

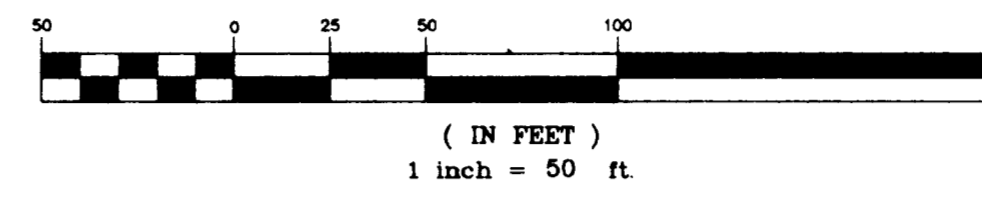
**LEGEND:**

- P.V.K. NAIL SET
- P.V.K. NAIL FOUND
- ⊙ IRON ROD FOUND
- ⊙ IRON PIPE SET
- ⊠ CURB INLET
- ⊡ CATCH BASIN
- ⊙ SANITARY MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ SIGN
- ⊙ STORM MANHOLE (DRAINAGE)



NORTH

GRAPHIC SCALE



**DESCRIPTION OF 2.700 ACRES  
SOUTH OF PARKCENTER AVENUE  
EAST OF PAUL BLAZER PARKWAY  
WEST OF BRADENTON AVENUE  
CITY OF DUBLIN, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, being a part of Lot 10 of "Tuttle Crossing", a subdivision of record in Plat Book 71, Pages 100, 101, and 102 (all references herein being to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning FOR REFERENCE at an iron pin set in the easterly right-of-way line of Paul Blazer Parkway, 100 feet in width, at the right-of-way return (20 foot radius) from Parkcenter Avenue, 60 feet in width; thence South 19° 57' 39" West, along said easterly right-of-way line, a distance of 474.02 feet to a point of curvature; thence continuing along said easterly right-of-way line, with the arc of a curve to the left, having a radius of 500.00 feet, a central angle of 94° 42' 08", the chord which bears South 15° 06' 35" West, a chord distance of 84.57 feet to an iron pin set and the TRUE PLACE OF BEGINNING;

Thence North 86° 53' 05" East, into said Lot 10, a distance of 371.42 feet to an iron pin set;

Thence South 10° 35' 16" East, continuing through Lot 10, a distance of 274.03 feet to a P.K. nail set in the centerline of an existing private service road (Gentry Lane) and in the northerly line of that 1.572 acre tract as described in a deed to BEF REIT, Inc., of record in Official Records Volume 35053, Page H14;

Thence South 79° 24' 44" West, along said northerly line and said centerline, a distance of 323.35 feet to a P.K. nail set at a point of curvature;

Thence continuing along said centerline with the arc of a curve to the left, having a radius of 150.00 feet, a central angle of 17° 56' 24", the chord which bears South 70° 26' 32" West, a chord distance of 46.78 feet to a P.K. nail set at the point of tangency;

Thence South 61° 28' 20" West, continuing along said centerline, a distance of 7.50 feet to a P.K. nail set in the easterly right-of-way line of Paul Blazer Parkway;

Thence along said easterly right-of-way line with the arc of a non-tangent curve to the right, having a radius of 500.00 feet, a central angle of 38° 47' 10", the chord of which bears North 9° 08' 03" West, a chord distance of 332.05 feet to the TRUE PLACE OF BEGINNING and containing 2.700 acres of land.

Bearings herein are based on North 19° 57' 39" East for Paul Blazer Parkway, Plat Book 71, Pages 100, 101 and 102.

**DESCRIPTION OF 8.978 ACRES  
SOUTH OF PARKCENTER AVENUE  
EAST OF PAUL BLAZER PARKWAY  
WEST OF BRADENTON AVENUE  
CITY OF DUBLIN, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, being a part of Lot 10 of "Tuttle Crossing", a subdivision of record in Plat Book 71, Pages 100, 101 and 102 (all references herein being to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at an iron pin set in the southerly right-of-way line of Parkcenter Avenue, 60 feet in width, at the right-of-way return (20 foot radius) from Paul Blazer Parkway, 100 feet in width;

Thence South 77° 34' 27" East, along said right-of-way line, a distance of 581.94 feet to an iron pin set at a point of curvature;

