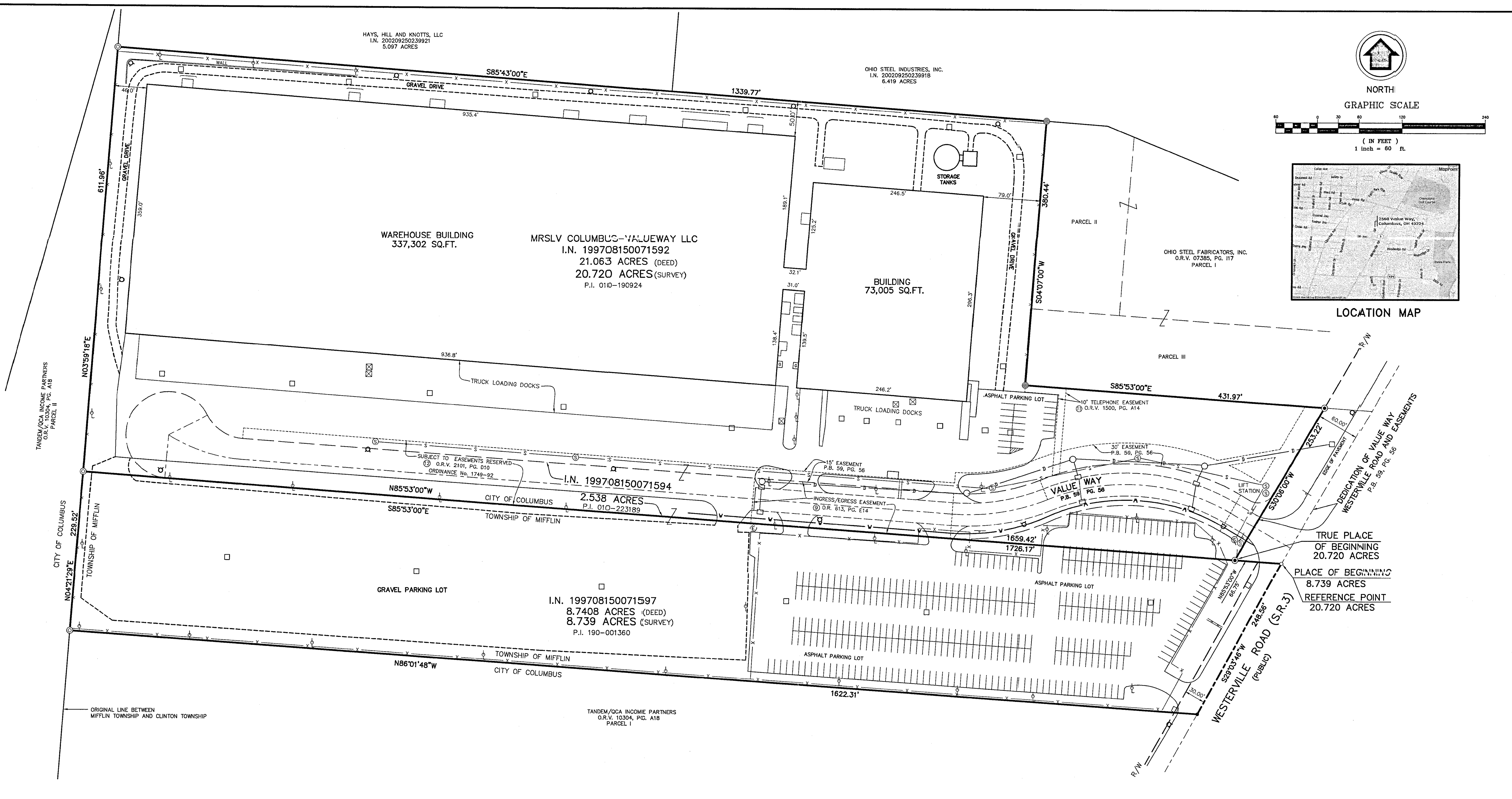

NOTES

1) All easements shown hereon are per the Title Commitment provided by Lawyers Title Insurance Corporation, dated December 2, 2005, Commitment No. 05-31396. Application of items from Schedule B Section II of said commitment are as follows:

Item 8) Declaration of Covenants of record in Official Record Volume 00613, Page E14 does apply to subject property.
Item 9) Easement of record in Official Record Volume 1057, Page C16, does apply to subject property and is plotted.
Item 10) Easement of record in Official Record Volume 1482, Page E09, does apply to subject property and is a blanket easement.
Item 11) Easement of record in Official Record Volume 1500, Page A14, does apply to subject property and is plotted.
ITEM 12) Easements reserved in Official Record Volume 2101, Page D10, do apply to subject property and are plotted.

