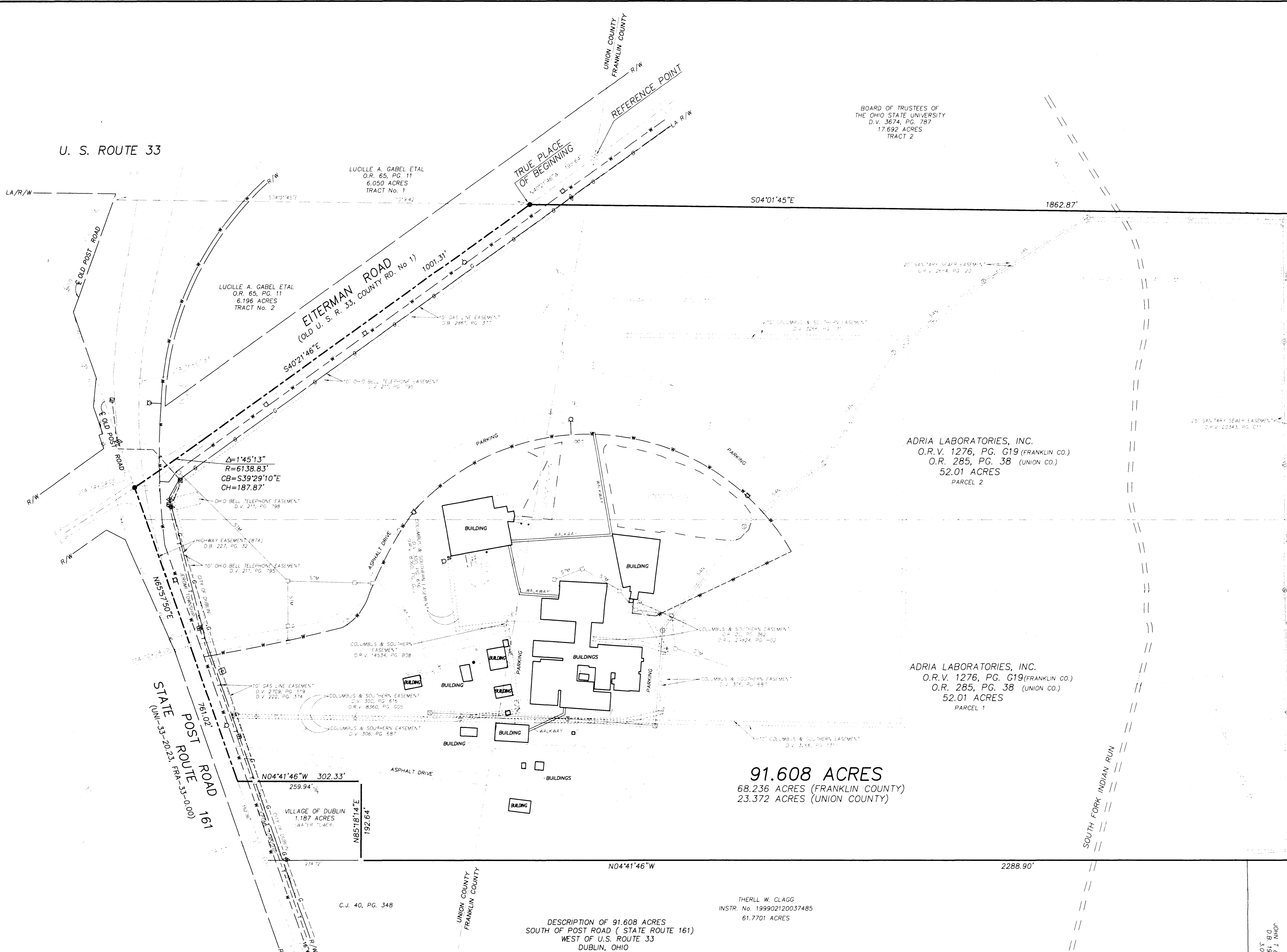


U. S. ROUTE 33



BOARD OF TRUSTEES OF THE OHIO STATE UNIVERSITY
D.V. 3674, PG. 787
17.692 ACRES
TRACT 2

LUCILLE A. GABEL ETAL
O.R. 65, PG. 11
6.050 ACRES
TRACT No. 1

LUCILLE A. GABEL ETAL
O.R. 65, PG. 11
6.196 ACRES
TRACT No. 2

ADRIA LABORATORIES, INC.
O.R.V. 1276, PG. G19 (FRANKLIN CO.)
O.R. 285, PG. 38 (UNION CO.)
52.01 ACRES
PARCEL 2

ADRIA LABORATORIES, INC.
O.R.V. 1276, PG. G19 (FRANKLIN CO.)
O.R. 285, PG. 38 (UNION CO.)
52.01 ACRES
PARCEL 1

91.608 ACRES
68.236 ACRES (FRANKLIN COUNTY)
23.372 ACRES (UNION COUNTY)

THEIRLL W. CLOAG
INSTR. No. 199902120037485
61.7701 ACRES

DESCRIPTION OF 91.608 ACRES
SOUTH OF POST ROAD (STATE ROUTE 161)
WEST OF U.S. ROUTE 33
DUBLIN, OHIO

Situated in the State of Ohio, Counties of Franklin and Union, City of Dublin, Jerome Township (Union County), Virginia Military Survey No. 6748, being 91.608 acres of those tracts of land described in a deed to Adria Laboratories, Inc., of record in Official Records Volume 1276 Page G19, (Franklin County) and Official Record 285, Page 38 (Union County), all references herein being to the records of the Recorder's Office of the respective County, and being more particularly described as follows:

Beginning FOR REFERENCE at a railroad spike found at the intersection of Eiterman Road (old U.S. Route 33) with the county line between Franklin and Union Counties; thence North 40° 21'46" West, along said centerline, a distance of 195.64 feet to a railroad spike set at the southerly corner of a 6.196 acre tract described as Tract No. 2 in a deed to Lucille A. Gabel, et al, of record in Official Records 65, Page 11 and in the westerly line of a 6.050 acre tract described as Tract No. 1 in a deed to Lucille A. Gabel of record in Official Records 65, Page 11 and TRUE PLACE OF BEGINNING;

Thence South 4° 01'45" East, along said westerly line and the westerly line of a 17.692 acre tract described as Tract 2 in a deed to Board of Trustees of the Ohio State University, of record in Deed Volume 3674, Page 787, a distance of 1,862.87 feet to an iron pin found at the southerly corner of said 17.692 acre tract and in the northerly line of a 78.909 acre tract described in a deed to Steele Land Company, of record in Official Records Volume 18351, Page A19;

