Survey of Acreage Parcels, part of an original 106.044 Acre tract (Deed Book 3036, Page 360), located in Virginia Military Survey No. 8231, City of Grove City, Franklin County, Ohio.

for

DUKE REALTY LIMITED PARTNERSHIP

and / or

CHICAGO TITLE INSURANCE COMPANY

and / or

OHIO HOLDING CO

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWING. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

39.796 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey No. 8231, being part of the original 106.044 Acre tract conveyed to Ohio Holding Company by deed of record in Deed Book 3036, Page 360, Recorder's Office, Franklin County, Ohio (all references to recorded documents are on file in said Recorder's Office, unless otherwise noted), and being more particularly described as follows:

Beginning at a found iron pipe at the northwest corner of said 106.044 Acre tract, said pipe being the northeast corner of Lot 10 of Allen E. McDowell's Little Farms Amended Plat, as same is numbered and delineated upon the recorded plat thereof of record in Plat Book 17, Page 284, and being a corner of SouthPark, as same is delineated upon the recorded plat thereof, of record in Plat Book 71, Page 31;

Thence, along part of the northerly line of said 106.044 Acre tract and part of a southerly line of said SouthPark, South 83 degrees 33 minutes 48 seconds East, 1,267.20 feet to a set iron pipe in the west line of Gantz Road (80 feet wide);

Thence, across said 106.044 Acre tract, and along part of said westerly line of Gantz Road, South 01 degrees 03 minutes 40 seconds West, 1,485.50 feet to a found iron pipe at the northeast corner of the Aldi, Inc. 1.6798 Acre tract (Official Records Volume 15727 D-02);

Thence, along the northerly line of said 1.6798 Acre tract, northerly line of the State of Ohio 8.1655 Acre tract (Deed Book 3574, Page 111) and the northerly line of the Ohio Holding Company 9.798 Acre tract, (Official Record Volume 13282 C-03) North 81 degrees 24 minutes 56 seconds West, 1,117.62 feet to a set iron pipe in the east line of McDowell Road at the northwest corner of said 9.798 Acre tract, (passing found iron pipes at 190.00 feet and 500.00 feet, respectively;

Thence, along said easterly line of McDowell Road and part of the westerly line of said 106.044 Acre tract, North 04 degrees 57 minutes 15 seconds West, 1,465.96 feet to the place of beginning and <u>CONTAINING 39.796 ACRES</u>, subject however, to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices.

13.120 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey No. 8231, being part of the original 106.044 Acre tract conveyed to Ohio Holding Company by deed of record in Deed Book 3036, Page 360, Recorder's Office, Franklin County, Ohio, (all references to recorded documents are on file in said Recorder's Office, unless otherwise noted), and being more particularly described as follows:

Commencing at a found concrete post at the northeast corner of said 106.044 Acre tract, northwest corner of the Ohio State University Foundation et. al. 10.05 Acre tract (Official Record Volume 11015 D-08), northeast corner of the Syntex Real Estate Holdings, Inc. 15.000 Acre tract (Official Records Volume 19836 I-05) and in a southerly line of Lot 11 of "SouthPark", as same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 71, Page 31, said corner post referenced by a found solid iron pin 2.10 feet northerly of and a found iron pin 12.00 feet easterly of said post;

Thence, along part of an easterly line of said 106.044 Acre tract, westerly line of said 10.05 Acre tract and part of the westerly line of the Osbourne Trucking Company 1.495 Acre tract (Deed Book 3661, Page 757, Parcel 2), South 00 degrees 41 minutes 11 seconds West, 809.16 feet to a set iron pipe and the <u>TRUE POINT OF BEGINNING OF THIS DESCRIPTION</u>;

Thence, continuing along part of an easterly line of said 106.044 Acre tract, part of the westerly line of said 1.495 Acre tract and the westerly line of the Osbourne Trucking Company 1.616 Acre tract (Deed Book 3661, Page 757, Parcel 1), westerly line of the Storage Equities/PS Partners III - Mid-Ohio 3.807 Acre tract (Official Records Volume 5800 J-07) and part of the westerly line of the C & Y Co. 0.784 Acre tract (Official Record Volume 12794 B-15), South 00 degrees 41 minutes 11 seconds West, 948.00 feet to a set iron pipe at the northeasterly terminus of Ohio Drive (60 feet wide);

Thence, across said 106.044 Acre tract and along a northerly line of said Ohio Drive, North 62 degrees 14 minutes 28 seconds West, 5.64 feet to a set iron pipe at a point of curvature;

Thence, continuing across said 106.044 Acre tract, along said northerly line of Ohio Drive and along the arc of a curve to the right, said curve having a radius of 270.00 feet, delta angle of 30 degrees 00 minutes 00 seconds, tangent of 72.35 feet, and chord bearing and distance of North 47 degrees 14 minutes 28 seconds West, 139.76 feet to a set iron pipe at a point of tangency;

Thence, continuing across said 106.044 Acre tract, and along said northerly line of Ohio Drive, North 32 degrees 14 minutes 28 seconds West, 136.69 feet to a set iron pipe at a point of curvature;

