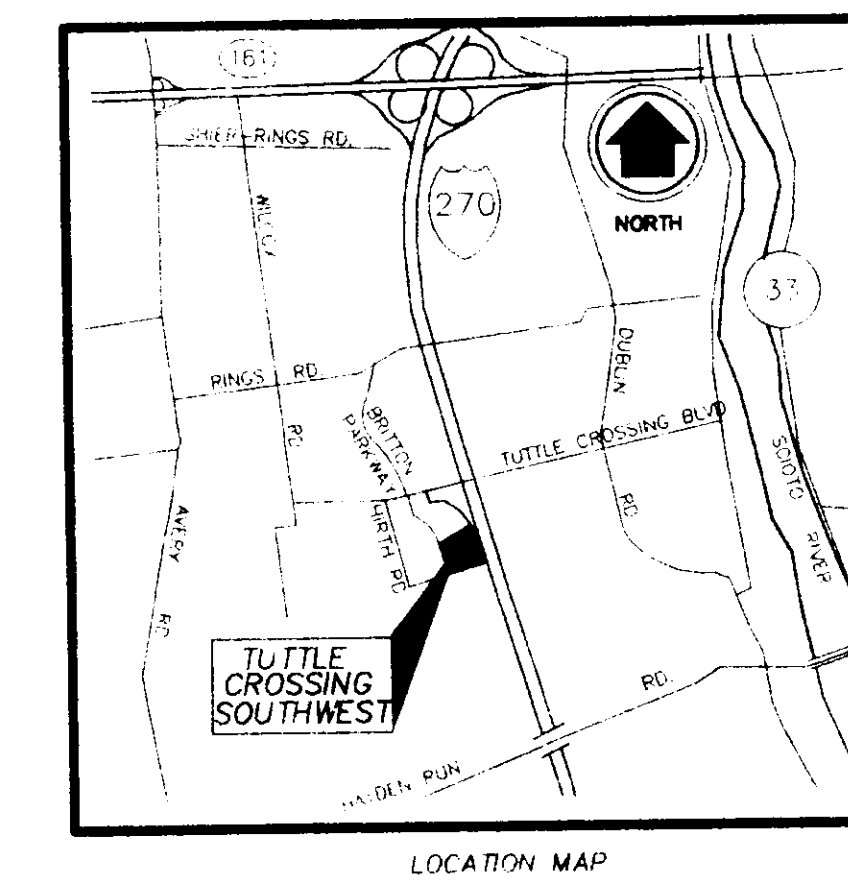
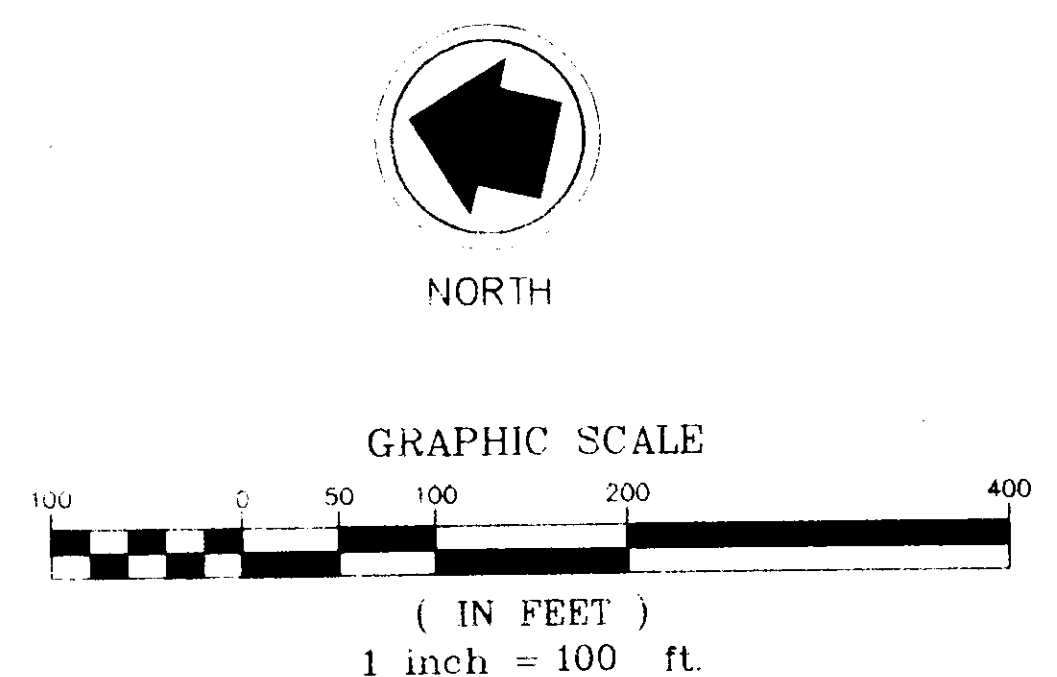