Thence South 84° 50'31" West, along said northerly line and northerly line of "Northwest Dublin Commercial Park Phase I" a subdivision of record in Plat Book 76, Page 3, a distance of 1,580.11 feet to an iron pin found at the southerly corner of a 3.00 acre tract described in a deed to John T. and Ruth Byers, of record in Deed Book 1963, Page 587;

Thence North 4° 41'46" West, along the easterly line of said 3.00 acre tract and the easterly line of a 61.7701 acre tract as described in a deed to Theirll W. Clagg, of record in Instrument No. 199902120037485, a distance of 2,288.90 feet to an iron pin found at the southwesterly corner of a 1.187 acre tract described in a deed to Village of Dublin.

Thence North 85°18'14" East, along the southerly line of said 1.187 acre tract, a distance of 192.64 feet to an iron pin found at the southeasterly corner of said 1.187 acre tract;

Thence North 4° 41'46" West, along the westerly line of said 1.187 acre tract, passing an iron pin found in the southerly right-of-way line of Post Road (State Route 161) at a distance of 259.94 feet, a total distance of 302.33 feet to a point in the centerline of Post Road;

Thence North 65° 57'50" East, along said centerline, passing a State of Ohio monument box found at Station 10+04.05 as shown and delineated upon State of Ohio Right-of-Way Plan No. UNI-33-20.23 and FRA-33-0.00, page 25 of 29, at a distance of 351.86 feet and continuing along the centerline of Old Post Road, a total distance of 761.02 feet to a railroad spike set at the centerline intersection of Old Post Road and Eiterman Road;

Thence along the centerline of Eiterman Road with the arc of a non-tangent curve to the left having a radius of 6,138.83, a central angle of 1° 45'13", the chord of which bears South 39° 29'10" East, a chord distance of 187.87 feet to a P.K. Nail found at a point of tangency;

Thence South 40° 21'46" East, continuing along said centerline, a distance of 1,001.31 feet to the TRUE PLACE OF BEGINNING and containing 91.608 acres of land, of which 68.236 acres are located within Franklin County and 23.372 acres are located within Union County and 0.895 acre located in Jerome Township (Union County) and 90.713 acres located in the City of Dublin.

