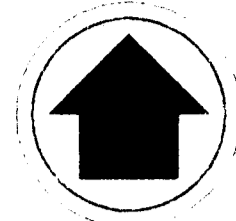


DOP ASSOCIATES
 O.R.V. 14090, PG. 409
 25.681 (ORIGINAL)



NORTH



(IN FEET)
 1 inch = 100 ft.

DESCRIPTION OF 26.865 ACRES
 PARCEL A-2
 NORTH OF RINGS ROAD
 WEST OF INTERSTATE ROUTE 270
 CITY OF DUBLIN, OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin, being 26.865 acres of that 54.493 acre tract of land (by survey) as described in a deed to Frank F. Thomas, et al (4), of record in Deed Book 3137, Page 521 (and described as Parcel Four in a Certificate of Transfer, of record in Official Records Volume 7681, Page B11); all references herein being to records located in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at an iron pin set at the southeasterly corner of said 54.493 acre tract, and at the intersection of the old centerline of Rings Road with the westerly limited access right-of-way line of Interstate Route 270, said pin being located 123.00 feet left of Station 622+97.12 (right-of-way plans for FRA-270-7.47N, sheet 4 of 24), thence North 12° 45' 38" West, along said right-of-way line, a distance of 269.41 feet to a point of curvature located 123.00 feet left of Station 625+66.54, thence continuing along said right-of-way line with the arc of a curve to the right, having a radius of 7596.36 feet, a central angle of 6° 53' 20", the chord of which bears North 9° 19' 57" West, a chord distance of 912.81 feet to an iron pin set at the TRUE PLACE OF BEGINNING.

Thence North 89° 12' 44" West, through said 54.493 acre tract, a distance of 946.14 feet to an iron pin set in the westerly line of same, the easterly line of that 54.795 acre tract as described in a deed to RR Partners, of record in Official Records Volume 31014, Page C03.

Thence North 5° 53' 49" West, along said westerly and easterly lines, a distance of 974.02 feet to an iron pin set in the (proposed) easterly right-of-way line of Emerald Parkway, 100 feet in width.

Thence North 22° 34' 31" East, along said right-of-way line, a distance of 273.13 feet to an iron pin set in the northerly line of said 54.493 acre tract, the southerly line of that original 26.881 acre tract as described in a deed to DOP Associates, of record in Official Records Volume 14090, Page H09.

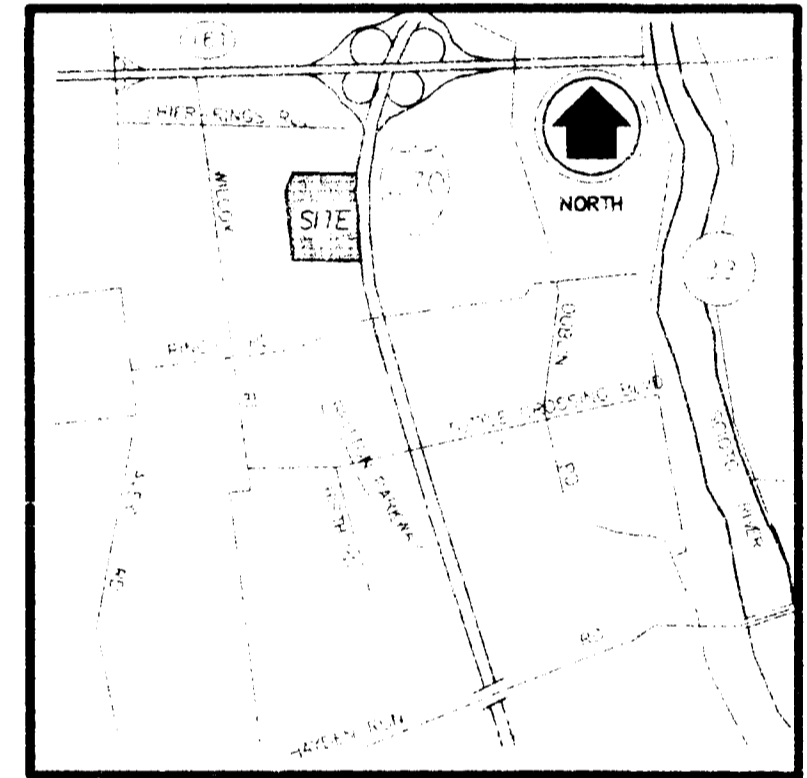
Thence South 89° 07' 50" East, along said northerly and southerly lines, a distance of 889.66 feet to an iron pin found at the northeasterly corner of said 54.493 acre tract and in the westerly right-of-way line of Interstate Route 270, located 150.00 feet left of Station 646+67.12.

