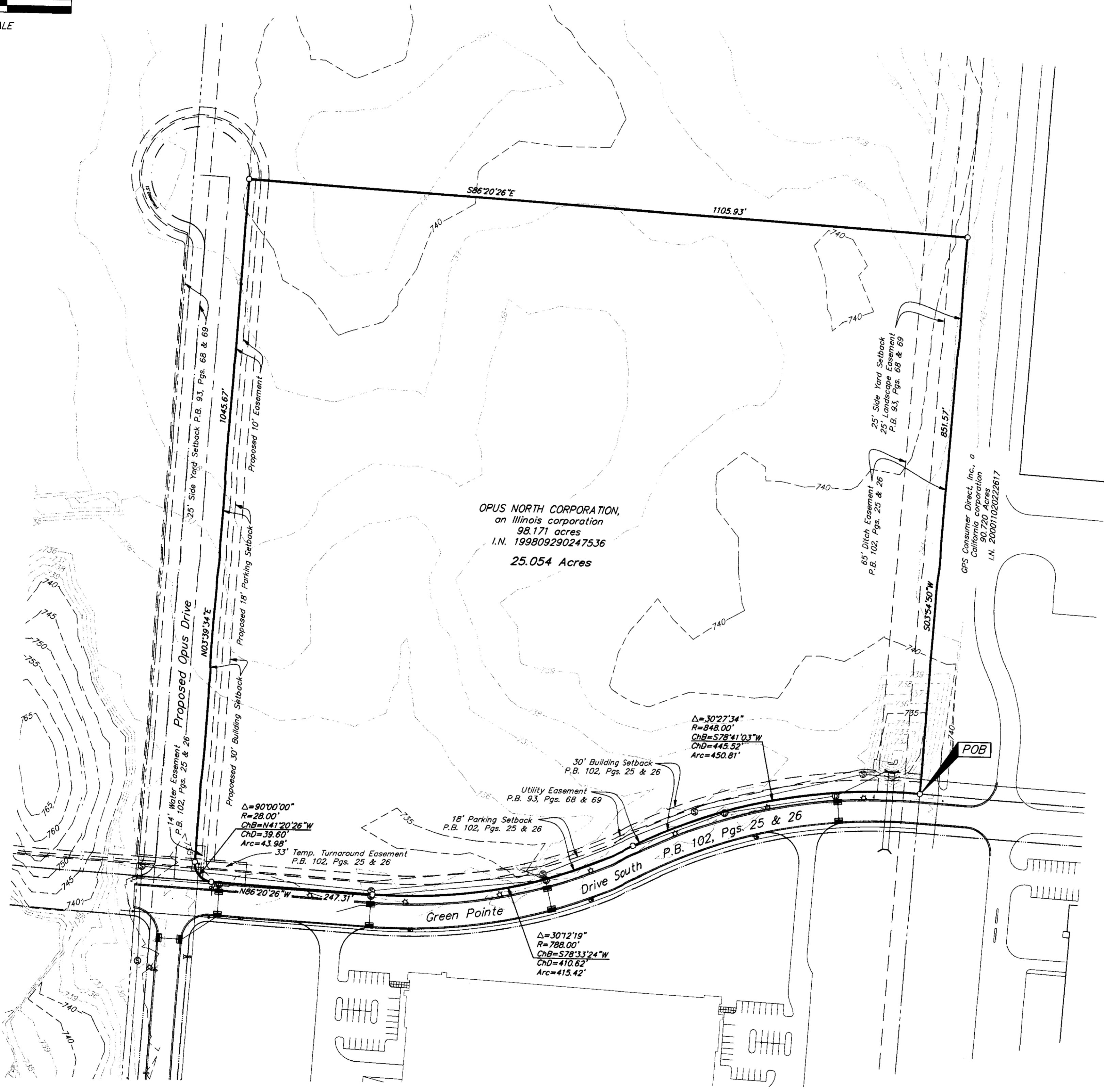
Note:
This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

- Note:
- There was no visible evidence of current earth moving or building construction at the time of survey.
 - There was no visible evidence of street right-of-way changes or evidence of sidewalk construction or repairs.
 - There was no visible evidence of subject tract being a solid waste dump, sump or sanitary landfill.

According to the Federal Emergency Management Agency's Flood Insurance Map (dated August 2, 1995), the subject parcel shown hereon lies within Zone X (areas determined to be outside 500-year flood plain), Community Panel No. 39049C0360G.

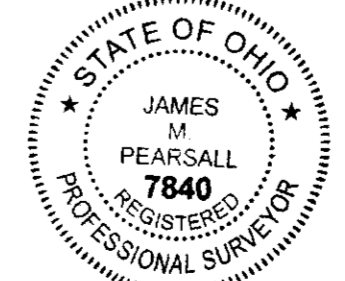
BASIS OF BEARINGS: Bearings are based on the plat entitled "Groveport Commerce Center, Part 4, Saltzgeber Road Dedication and Easements" of record in Plat Book 97, Pages 85 and 86, Recorder's Office, Franklin County, Ohio.

Note:
Elevations are based on NAVD88 Datum.



CERTIFICATION: Commitment No. 75191153
To: Opus North Corporation, The Huntington National Bank, Its successors and/or assigns, as their interests may appear, First American Title Insurance Company, and Title First Agency, Inc.

This is to certify, to the best of my knowledge, information and belief, that this map 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 included Items 1, 2, 3, 4, 5, 8, 9, 10, 11(a), 13, 14, 15 & 16 of Table A "Optional Survey Responsibilities & Specifications" 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 the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.



By: *James M. Pearsall* 8/10/04
Professional Surveyor No. 7840

RECEIVED
AUG 26 2004
Franklin County Engineer
Dean C. Ringle, P.E., R.S.

EMHT INC.		Date:
EVANS, MECHWART, HAMBLETON & TILTON, INC.		July 12, 2004
170 MILL STREET GAHANNA, OHIO 43230		Scale: 1" = 100'
TELEPHONE (614) 471-5150		Job No: 2004-0717
FACSIMILE (614) 471-9286		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION
BS	8/18/04	Add additional notes to Item 17 of Schedule B