

SURVEY OF ACREAGE PARCEL
SECTION 1, TOWNSHIP 1, RANGE 17, USML
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

EASTON WAY

7.557 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 1, Township 1, Range 17 United States Military Lands and being the remainder of that tract as conveyed to Limited Oval Office II Inc. of record in Official Record 30537E19 and all of the following tracts as conveyed to Limited Oval Office II Inc. 0.379 Acre Instrument No. 199712040159751 and 0.042 Acre Instrument No. 199712040159751, (all references being to those of record in the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning for reference at the intersection of the easterly right-of-way line of Stelzer Road with the southerly limited access right-of-way line of Easton Way;

thence South 86° 13' 01" East, with said southerly limited access right-of-way line, a distance of 376.26 feet to an iron pin set at the northeasterly corner of a 0.552 acre tract as conveyed to MORSO Holding Co. of record in Instrument No. 199712040159752, the true point of beginning for this description;

thence continuing with said southerly limited access right-of-way line, the following courses:

South 86° 13' 01" East, a distance of 346.10 feet to an iron pin set;

South 79° 50' 47" East, a distance of 151.77 feet to an iron pin set;

South 73° 47' 30" East, a distance of 8.99 feet to an iron pin set at the northwesterly corner of a 5.233 acre tract as conveyed to M.I. Schottenstein Homes Inc. of record in Official Record 30537B13;

thence South 4° 04' 40" West, with the westerly line of said 5.233 acre tract, a distance of 477.25 feet to an iron pin set at a point on a curve in the northerly right-of-way line of Proposed Easton Oval;

thence with said northerly right-of-way line, with a curve to the left having a central angle of 66° 08' 09", a radius of 210.00 feet, whose chord bears South 61° 00' 35" West, a chord distance of 229.17 feet to an iron pin set at the northeasterly corner of a 6.905 acre tract as conveyed to Duke Realty Limited Partnership of record in Instrument No. 199712040159753;

thence with the northerly line of said 6.905 acre tract the following courses:

North 61° 55' 20" West, a distance of 218.08 feet to an iron pin set;

North 86° 15' 30" West, a distance of 315.73 feet to an iron pin set at a southeasterly corner of that tract as conveyed to MORSO Holding Co. of record in Official Record 30236C02;

thence with the easterly line of those tracts as conveyed to MORSO Holding Co. of record in Official Record 30236C02 and Instrument No. 199712040159752 the following courses:

North 3° 44' 30" East, a distance of 123.84 feet to a point on a curve;

With a curve to the right having a central angle of 26° 08' 01", a radius of 767.00 feet, whose chord bears North 39° 49' 00" East, a chord distance of 346.82 feet to an iron pin set;

North 3° 46' 59" East, a distance of 126.26 feet to the true point of beginning for this description and containing 7.657 acres of land, more or less.

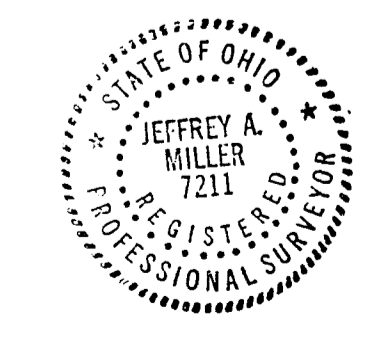
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

I, the undersigned, being duly licensed and qualified surveyor in and for the State of Ohio, do hereby certify to Duke Realty Limited Partnership, Limited Oval Office II, Inc., Central City Title Agency Ltd., and Chicago Title Insurance Company and that I made a survey of the above described land and improvements on the 26th day of May, 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 the property owned by Limited Oval Office II, Inc. at 2 Easton Oval including all buildings, structures and improvements thereon.

I have shown all recorded easements and rights-of-way as described in copies of recorded instruments furnished to me by the Central City Title Agency Ltd., and Chicago Title Insurance Company 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 hereon.

I further certify that there are no (i) easements from Title Commitment No. 9803016-CCT, (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 hereon; all easements from Title Commitment No. 9803016-CCT 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 easement; there are no visible streams, rivers, springs, ponds, lakes, ditches or drains located or bordering on or running through said property, 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 property 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; the property has vehicular and pedestrian access to open, publicly dedicated and accepted roads, highways and streets at drives and through curb cuts as shown hereon and commonly known as Stelzer Road And Proposed Easton Oval, without intervening strips, gaps or gores, either directly or indirectly over and through access easements shown hereon. The publicly dedicated roads and the access easements shown are contiguous with each other and the property without strips, gaps or gores at points shown hereon; no barriers except for paving and curb cuts are located within the access easements shown hereon; all physical evidence of boundary lines and lines of possession or occupancy have been shown and property 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 hereon is correct; the survey was actually made on the ground as per record description furnished by the title insurance company and is true and correct.