Thence with the arc of a curve to the right, having a radius of 30.00 feet, a central angle of 90° 00' 00", the chord of which bears South 32° 34' 28" East, a chord distance of 42.43 feet to an iron pin set in the westerly right-of-way line of Bradenton Avenue, 60 feet in width, as shown and delineated upon the plat "Dedication of Bradenton Avenue", of record in Plat Book 74, Page 72;

Thence South 12° 25' 33" West, along said right-of-way line, a distance of 449.51 feet to an iron pin set at a point of curvature;

Thence continuing along said right-of-way line with the arc of a curve to the left, having a radius of 530.00 feet, a central angle of 15° 07' 12", the chord of which bears South 4° 51' 56" West, a chord distance of 139.46 feet to a P.K. nail set in the centerline of an existing private service road (Gentry Lane);

Thence South 79° 24' 44" West, along the centerline of Gentry Lane the northerly line of that 1.366 acre tract as described in a deed to J.T. Properties, of record in Official Records Volume 25849, Page E20 and along the northerly line of that 1.572 acre tract as described in a deed to BEF REIT, Inc., of record in Official Records Volume 35053, Page H14, a distance of 272.99 feet to a P.K. nail set;

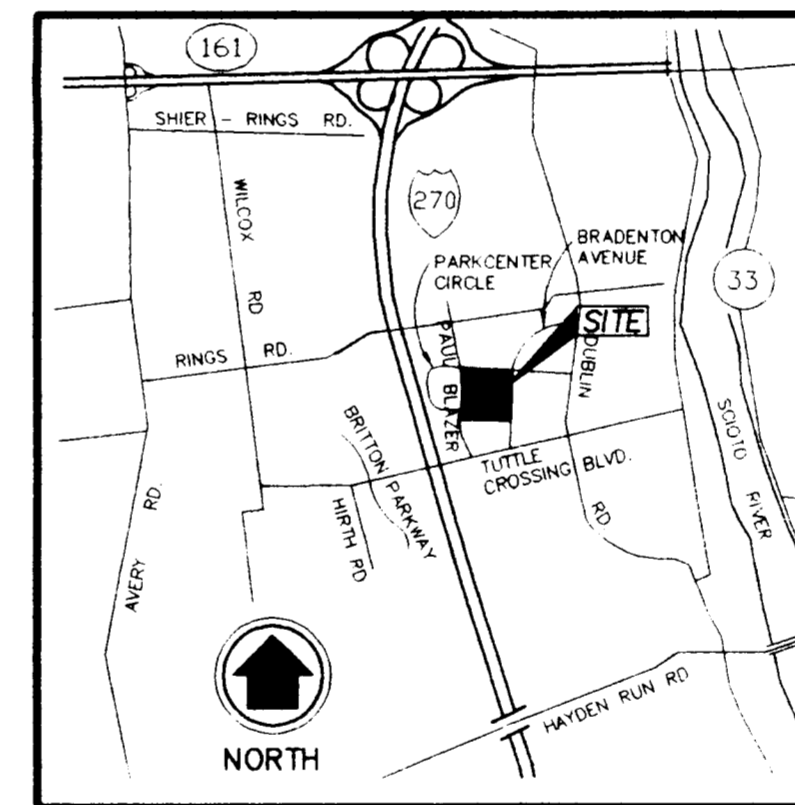
Thence North 10° 35' 16" West, into said Lot 10, a distance of 274.03 feet to an iron pin set;

Thence South 86° 53' 05" West, continuing through Lot 10, a distance of 371.42 feet to an iron pin set in the easterly right-of-way line of Paul Blazer Parkway;

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 500.00 feet, a central angle of 9° 42' 08", the chord of which bears North 15° 06' 35" East, a chord distance of 84.57 feet to an iron pin set at the point of tangency;
2. North 19° 57' 39" East, a distance of 474.02 feet to an iron pin set at a point of curvature;
3. With the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 82° 27' 52", the chord of which bears North 61° 11' 35" East, a chord distance of 26.36 feet to the place of beginning and containing 8.978 acres of land.

Bearings herein are based on South 77° 34' 27" East for Parkcenter Avenue, Plat Book 71, Pages 100, 101 and 102.