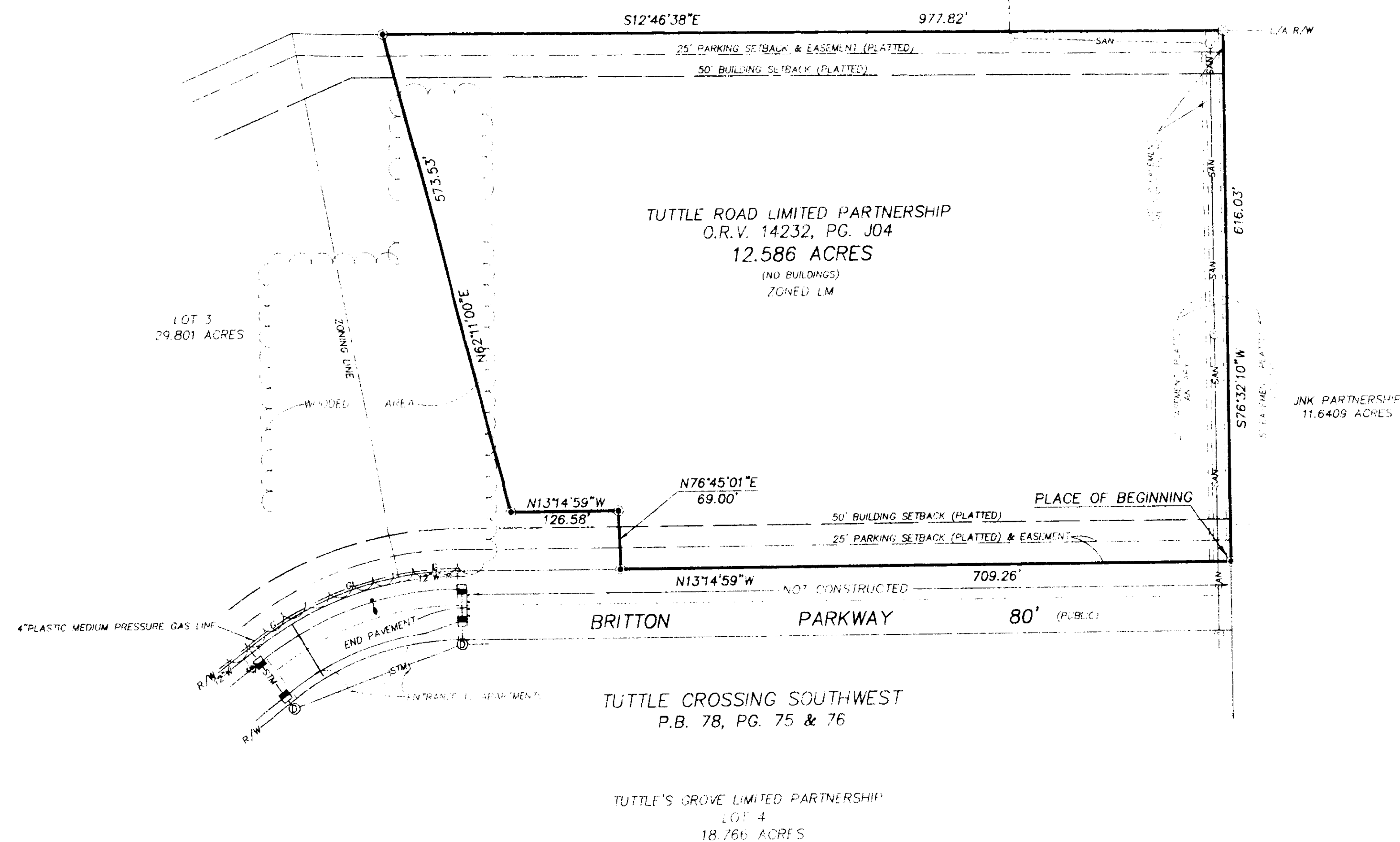