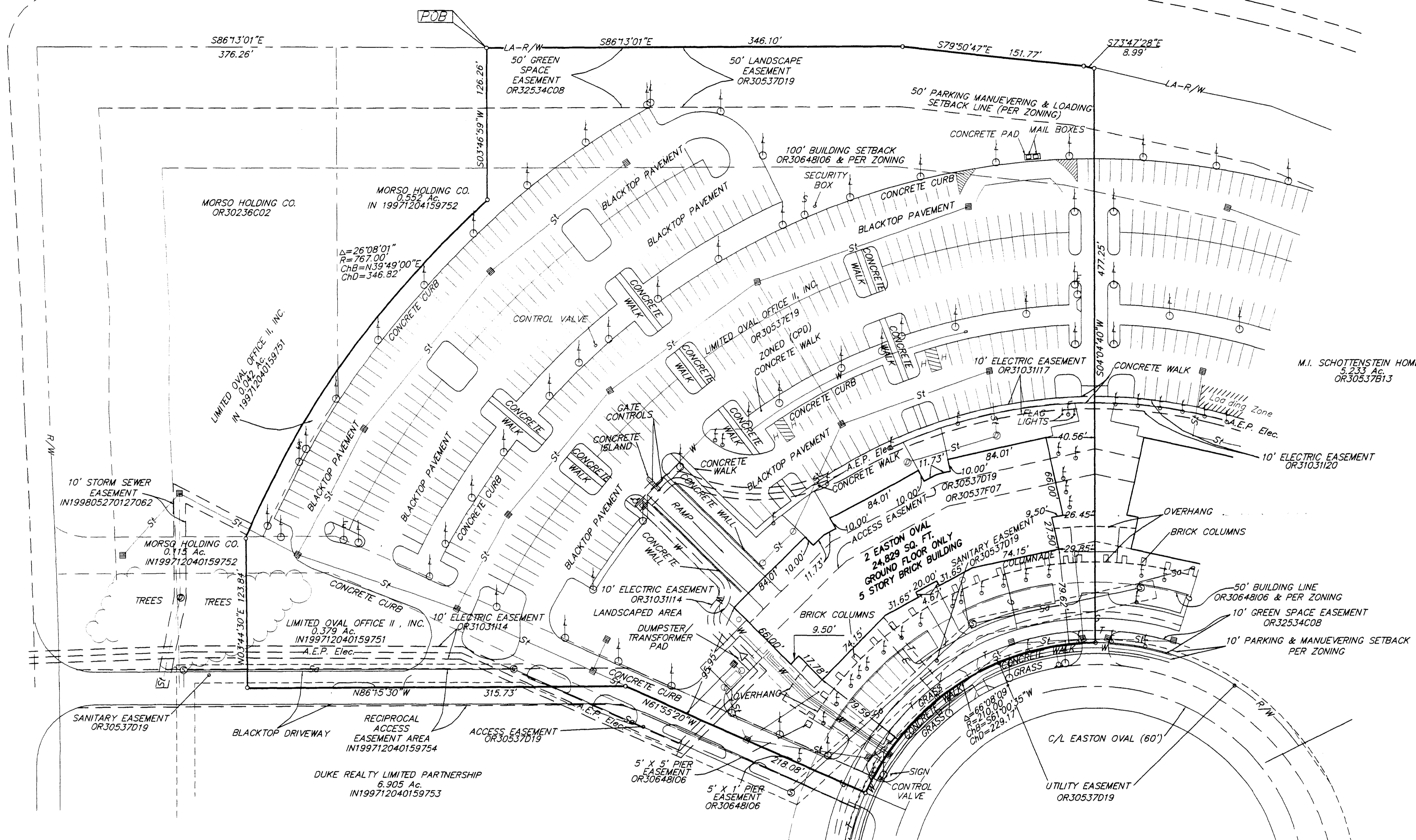


By *Jeffrey A. Miller*
 Jeffrey A. Miller
 Registered Surveyor No. 7211

Surveyed & Prepared By
EVANS, MECHWART, HAMBLETON & TILTON INC.
 CONSULTING ENGINEERS & SURVEYORS
 170 MILL STREET
 GAHANNA, OHIO 43230
 614/471-5150

SCALE: 1" = 50' APRIL 20, 1998
 REVISED MAY 27, 1998

STELZER ROAD



NOTES:
 Bearings are based on The Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments Frank 64 and 164 established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, and determines the centerline for a portion of Stelzer Road as being North 4° 04' 40" East.
 According to the Federal Emergency Management Agency's Flood Insurance Rate Map (Dated August 2, 1995), the property surveyed and shown hereon lies within Zone X (area of minimal flooding); Community Panel No. 39049C 0167 G.
 Current Zoning Classification is L-C-2.
 Property is subject to the Declaration of Covenants, Conditions and Restrictions for Easton, of record in Official Record 32534C08, OR34316C06
 Property is subject to Reciprocal Access easement in IN199712040159754
 Property is subject to Development Agreement OR30537C03.
 Property is subject to Declaration of Use Restrictions in 199710030110832
 Property is subject to Reciprocal Easement Agreement OR30537D19.
 Property is subject to Development Agreement OR30648I06
 Property is subject to Parking Facility Operation and Maintenance Agreement OR30537F07.
 Property is located within area described in memorandum of lease OR34104B20

The following easements from title commitment NO. 9803016-CCT are not located on the subject parcel:
 OR 28520C01 OR 29304I13 OR 28496F02

LEGEND

○	CONTROL VALVE	St	STORM SEWER
⊕	SECURITY CAMERA POLE	Sa	SANITARY SEWER
⊙	FLAG POLE	G	GAS LINE
⊕	EMERGENCY PEDESTAL	W	WATER LINE
⊕	YARD LIGHTS	T	TELEPHONE LINE
⊕	MANHOLE	E	ELECTRIC LINE
⊕	CATCH BASIN		
⊕	WATER VALVE		
⊕	LIGHT POLE		
⊕	FIRE HYDRANT		

NOTE: TOTAL PARKING SPACES 435 INCLUDING 4 HANDICAP PARKING SPACES