Thence along said right-of-way line the following courses:

1. With the arc of a non-tangent curve to the left, having a radius of 7623.36 feet, a central angle of 2° 48' 21", the chord of which bears South 15° 54' 56" West, a chord distance of 373.32 feet to a point located 150.00 feet left of Station 643+00.00.
2. South 15° 08' 52" East, a distance of 102.39 feet to a point located 123.00 feet left of Station 642+03.00.
3. With the arc of a non-tangent curve to the left, having a radius of 7596.36 feet, a central angle of 5° 39' 25", the chord of which bears South 3° 03' 34" East, a chord distance of 749.73 feet to the TRUE PLACE OF BEGINNING and containing 26.865 acres of land.

Bearings herein are based on North 9° 53' 49" West for the westerly line of the parent 54.493 acre tract.

Iron pins set consist of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E ENG"



LOCATION MAP

26.865 AC.
 (PARCEL A-2)

NO BUILDINGS
 EXISTING ZONING: R (RURAL)
 PENDING ZONING: PCD (PLANNED COMMERCIAL DISTRICT)
 SECOND TRACT

FRANK F. THOMAS, ET AL (4)
 D.V. 3137, PG. 521
 O.R.V. 7681, PG. B11 (PARCEL FOUR)
 54.493 ACRES (SURVEY)

CERTIFICATION

I, the undersigned, being a duly licensed and qualified surveyor in and for the State of Ohio, do hereby certify to Duke Realty Limited Partnership, Duke Realty Investments, Inc., First American Title Insurance Company and Title First Agency, Inc. that under my direction a survey of the above described land and visible improvements was made on the 15th day of August, 1996, that the legal description herein conforms to the area shown and that this survey, fully and correctly represents the property shown hereon, including all buildings, structures and visible improvements thereon. I have shown all recorded easements and rights-of-way as described in copies of recorded instruments furnished to me by Title First Agency, Inc. (with reference to recording data) and, unless otherwise shown, the physical evidence and recorded description of such easements conform. All of said buildings, structures and visible improvements, including location and dimensions, are correctly depicted and are fully completed, except as shown hereon. I further certify that there are no (i) easements, (ii) rights-of-way across said property, (iii) party walls, (iv) encroachments or adjoining properties or streets by any of said buildings, structures or visible improvements, or (v) encroachments on said property by buildings, structures or other visible improvements situated on adjoining property, except as shown hereon; all easements are shown in their entirety, the location thereof are correct as shown and no improvements are located within the easement areas except by the terms of said easements; there are no streams, rivers, springs, ponds, lakes, ditches or drains located or bordering on or running through the subject premises except as shown; there are no gaps, gores, or overlaps between parcels of lands, highways, streets or alleys and all parcels which comprise the whole subject premises are contiguous. All private and public roads, highways, streets and alleys running adjacent to or upon the property are shown. (Rings Road being public and Future Woerner Temple Road and Emerald Parkway being proposed public) the property will have vehicular and pedestrian access to open, publicly dedicated and accepted roads, highways and streets, without intervening strips, gaps, or gores. All physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with legal description, there are no auxiliary line discrepancies and no deficiencies in the quantity of the land described in the legal description and the acreage shown hereon is correct; the survey was actually made on the ground in accordance with minimum ALTA/ACSM standards and its plan and justification furnished by the title insurance company and is true and correct. No portion of the property lies within a Federally designated Wetlands Protection Area as determined by the maps of the Army Corps of Engineers.

FRANK F. THOMAS
 O.R.V. 19868, PG. H06
 2.434 ACRES (DEED)
 2.434 ACRES (SURVEY)

REFERENCE POINT

* FRA-270-7.47N
 PARCELS APPROPRIATED BY
 COURT OF COMMON PLEAS,
 CASE NO. 224024

NOTE
 REFERENCE TO FIRST AMERICAN TITLE INSURANCE
 COMPANY COMMITMENT 75093360A-2

FLOOD NOTE
 THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AS
 PER FEMA MAP No. 39049C0105 G, DATED AUGUST 2, 1995

LEGEND

- ⊙ IRON PIN FOUND
- IRON PIN SET (M-E ENG)
- ⊖ RAILROAD SPIKE SET

ALTA/ACSM SURVEY
 26.865 AC. (PARCEL A-2)

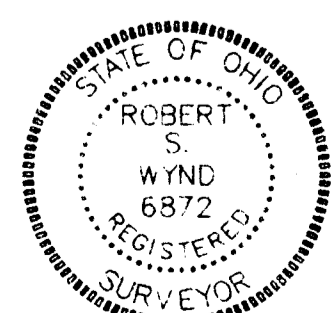
PART OF THOMAS PROPERTY
 RINGS ROAD
 DUBLIN, OHIO

M-E CIVIL ENGINEERING INC.
 500 SOUTH FRONT STREET
 COLUMBUS, OHIO 43215
 PHONE: (614) 469-4903
 FAX: (614) 469-4989

Robert W. Wynn
 REGISTERED SURVEYOR NO. 6872
 DATE 2/29/96

REVISIONS

DATE	BY	DESCRIPTION
2/27/96	RSW	TITLE CO. ZONING



DATE	JANUARY 1996
JOB	953103-1-1-9
SCALE	HORIZ. 1"=100'
VERT.	
SHEET NO.	1/1
PRINT DATE	