INTERSTATE ROUTE 1-270



DESCRIPTION OF 12.586 ACRES SOUTH OF TUTTLE CROSSING BOULEVARD WEST OF INTERSTATE ROUTE 270 TUTTLE CROSSING SOUTHWEST COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 3 of "Tuttle Crossing Southwest", a subdivision of record in Plat Book 78, Pages 75 and 76, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set at the southwesterly corner of Lot 3 and in the easterly right-of-way line of Britton Parkway, 80.00 feet in width, at the current southerly terminus thereof;

Thence North 13° 14' 59" West, along said right-of-way line, a distance of 709.26 feet to an iron pin set;

Thence through Lot 3 with a new division line the following three courses:

1. North 76° 45' 01" East, a distance of 69.00 feet to an iron pin set;
2. North 13° 14' 59" West, a distance of 126.58 feet to an iron pin set;
3. North 62° 11' 00" East, a distance of 573.53 feet to an iron pin set in the westerly limited access right-of-way line of Interstate Route 270;

Thence South 12° 46' 38" East, along said right-of-way line, a distance of 977.82 feet to an iron pin found at the southeasterly corner of Lot 3;

Thence South 76° 32' 10" West, along the southerly line of Lot 3, a distance of 616.03 feet to the place of beginning and containing 12.586 acres of land.

Bearings herein conform to those of the referenced plat "Tuttle Crossing Southwest", of record in Plat Book 78, Pages 75 and 76.

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

SURVEYOR'S CERTIFICATE

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., Tuttle Road Limited Partnership, Commonwealth Land 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 12th day of October, 1994, that the legal description hereon conforms to the area shown and that this survey fully and correctly represents the property shown hereon, including 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 date) 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 shown 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 and all public roads to which the property has indirect access over connecting easements affecting private property are shown; (Britton Parkway, Hirth Road and Tuttle Crossing Boulevard all being public) the property has vehicular and pedestrian access to open, publicly dedicated and accepted roads, highways and streets and drives and through curb cuts as shown hereon, without intervening strips, gaps, or gores, either directly or indirectly over and through access easements shown hereon; no barriers except for paving and curb cuts are located within the access easements shown herein; 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 and the property does not lie within any flood hazard area shown on Federal Emergency Management Agency Map No. 390167 0020 B, dated July 5, 1983.

- LEGEND**
- ① SANITARY SEWER MANHOLE
 - CURB & GUTTER INLET
 - ⊕ WATER VALVE
 - ⊙ STORM SEWER MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ IRON PIN FOUND
 - WATERLINE
 - ⊕ STREET LIGHT
 - STORM SEWER INLET
 - ⊕ IRON PIN SET

PROPERTY SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS, ETC.

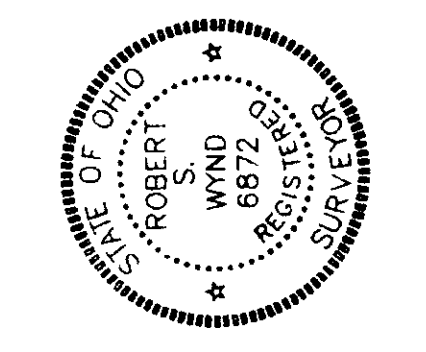
O.R.V. 14232, PG. F11
 1ST AMEND. O.R.V. 14317, PG. B18
 2ND AMEND. O.R.V. 17635, PG. C18
 3RD AMEND. O.R.V. 17778, PG. C06
 4TH AMEND. O.R.V. 17778, PG. C10
 5TH AMEND. O.R.V. 19303, PG. D07
 6TH AMEND. O.R.V. 20750, PG. H13
 7TH AMEND. O.R.V. 23328, PG. D05
 O.R.V. 20750, PG. H17

FOLLOWING EASEMENTS DO NOT APPLY TO SUBJECT PREMISES:
 O.B. 3052, PG. 57
 O.R.V. 15326, PG. F10
 O.R.V. 15326, PG. J06
 O.R.V. 16334, PG. J03

8TH AMEND. O.R.V. 27567, PG. C08
 9TH AMEND. O.R.V. 28009, PG. J01

REVISIONS

DATE	BY	DESCRIPTION
4/14/95	RSW	ADD COVENANTS



M-E ENGINEERING INC.
 CIVIL DIVISION
 500 SOUTH FRONT STREET
 COLUMBUS, OHIO 43215
 PHONE: (614) 469-4903
 FAX: (614) 469-4889

Robert S. Wynne
 REGISTERED SURVEYOR NO. 1872 DATE 4/14/95

ALTA/ACSM SURVEY
DUKE REALTY LIMITED PARTNERSHIP
PART OF LOT 3
TUTTLE CROSSING SOUTHWEST
COLUMBUS, OHIO

FIELD	PM	DRAWN
MM	BW	DC
SCALE	HORIZ. 1"=100' VERT.	
JOB	913077-1-1-9	
DATE	JANUARY 1995	
SHEET NO.	1/1	
PRINT DATE		
M-E ENGINEERING INC. OHIO APR 04 1995 PRINTED		