LOCATION MAP

**NOTES**

- PROPERTY SUBJECT TO THE FOLLOWING 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. G16
  - 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
  - 8TH AMEND. O.R.V. 27567, PG. C08
  - 9TH AMEND. O.R.V. 28009, PG. J01
  - 10TH AMEND. O.R.V. 28853, PG. G20
  - 11TH AMEND. O.R.V. 28862, PG. I03
  - 12TH AMEND. O.R.V. 29025, PG. B19
  - 13TH AMEND. O.R.V. 29229, PG. F18
  - 14TH AMEND. O.R.V. 33401, PG. A07
  - 15TH AMEND. O.R.V. 33622, PG. F13
  - 16TH AMEND. O.R.V. 34042, PG. E13 & O.R.V. 34809, PG. B11
  - 17TH AMEND. O.R.V. 34191, PG. H15
  - 18TH AMEND. INST. NO. 199709180096667 O.R.V. 20750, PG. H17

**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., Tuttle Road Limited Partnership, First American Title Insurance Company, First Exchange Corporation, Title First Agency, Inc. and Duke Construction Limited Partnership, that I made a survey of the above described land and improvements in July, 1998, in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by the American Land Title Association & American Congress on Surveying & Mapping, 1992, and that this survey fully and correctly represents a portion of the property owned by Tuttle Road Limited Partnership in Dublin, Ohio.

I have shown all recorded easements and rights-of-way as described in copies of recorded instruments furnished to me by the First American Title Insurance Company (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 improvements, including location and dimensions, are correctly depicted and are fully completed, except as shown herein.

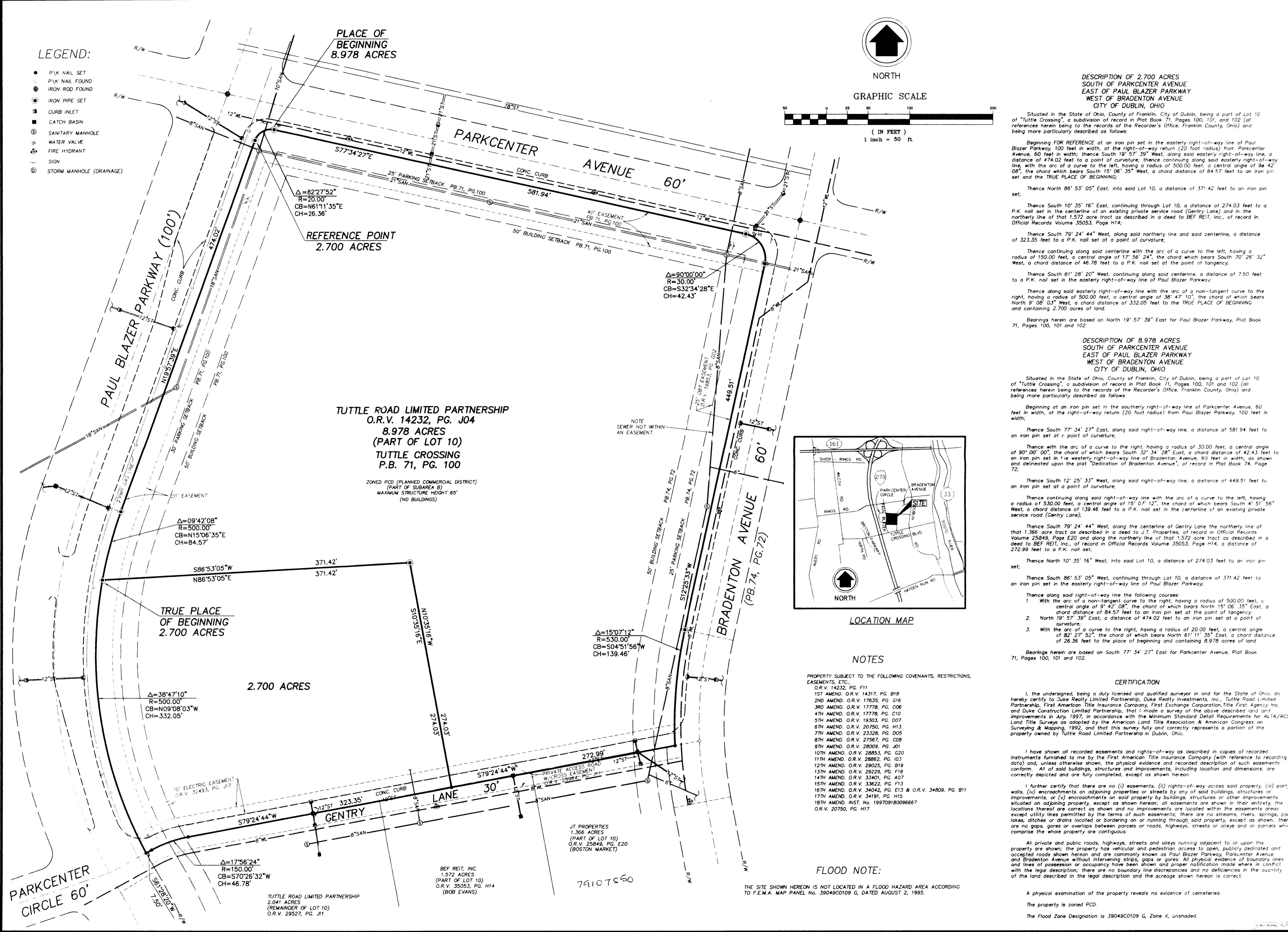
I further certify that there are no (i) easements, (ii) rights-of-way across said property, (iii) party walls, (iv) encroachments on adjoining properties or streets by any of said buildings, structures or improvements, or (v) encroachments on said property by buildings, structures or other improvements situated on adjoining property, except as shown herein; all easements are shown in their entirety, the locations thereof are correct as shown and no improvements are located within the easements areas except utility lines permitted by the terms of such easements; there are no streams, rivers, springs, ponds, lakes, ditches or drains located or bordering on or running through said property, except as shown, there are no gaps, gaps or overlaps between parcels or roads, highways, streets or alleys and all parcels which comprise the whole property are contiguous.

