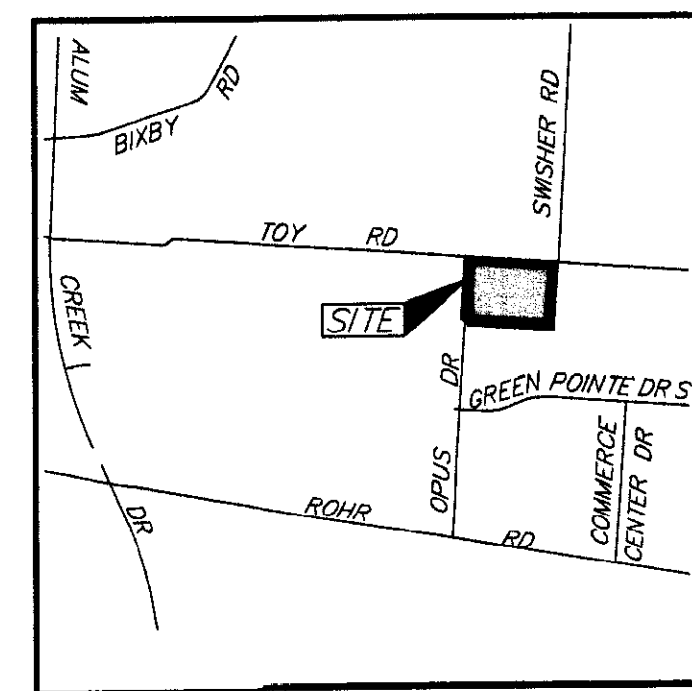


ALTA/ACSM LAND TITLE SURVEY
SECTION 30, TOWNSHIP 11, RANGE 21
CONGRESS LANDS
VILLAGE OF GROVEPORT, FRANKLIN COUNTY, OHIO



Schedule B Items from Title Commitment No. 1305634 issued by First American Title Insurance Company and Title First Agency, Inc. with an effective date of January 18, 2006 at 7:59 A.M.

- Item 12 Parcel is located in the area described in Declaration of Covenants, Conditions, and Easements for Opus Business Center at Rickenbacker, Groveport, Ohio of record in Instrument Number 200110300250372.
- Item 13 Electric Easement to Ohio-Midland Light and Power Company by deed of record in Deed Book 1071, Page 327 is located on the subject tract as approximately shown hereon.
- Item 14 Electric Easement to South-Central Rural Electric Cooperative Inc. by deed of record in Deed Book 2406, Page 615 could not be located from the information given.
- Item 15 Electric Easement to Ohio-Midland Light and Power Company by deed of record in Deed Book 1071, Page 330 is NOT located on the subject tract.
- Item 16 Electric Easement to Ohio-Midland Light and Power Company by deed of record in Deed Book 1072, Page 405 is NOT located on the subject tract.
- Item 17 10' easement to South Central Power Company, an Ohio corporation, by deed of record in Instrument Number 20011270272928 is NOT located on the subject tract.
- Item 18 Setbacks and Easements shown in plot of record in Plat Book 106, Page 90 are as follows:
The 30' building setback and the 15' parking setback is located on the subject tract as shown hereon.
The 15' Utility Easement to the Council for the Village of Groveport, Ohio, is located on the subject tract as shown hereon.
- Item 19 Apparent water line easement as shown on the survey prepared by LJB Engineers, dated December 22, 2000, for which no known recorded easement exists could not be located, survey was not provided.
- Item 20 Setbacks and Easements shown in plot of record in Plat Book 102, Page 25 are as follows:
The 25' side yard setback, 43.5' building setback and 31.5' parking setback are located on the subject tract as shown hereon.
The 25' landscape easement, 60' ditch easement and 65' ditch easement are located on the subject tract as shown hereon.
- Item 22 Setbacks and Easements shown in plot of record in Plat Book 93, Page 68 are as follows:
The 25' side yard setback is located on the subject tract as shown hereon.
The 25' landscape easement is located on the subject tract as shown hereon.
The 9.90' parking setback and 16.50' building setback is located on the subject tract but is superseded by the 43.5' building and 31.5' parking setbacks in Plat Book 102, page 25 as shown hereon.

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.

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. 39049C03600.

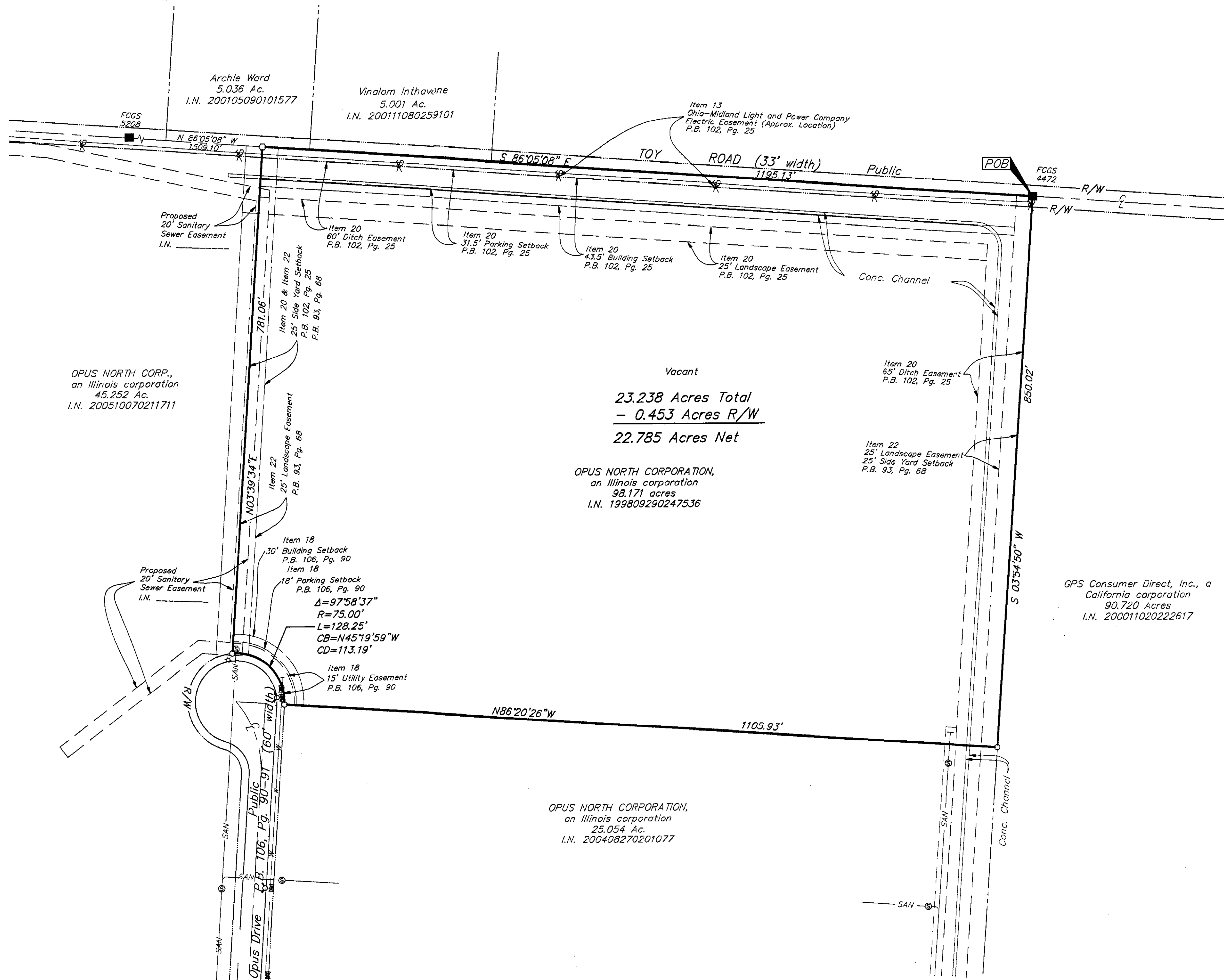
UTILITY STATEMENT:

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:
The subject tract is currently zoned Planned Industrial Park

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

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



23.238 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 Franklin County Geodetic Survey Monument No. 4472 located at an angle point in the centerline of Toy Road (33 feet wide) at the common corner of said 98.171 acre tract and the 90.720 acre tract conveyed to GPS Consumer Direct, Inc., by deed of record in Instrument Number 200011020222617;

Thence South 03° 54' 50" West, a distance of 850.02 feet, with the line common to said 98.171 and 90.720 acre tracts, to an iron pin set at the northeasterly corner of the 25.054 acre tract conveyed to Opus North Corporation by deed of record in Instrument Number 200408270201077;

Thence North 86° 20' 26" West, a distance of 1105.93 feet, with the northerly line of said 25.054 acre tract, to an iron pin set in the easterly right-of-way line of Opus Drive, as dedicated by the plat of record in Plat Book 106, Pages 90-91, at the northwesterly corner of said 25.054 acre tract;

With said easterly right-of-way line of Opus Drive and with the arc of a curve to the left having a central angle of 97° 58' 37", a radius of 75.00 feet, an arc length of 128.25 feet and a chord bearing North 45° 19' 59" West, a chord distance of 113.19 feet, to an iron pin set in an easterly line of the 45.252 acre tract conveyed to Opus North Corp. by deed of record in Instrument Number 200510070211711;

Thence North 03° 39' 34" East, a distance of 781.06 feet, with an easterly line of said 45.252 acre tract, to a magnetic nail set in the centerline of Toy Road at the northeasterly corner of said 45.252 acre tract, said point being South 86° 05' 08" East, a distance of 1509.10 feet from Franklin County Geodetic Survey Monument No. 5208;

Thence South 86° 05' 08" East, a distance of 1195.13 feet, with said centerline of Toy Road and northerly line of said 98.171 acre tract, to the **POINT OF BEGINNING**. Containing 23.238 acres, more or less, of which 0.453 acre lies within the existing Toy Road right-of-way.

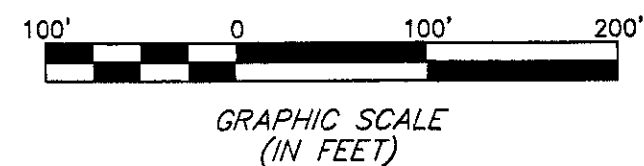
GPS Consumer Direct, Inc., a California corporation
90.720 Acres
I.N. 200011020222617

OPUS NORTH CORPORATION,
an Illinois corporation
98.171 acres
I.N. 199809290247536

OPUS NORTH CORPORATION,
an Illinois corporation
25.054 Ac.
I.N. 200408270201077

UTILITY LEGEND			
⊙	Utility Pole	⊙	Sanitary Manhole
☆	Light Pole	— W —	Water Line
⊠	Water Valve	— SAN —	Sanitary Line
⊠	Water Service	— — —	Centerline
⊠	Fire Hydrant	— R/W —	Right of Way Line

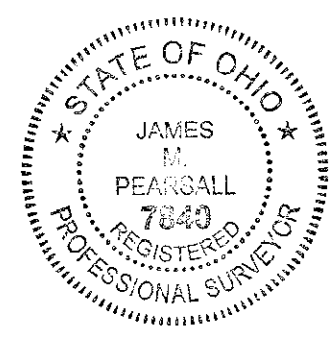
- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- ▲ = R.R. SPK. SET
- = P.K. NAIL FND.
- I.P. Set are 1 3/16" I.D. Iron pipe with cap inscribed EMHT INC



CERTIFICATION: Commitment No. 1305634

To: Opus North Corporation, an Illinois 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, 6, 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. Peasall* 2/6/06
Professional Surveyor No. 7849

RECEIVED

FEB 08 2006

Franklin County Engineer
Darin C. Ringle, P.E.

EMHT		Date: February 6, 2006
Evans, Mechwart, Hamilton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 9500 New Albany Road, Columbus, OH 43244 Phone: 614.775.4200 Fax: 614.775.4800		Scale: 1" = 100'
M C M X X V I		Job No: 2006-0069
REVISIONS		Sheet: 1 of 1
MARK	DATE	DESCRIPTION