Bearings herein are based on North 65° 57'50" East for Post Road as shown on State of Ohio Right-of-Way Plan No. UNI-33-20.23 and FRA-33-0.00.

ZONING
SITE SHOWN HEREON IS ZONED RI (RESTRICTED INDUSTRIAL)

CERTIFICATION

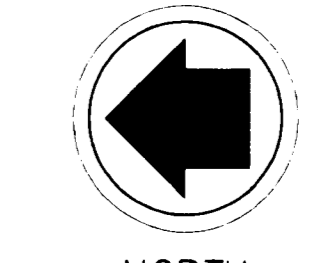
I hereby certify to Industrial Realty Group LLC, Adria Laboratories, Inc., Cornerstone Title Agency, Inc. and Chicago Title Insurance Company, that this survey prepared by me entitled "ALTA/ACSM Survey" was actually made upon the ground and that it and the information, courses and distances shown hereon are correct, that the title lines and lines of actual possession are some, that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property, and that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted hereon. This survey is made in accordance with the "Minimum Standard Detail Requirement for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1997, and meet the requirements of an Urban Class Survey as defined therein.

EASEMENT NOTE

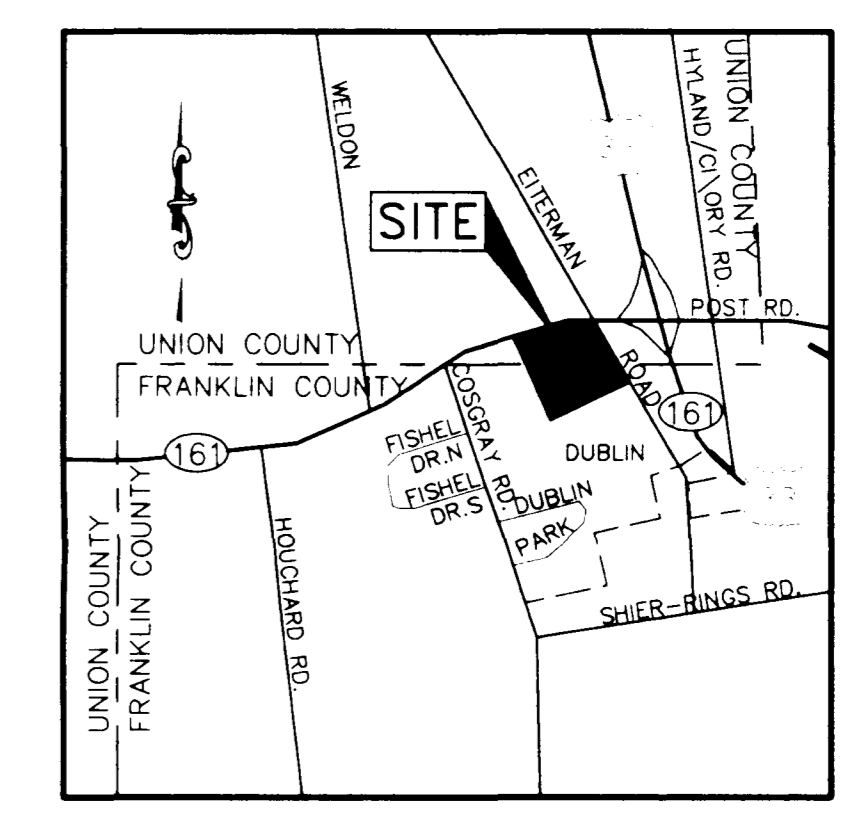
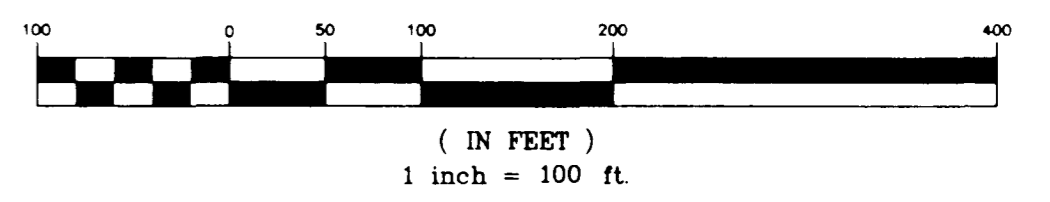
THIS SURVEY WAS PREPARED FROM CORNERSTONE TITLE AGENCY, INC. FILE No.99-235(O/M), DATED JANUARY 21, 2000.