Thence, continuing across said 106.044 Acre tract, along said northerly line of Ohio Drive and along the arc of a curve to the left, said curve having a radius of 330.00 feet, delta angle of 56 degrees 41 minutes 52 seconds, tangent of 178.05 feet, and chord bearing and distance of North 60 degrees 35 minutes 24 seconds West, 313.39 feet to a set iron pipe at a point of tangency;

Thence, continuing across said 106.044 Acre tract and along said northerly line of Ohio Drive, North 88 degrees 56 minutes 20 seconds West, 306.63 feet to a set iron pipe at a point of curvature;

Thence, continuing across said 106.044 Acre tract and along the arc of a curve to the right, said curve having a radius of 50.00 feet, delta angle of 90 degrees 00 minutes 00 seconds, tangent of 50.00 feet, and chord bearing and distance of North 43 degrees 56 minutes 20 seconds West, 70.71 feet to a set iron pipe at a point of tangency in the easterly line of Gantz Road (80 feet wide);

Thence, continuing across said 106.044 Acre tract and along said easterly line of Gantz Road, North 01 degrees 03 minutes 40 seconds East, 615.71 feet to an iron pipe at the southwest corner of said 15.000 Acre tract;

Thence, across said 106.044 Acre tract and along the south line of said 15.000 Acre tract, South 83 degrees 33 minutes 48 seconds East, 814.24 feet to the place of beginning <u>CONTAINING 13.120 ACRES</u>, subject however, to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices.

CERTIFICATION OF SURVEY

I, the undersigned, being a duly licensed and qualified surveyor in and for the State of Ohio, do hereby certify to <u>Ohio Holding Company</u> and/or <u>Duke Realty Limited Partnership</u> and/or <u>Chicago Title Insurance Company, Inc.</u>, that I made a survey of the above described land and improvements on the <u>19th</u> day of <u>April, 1994</u>, and that this survey fully and correctly represents the property owned by The Ohio Holding Company at Gantz Road and Ohio Drive, Grove City, Ohio. I have shown all recorded easements and rights-of-way as described in copies of recorded instruments furnished to me by the title insurance company or examining attorney, (with reference to recording data) and, unless otherwise shown, the physical evidence and recorded description of such easements conform. I further certify that there are no (i) easements, (ii) rights-of-way across said property, (iii) party walls, or (iv) encroachments on said property by buildings, structures or other improvements situated on adjoining property, except as shown hereon; 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 public roads, highways, streets and alleys running adjacent to or upon the subject premises are shown; all physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description; there are no boundary line discrepancies and no deficiencies in the quality of the land described in the legal description; the survey was actually made on the ground as per record description furnished by the title insurance company or examining attorney and is true and correct.

Albert J. Myers P.S. 6579 — Date: 6/20/94

Myers Surveying Company
2740 East Main Street
Bexley, Ohio 43209
(614) 235-8677

STATE OF OHIO — ALBERT J. MYERS 6579 — REGISTERED PROFESSIONAL SURVEYOR

By Albert J. Myers, Professional Surveyor #6579.

I hereby certify that the foregoing plat was prepared from an actual survey of the premises in October of 1989 and is correct to the best of my knowledge. Iron pipes set are 30" X 1" O.D. with orange plastic caps inscribed "P.S. 6579". Basis of bearings is the southerly line of the PDI Columbus III Limited Partnership 291.314 Acre tract (Official Records Volume 10663 J-10)* as same was surveyed by the undersigned in October of 1987.

* (Now known as "SouthPark", Plat Book 71, Pg. 31, FRA.CO. Recorder's Office)

LEGEND/NOTES:

1. F.E.M.A. Flood Zone Designation: Zone "C" as per F.I.R.M. 390173 0001 B
2. o - Set P.K. Nail
   O - Set 30" x 1" O.D. iron pipe w/orange plastic cap inscribed "PS. 6579", unless otherwise noted.

EASEMENTS

Chicago Title Insurance Company Commitment No. 36-0092-10-050219 dated August 7, 1990

SCHEDULE A - SECTION 2

ITEM 1 - Deed Book 3775, Page 38 to The City of Grove City for a permanent 25 foot wide easement for constructing and maintaining a water line, and for a temporary 25 foot wide construction easement for said water line. Plotted.

ITEM 5 - Official Records Volume 15404 A-18 to The Ohio Bell Telephone Company for a 10 foot X 1,480 foot wide perpetual easement for constructing and maintaining underground communication systems. Plotted.

ITEM 6 - Official Records Volume 13762 F-14 to The Ohio Bell Telephone Company for a 20 foot X 100 foot perpetual easement for constructing and maintaining underground communication systems, and for placing one Controlled Environment Vault (CEV Manhole). Plotted.

ITEM 7 - Official Records Volume 12044 A-17 to The City of Grove City for a permanent 25 foot wide easement for constructing and maintaining a sanitary sewer, and for a temporary 75 foot wide construction easement for said sewer line. Plotted.

ITEM 10 - Official Records Volume 15548 D-05 to The City of Grove City for a permanent easement and two (2) temporary strip easements (Exhibit 1), and two (2) permanent strip easements and three (3) temporary strip easements (Exhibit 1). Plotted.

32-05-09-94
53-08-14-89