All private and public roads, highways, streets and alleys running adjacent to or upon the property are shown; the property has vehicular and pedestrian access to open, publicly dedicated and accepted roads shown herein and are commonly known as Paul Blazer Parkway, Parkcenter Avenue and Bradenton Avenue without intervening strips, gaps or gaps. All physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notification made where in conflict with the 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 herein is correct.

A physical examination of the property reveals no evidence of cemeteries.  
The property is zoned PCD.  
The Flood Zone Designation is 39049C0109 G, Zone X, unshaded.

**FLOOD NOTE:**

THE SITE SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. MAP PANEL NO. 39049C0109 G, DATED AUGUST 2, 1995.



REFERENCE POINT  
2.700 ACRES

TUTTLE ROAD LIMITED PARTNERSHIP  
O.R.V. 14232, PG. J04  
8.978 ACRES  
(PART OF LOT 10)  
TUTTLE CROSSING  
P.B. 71, PG. 100

ZONED PCD (PLANNED COMMERCIAL DISTRICT)  
(PART OF SUBAREA B)  
MAXIMUM STRUCTURE HEIGHT 65'  
(NO BUILDINGS)

TRUE PLACE  
OF BEGINNING  
2.700 ACRES

2.700 ACRES

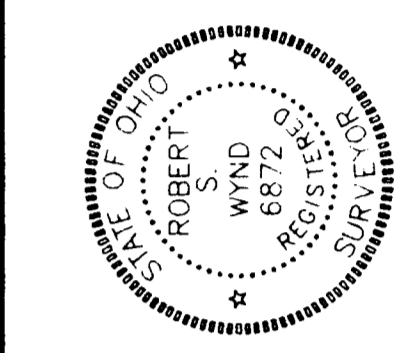
JT PROPERTIES  
1.366 ACRES  
(PART OF LOT 10)  
O.R.V. 25849, PG. E20  
(BOSTON MARKET)

BEF REIT, INC.  
1.572 ACRES  
(PART OF LOT 10)  
O.R.V. 35053, PG. H14  
(BOB EVANS)

TUTTLE ROAD LIMITED PARTNERSHIP  
2.041 ACRES  
(REMAINDER OF LOT 10)  
O.R.V. 29527, PG. J11

**REVISIONS:**

DATE	BY	DESCRIPTION
6/2/98	RSW	ADDED DUKE CONSTRUCTION, L.P. TO CERTIFICATION



M-E CIVIL ENGINEERING INC.  
635 BROOKSEDGE BOULEVARD  
WESTERVILLE, OHIO 43081  
PHONE: (614) 818-4900  
FAX: (614) 818-4902

**ALTA/ACSM SURVEY**

TUTTLE ROAD LIMITED PARTNERSHIP  
O.R.V. 14232, PG. J04  
DUBLIN, OHIO

DATE	BY	DESCRIPTION
JUN 05 1998	RSW	ADDED DUKE CONSTRUCTION, L.P. TO CERTIFICATION

REGISTERED SURVEYOR NO. 86372  
DATE 6/2/98  
PRINTED