2) The subject properties are part of Tax Parcel Numbers 010-19024 (21.063 acres), 010-223189 (2.538 acres) and 190-001360 (8.7408 acres).

3) Properties are currently zoned LM (20.720 acre tract) and LI (8.739 acre tract).

4) Properties shown hereon are located in Flood Zone "X", an area designated as having minimal flooding, as determined by the Federal Emergency Management Agency and designated on the FIRM MAP No. 39049C0165G, dated August 2, 1995.

5) Subject properties have direct public acces to Westerville Road a publicly dedicated road.

LEGEND

- GAS LINE MARKER
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- WATER VALVE
- FIRE HYD.
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- TELEPHONE LINE MARKER
- W — WATER LINE
- G — GAS MAIN
- S — SANITARY SEWER
- D — STORM SEWER
- OHL — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND TELEPHONE
- EASEMENT LINE
- SUBJECT PROPERTY LINE
- SIGN
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- RAILROAD SPIKE FOUND
- IRON PIN FOUND 1" O.D. PIPE
- IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872"
- P.K. NAIL FOUND
- (8) SCHED. B, SEC. 2 EXCEPTION REF. No. FROM COMMITMENT
- 5/8" REBAR FOUND

CERTIFICATION

The undersigned hereby certifies, as of February 8, 2006, to Boardwalk Realty Partners, Inc., CIBC, Inc. and Lawyers Title Insurance Corporation, that he is a duly registered land surveyor of the State of Ohio; that this plat of survey is made in accordance with minimum standards by said State for surveys and land surveyors and 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 and Mapping including items no. 2,3, 4, 6,7(a),7(b)(1),7(c),8,9,10,11 and 13 of Table A thereof; that this survey correctly shows the locations of all buildings, structures and other improvements situated on the subject Premises; and that except as shown there are no visible easements or rights-of-way across said Premises or any other easements or rights-of-way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements and no encroachments onto said premises by buildings structures or other improvements situated on adjoining premises. Pursuant to Accuracy Standards as adopted by ALTA, NSPS and ACSM and effect on the date of Certification, the undersigned further certifies that the Positional Uncertainties from the survey measurements made on the survey do not exceed the Positional Tolerance.

Date 2/6/2006

[signature]

Registered Surveyor No. 6872

STATE OF OHIO ROBERT S. WYND 6872 REGISTERED SURVEYOR

Situated in the State of Ohio, County of Franklin, City of Columbus and Mifflin Township, Quarter Township 2, Township 1, Range 17, United States Military Lands.

DESCRIPTION OF 20.720 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 1, Range 17, United States Military Lands, being all that remains of that original 21.063-acre tract (Tract III), as described in a deed to MRSLV Columbus-Valueway L.L.C., of record in Instrument No. 199708150071592, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at a R.R. spike found at the southeasterly corner of said 21.063-acre tract, the northeasterly corner of that 8.7408-acre tract as described in a deed to MRSLV Columbus-Valueway L.L.C., of record in Instrument No. 199708150071597 and in the centerline of Westerville Road (State Route 3), being also the southeasterly corner of the plat "Dedication of Value Way, Westerville Road and Easements", of record in Plat Book 59, Page 56; thence North 85°53'00" West, along the northerly line of said 8.7408-acre tract, a distance of 66.75 feet to an iron pin set in the westerly right-of-way line of Westerville Road, the TRUE PLACE OF BEGINNING:

Thence North 85°53'00" West, continuing along said northerly line, being also the City of Columbus corporation line, a distance of 1659.42 feet to a 1" iron pipe (no cap) found at the northwesterly corner of said 8.7408-acre tract and in the easterly line (the original line between Mifflin Township and Clinton Township) of that Parcel II as described in a deed to Tandem/QCA Income Partners, of record in Official Record Volume 10304, Page A18;