FLOOD NOTE

A PORTION OF THE SITE SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE "AE", THE REMAINING PORTION IS LOCATED WITHIN FLOOD ZONE "X" OUTSIDE THE FLOOD HAZARD AREA AS PER F.E.M.A. MAP PANEL No. 39049C0106 G, DATED AUGUST 2, 1995.



NORTH
GRAPHIC SCALE



LOCATION MAP
NO SCALE

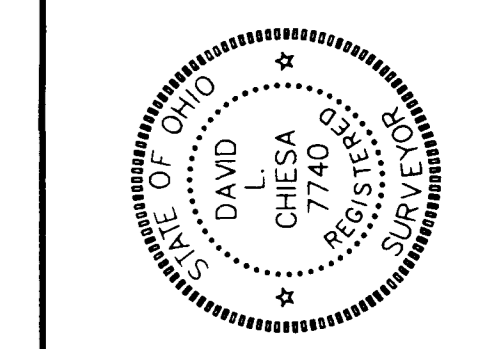
STEELE LAND COMPANY
O.R.V. 18351, PG. A19
78.909 ACRES

LEGEND

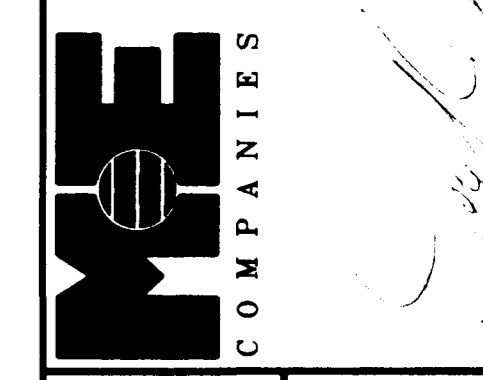
- LIGHT POLE
- E- ELECTRIC LINE
- ⊖ STORM SEWER INLET
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- OVERHEAD UTILITY LINES
- WATER LINE
- HIGHWAY MONUMENT BOX FND
- T- UNDERGROUND TELEPHONE LINES
- ☐ TELEPHONE BOX
- ☐ TRAFFIC CONTROL BOX
- GAS LINE
- ⊖ SANITARY SEWER LINE
- ⊖ STORM SEWER MANHOLE
- ⊖ STORM SEWER MANHOLE
- ⊖ SANITARY SEWER MANHOLE
- ⊖ TRAFFIC LIGHT POLE
- ⊖ ELECTRIC BOX
- RAILROAD SPIKE SET
- ⊖ TELEPHONE LINE MARKER
- ⊖ IRON PIN FOUND
- ⊖ GAS LINE MARKER
- ⊖ P.K. NAIL FOUND
- ⊖ RAILROAD SPIKE FOUND
- ⊖ TELEPHONE MARKER
- ⊖ EDGE OF PAVEMENT

REVISIONS

DATE	BY	DESCRIPTION
3/13/00	DLC	REVISED LEGAL
3/29/00	DLC	REVISED LEGAL
4/21/00	DLC	ADDED EASEMENT



SURVEY GROUP
635 Broadview Boulevard
Contact: DAVE CHESA
614-818-4808
40818-4808



ALTA/ACSM LAND TITLE SURVEY
ADRIA LABORATORIES PROPERTY
7000-7003 POST ROAD
DUBLIN, OHIO

FIELD	PM	DRAW
EM	BA	DC

JOB NO.: 00-050
DATE: FEBRUARY 2000
SCALE: HORIZONTAL: 1"=100'
PRINT DATE:
SHEET NO.: ALTA