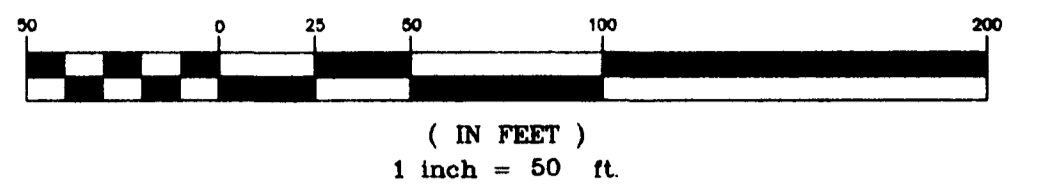


NORTH  
GRAPHIC SCALE



DESCRIPTION OF 2.390 ACRES  
PARCEL B-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 2.390 acres of that original 54.795 acre tract of land as described in a deed to R R Partners, of record in Official Records Volume 31014, Page C03, 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 a railroad spike set at the southeasterly corner of said 54.795 acre tract and at the intersection of the centerline of Rings Road, 60 feet in width, and Britton Parkway, 80 feet in width, said spike also being at the southwesterly corner of that 2 acre tract (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 5° 53' 49" West, along the easterly line of said 54.795 acre tract, the westerly line of said 2 acre tract and the westerly line of that 54.493 acre tract (by survey) as described in a deed to Frank F. Thomas et al (4), of record in Deed Book 3137, Page 521, a distance of 787.21 feet to an iron pin set at the TRUE PLACE OF BEGINNING in the (proposed) northerly right-of-way line of Woerner Temple Road, 100 feet in width;

Thence through said 54.795 acre tract the following courses:

1. Along said right-of-way line with the arc of a non-tangent curve to the left, having a radius of 550.00 feet, a central angle of 33° 15' 56", the chord of which bears North 72° 26' 21" West, a chord distance of 314.86 feet to an iron pin set;
2. North 44° 56' 39" West, a distance of 46.16 feet to an iron pin set in the easterly right-of-way line of Emerald Parkway, 100 feet in width, as described in a deed to the City of Dublin, of record in Official Records Volume 31969, Page B10;
3. North 0° 48' 58" West, along said right-of-way line, a distance of 279.44 feet to an iron pin set at the southwesterly corner of that 5.963 acre tract as described in a deed to Duke Realty Limited Partnership, of record in Official Records Volume 31969, Page C04;
4. South 89° 12' 44" East, along the southerly line of said 5.963 acre tract, a distance of 255.18 feet to an iron pin set at the southeasterly corner of same and in the easterly line of said 54.795 acre tract;

Thence South 5° 53' 49" East, along said easterly line, the westerly line of the aforementioned 54.493 acre tract, a distance of 405.17 feet to the TRUE PLACE OF BEGINNING and containing 2.390 acres of land.

Bearings herein are based on North 5° 53' 49" West for the easterly line of the parent 54.795 acre tract.

NOTE  
REFERENCE TO FIRST AMERICAN TITLE INSURANCE  
COMPANY COMMITMENT 75093360B-1.

FLOOD NOTE  
THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AS  
PER FEMA MAP NO. 39049C0109 G, DATED AUGUST 2, 1995.

LEGEND

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

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, Emerald Parkway, Woerner Temple Road (including future) all being proposed 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 and proper notation made where in conflict with legal description; 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. 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 ACRES (DEED)  
2.434 ACRES (SURVEY)

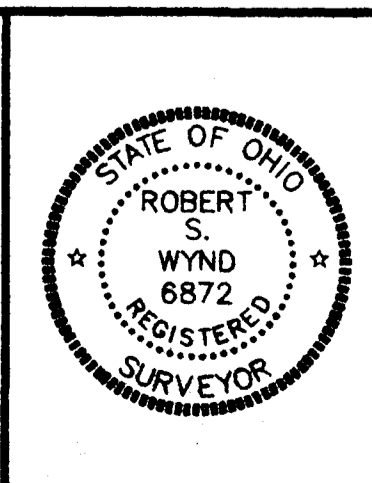
DATE PLOTTED: 5/16/97

FIELD	PM	DIRAVAN
EM	BW	DC
SCALE	HORIZ. 1"=50'	
VERT.		
JOB	953103	
DATE	MAY 1997	
SHEET NO.	1/1	
PRINT DATE	MAY 07 1997	
M-E CIVIL ENGINEERING WESTERVILLE, OHIO		
PRINTED		

**ALTA/ACSM SURVEY**  
2.390 ACRES (PARCEL B-1)  
PART OF RR PARTNERS 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 S. Wynd* 6872 5/16/97  
REGISTERED SURVEYOR NO. DATE



REVISIONS		DESCRIPTION
DATE	BY	
2/27/96	RSW	TITLE CO., ZONING
5/10/96	RSW	CERTIFY TO FIRST EXCHANGE
5/8/97	RSW	UPDATE