

PARCEL B-2, PART 1  
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 23.800 acres of that original 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 (also 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° 46' 38" West, along said right-of-way line, a distance of 58.23 feet to an iron pin set at the TRUE PLACE OF BEGINNING;

Thence South 78° 32' 57" West, along the (proposed) northerly right-of-way line of Rings Road, a distance of 412.07 feet to an iron pin set at a point of curvature;

Thence along the (proposed) northerly right-of-way line of Woerner Temple Road with the arc of a curve to the right, having a radius of 200.00 feet, a central angle of 28° 21' 27", the chord of which bears North 87° 16' 19" West, a chord distance of 97.98 feet to a point of compound curvature;

Thence continuing along the (proposed) northerly right-of-way line of Woerner Temple Road with the arc of a curve to the right, having a radius of 450.00 feet, a central angle of 11° 03' 43", the chord of which bears North 67° 17' 44" West, a chord distance of 90.91 feet to a point in the easterly line of that 2 acre tract of land (2.434 acres by survey) as described in a Certificate of Transfer to Frank F. Thomas, of record in Official Records Volume 19868, Page H06;

Thence North 3° 10' 45" East, along said easterly line, a distance of 34.75 feet to the northeasterly corner of said 2 acre tract;

Thence South 78° 30' 01" West, along the northerly line of said 2 acre tract, a distance of 44.69 feet to a point in the (proposed) easterly right-of-way line of Woerner Temple Road;

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

1. With the arc of a non-tangent curve to the right, having a radius of 450.00 feet, a central angle of 10° 40' 08", the chord of which bears North 49° 54' 00" West, a chord distance of 83.67 feet to an iron pin set at the point of tangency;
2. North 44° 33' 57" West, a distance of 421.07 feet to an iron pin set at a point of curvature;
3. With the arc of a curve to the left, having a radius of 550.00 feet, a central angle of 11° 14' 26", the chord of which bears North 50° 11' 09" West, a chord distance of 107.73 feet to an iron pin set in the westerly line of said 54.493 acre tract, 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 716.91 feet to an iron pin set at the southwest corner of that 26.865 acre tract as described in a deed to Duke Realty Limited Partnership, of record in Official Records Volume 31969, Page B20;

Thence South 89° 12' 44" East, along the southerly line of said 26.865 acre tract, a distance of 948.72 feet to an iron pin set at the southeasterly corner of same and in the westerly limited access right-of-way line of Interstate Route 270;

Thence along said right-of-way line with the arc of a non-tangent curve to the left, having a radius of 7596.36 feet, a central angle of 6° 53' 20", the chord of which bears South 9° 19' 57" East, a chord distance of 912.81 feet to the point of tangency located 123.00 feet left of Station 625+66.54;

Thence South 12° 46' 38" East, continuing along said right-of-way line, a distance of 211.18 feet to the TRUE PLACE OF BEGINNING and containing 23.800 acres of land.

Bearings herein are based on North 5° 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."

CERTIFICATION

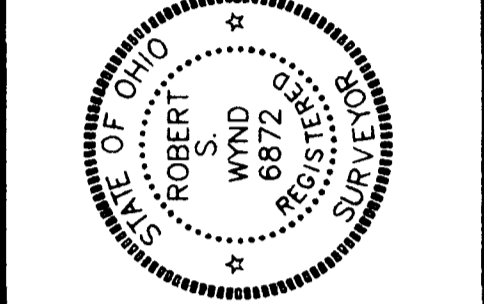
I, the undersigned, being a duly licensed and qualified surveyor in and for the State of Ohio, do hereby certify to Duke Realty Limited Partnership, Duke Realty Investments, Inc., First Exchange Corporation, First American Title Insurance Company and Title First Agency, Inc. that under my direction, a survey of the above described land and visible improvements was made on the 15th day of August, 1997, that the legal description hereon 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 on 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 or roads, 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, Woerner Temple Road (including future), Emerald Parkway and future Parkwood Drive all being public (or future Public) the property has 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; there are no boundary 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 as per record description furnished by the title insurance company and is true and correct.

NOTES  
REFERENCE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT 75093360B-2.

FLOOD NOTE  
PART OF THE 23.848 ACRE TRACT AND ALL OF THE 0.013 ACRE TRACT IS WITHIN THE FLOOD HAZARD AREA AS PER FEMA MAP No. 39045C0109 G, DATED AUGUST 2, 1995.

LEGEND  
● IRON PIN FOUND  
● IRON PIN SET (M-E ENG)  
● RAILROAD SPIKE SET

DATE	BY	DESCRIPTION
5/27/98	RSW	TITLE CO. TOWNING
4/7/98	RSW	CERTIFY TO FIRST EXCHANGE
5/8/97	RSW	UPDATE
5/12/97	RSW	WOERNER TEMPLE ROAD ALIGNMENT



M-E CIVIL ENGINEERING INC.  
635 BROOKSIDE BOULEVARD  
WESTERVILLE, OHIO 43081  
PHONE: (614) 818-4900  
FAX: (614) 818-4901

REGISTERED SURVEYOR NO. 6872 DATE 5/12/97

ALTA/ACSM SURVEY  
23.800 ACRES  
PARCEL B-2, PART 1 AND B-2 PART 2  
RINGS ROAD  
DUBLIN, OHIO

FIELD	PM	DRAWN
EM	BW	DC
SCALE	HORIZ. 1"=100'	
	VERT.	
JOB	953103	
DATE	MAY 1997	
SHEET NO.	1/1	
PRINT DATE		
M-E CIVIL ENGINEERING WESTERVILLE, OHIO		
MAY 12 1997		
PRINTED		