Thence North 03°59'18" East, along said easterly line, a distance of 611.96 feet to a 1" iron pipe (no cap) found at the southwesterly corner of that 5.097-acre tract (Parcel Three), as described in a deed to Hays, Hill and Knotts, LLC, of record in Instrument No. 200209250239921;

Thence South 85°43'00" East, along the southerly line of said 5.097-acre tract and the southerly line of that 6.419-acre tract as described in a deed to Ohio Steel Industries, Inc., of record in Instrument No. 200209250239918, a distance of 1339.77 feet to a 5/8" rebar (no cap) found at the northwesterly corner of that Parcel II, as described in a deed to Ohio Steel Fabricators Inc., of record in Official Record Volume 7385, Page I17;

Thence South 04°07'00" West, along the westerly line of said Parcel II and the westerly line of Parcel III, a distance of 380.44 feet to a 5/8" rebar (no cap) found at the southwesterly corner of said Parcel III;

Thence South 85°53'00" East, along the southerly line of said Parcel III, a distance of 431.97 feet an iron pin set in the westerly right-of-way line of Westerville Road, 60.00 feet from centerline;

Thence South 30°06'00" West, along said right-of-way line, a distance of 253.22 feet to the TRUE PLACE OF BEGINNING and containing 20.720 acres of land, being all of Franklin County Auditor's Parcel Numbers 010-190924 and 010-223189.

Bearings herein are based on South 30°06'00" West for Westerville Road as referenced in the source deed for the subject property of record in Instrument No. 199708150071592.

DESCRIPTION OF 8.739 ACRES

Situated in the State of Ohio, County of Franklin, Township of Mifflin, Quarter Township 2, Township 1, Range 17, United States Military Lands, being all of that 8.7408-acre tract, as described in a deed to MRSLV Columbus-Valueway L.L.C., of record in Instrument No. 199708150071597, all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a R.R. spike found at the northeasterly corner of said 8.7408-acre tract, the southeasterly corner of that 21.063-acre tract as described in a deed to MRSLV Columbus-Valueway L.L.C., of record in Instrument No. 199708150071592 and in the centerline of Westerville Road (State Route 3), being also the southeasterly corner of the plat "Dedication of Value Way, Westerville Road and Easements", of record in Plat Book 59, Page 56;

Thence South 29°03'46" West, along the centerline of Westerville Road, a distance of 248.56 feet to a P.K. nail found at the northeasterly corner of that Parcel I, as described in a deed to Tandem/QCA Income Partners, of record in Official Record Volume 10304, Page A18;

Thence North 86°01'48" West, along the northerly line of said Parcel I, being also the City of Columbus corporation line, a distance of 1622.31 feet to a 1" iron pipe (no cap) found at the northwesterly corner of same and in the easterly line of Parcel II, being also the original line between Mifflin Township and Clinton Township;

Thence North 04°21'29" East, along said easterly line, a distance of 229.52 feet to a 1" iron pipe (no cap) found at the southwesterly corner of the aforementioned 21.063-acre tract;

Thence South 85°53'00" East, along the southerly line of said 21.063-acre tract, being also the City of Columbus corporation line, passing an iron pin found at 1659.42 feet, a total distance of 1726.17 feet to the place of beginning and containing 8.739 acres of land.

Bearings herein are based on South 85°53'00" East for the line between said 8.7408-acre tract and said 21.063-acre tract as referenced in the source deeds of record in Instrument No. 199708150071597 and Instrument No. 199708150071592, respectively.

REVISIONS

DATE	BY	DESCRIPTION

M-E COMPANIES
635 Brooksedge Boulevard
Westerville, OH 43081
Contact: BOB WYND
614-818-4900 ext. 239
Fax: 818-4902

ALTA/ACSM LAND TITLE SURVEY

VALUEWAY DISTRIBUTION CENTER
2560 VALUE WAY
COLUMBUS, OHIO

FIELD	PM	DRAW
EM	BW	DC
F.B.	PG.	

JOB NO.: 06-045-1-1-20
DATE: FEBRUARY 2006
SCALE: 1"=60'
PRINT DATE:
SHEET NO.: