

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. 1330945 issued by Title First Agency, Inc. with an effective date of December 5, 2006 at 7:59 A.M.

Item 12 The subject tract 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, First Amendment to the Declaration of record in Instrument Number 200605190097463, Second Amendment to Declaration of record in Instrument Number 200608080156747.

Item 13 Sanitary Sewer Easement to the Village of Groveport by deed of record in Instrument Number 200608080156746 is located on the subject parcel as shown hereon.

Item 14 Easement and Right-of-Way to Columbus Southern Power Company by deed of record in Instrument Number 200610240212854 is located on the subject parcel as shown hereon.

Item 15 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 16 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 17 Setbacks and Easements shown in plat of record in Plat Book 106, Page 90-91 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 18 Setbacks and Easements shown in plat of record in Plat Book 102, Page 25-26 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 19 Setbacks and Easements shown in plat 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The 9.90' parking setback and 16.50' building setback is located on the subject tract but is superseded by the 43.5' building and 31.5' parking setbacks in Plat Book 102, Page 25 as shown hereon.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:
The bearings shown herein are based on the Ohio State Plane Coordinate System as per NAD83 (1986 adjustment). Control for bearings was from coordinates of Monuments "Hamilton" and "Hamilton Azimuth" established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and establishes the bearing of the east right-of-way line of Opus Drive as North 03°39'34" East.

FEMA NOTE:
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.

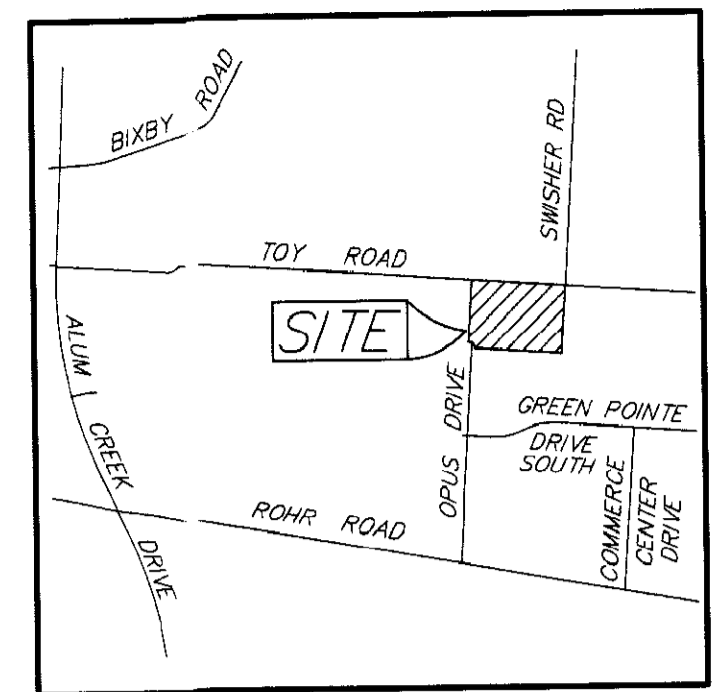
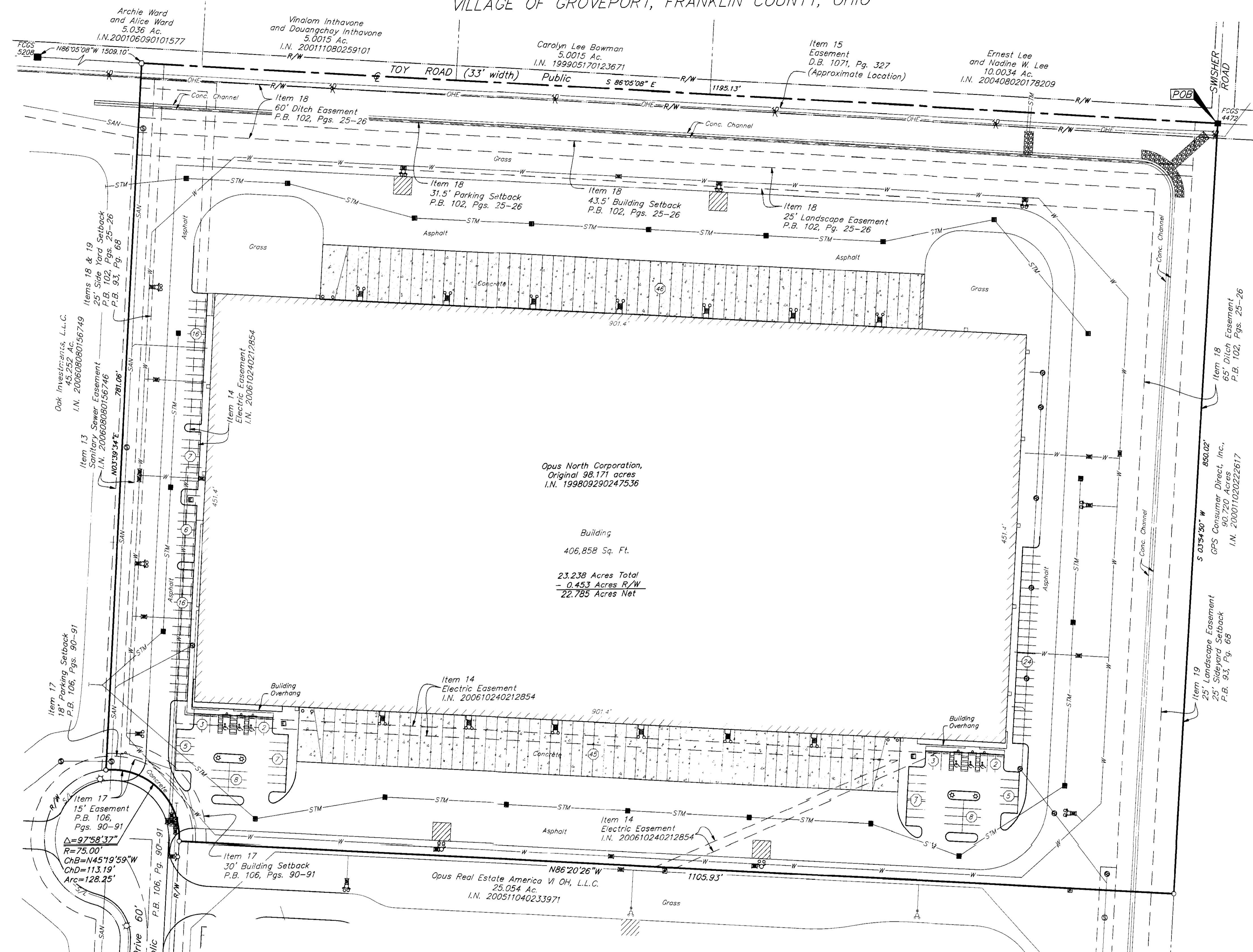
UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities 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:

- 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.



LOCATION MAP NOT TO SCALE

Opus North Corporation,
Original 98.171 acres
I.N. 199809290247536

Building
406,858 Sq. Ft.
23.238 Acres Total
- 0.453 Acres R/W
22.785 Acres Net

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 Real Estate America VI OH, L.L.C., by deed of record in Instrument Number 200511040233971;

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 Oak Investments, L.L.C., by deed of record in Instrument Number 200608080156749;

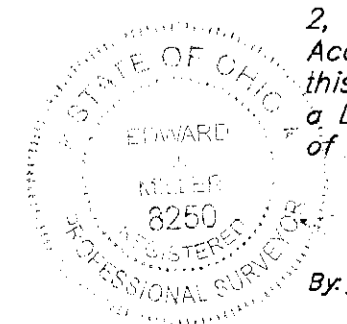
Thence North 03° 39' 34" East, a distance of 781.06 feet, with an easterly line of said 45.252 acre tract, to a magnetic nail set in the centerline of Toy Road at the northeasterly corner of said 45.252 acre tract, said point being South 86° 05' 08" East, a distance of 1509.10 feet from Franklin County 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.

CERTIFICATION: Commitment No. 1330945

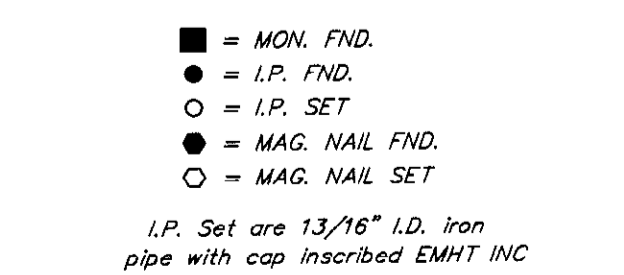
To: Opus North Corporation, an Illinois corporation, Allianz Life Insurance Company of North America, Title First Agency, Inc., and First American Title Insurance Company.

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, and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a)(b), 8, 9, 10, 11(a), 13, & 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor Registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



By: Professional Surveyor No. 8250

UTILITY LEGEND	
■ = Catch Basin	⊙ = Cleanout
▲ = Sign	⊕ = Sanitary Manhole
○ = Ballard	⊗ = Storm Manhole
⊕ = Utility Pole	— W — = Water Line
⊙ = Light Pole	— STM — = Storm Line
⊕ = Electric Meter	— SAN — = Sanitary Line
⊕ = Electric Transformer	— OHE — = Overhead Electric
⊕ = Fire Hydrant	— — — = Centerline
⊕ = Water Valve	— R/W — = Right of Way Line
⊕ = Water Service	— S/W — = Signal Wiring



GRAPHIC SCALE (IN FEET)

PARKING NOTE:
187 Regular Spaces
+ 6 Handicap Spaces
216 Total Spaces

EMHT		Date: December 15, 2006
Evans, Mechwart, Hamilton & Wilson, Inc. Engineers - Surveyors - Planners - Scientists 5500 New Albany Road, Columbus, OH 43234 Phone: 614.775.4500 Fax: 614.775.4500		Scale: 1" = 60'
Job No: 2006-2374		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION
TB	12/15/06	Markup