

LOCATION MAP
NO SCALE

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, Township of Madison, located in Section 31, Township 11, Range 21, Congress Lands and being 3.922 acres out of that 7.523 acre tract as conveyed to Donald Miller and Susan R. Stedman by deed of record in Instrument Number 200307030202702, said 3.922 acres being more particularly bounded and described as follows:

Beginning, for reference, at a 3/4" iron pin found in the westerly right-of-way line of Port Road, being the northeastern corner of lot 3 of that subdivision entitled "Opus Business Center at Rickenbacker and Dedication of Rohr Road and Port Road" as shown of record in Plat Book 88, Page 74;

Thence N 03° 26' 56" E, with the westerly right-of-way line of said Port Road, a distance of 812.00 feet to an iron pin set at the True Point of Beginning;

Thence N 86° 05' 58" W, across said 7.523 acre tract, a distance of 193.72 feet to an iron pin set in the easterly line of that 7.523 acre tract as conveyed to Lois Mosby by deed of record in Deed Book 2871, Page 688 and Deed Book 3387, Page 483;

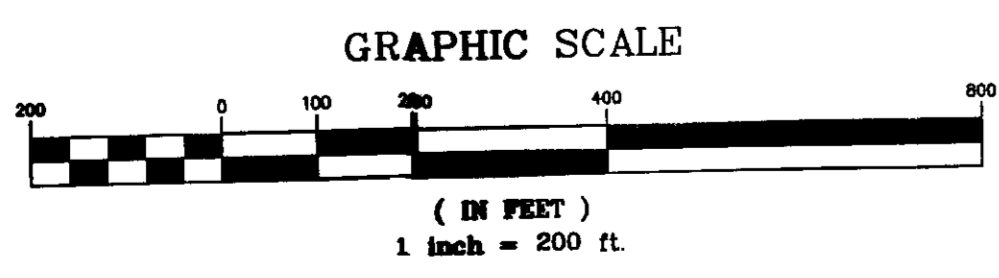
Thence N 03° 26' 56" E, with the easterly line of said 7.523 acre tract, and across Rohr Road, a distance of 802.11 feet to an iron pin set in the northerly right-of-way line of said Rohr Road, being the southerly line of the Ohio Canal Lands, as conveyed to Harmony Realty II, Ltd. by deed of record in Instrument Number 200004240079195;

Thence S 80° 04' 34" E, with the northerly right-of-way line of said Rohr Road, being the southerly line of said Ohio Canal Lands, a distance of 194.86 feet to a 1" iron pin found marking the intersection of the westerly right-of-way line of Port Road extended with the northerly right-of-way line of said Rohr Road, being the northwesterly corner of said 7.523 acre tract;

Thence S 03° 26' 56" W, across said Rohr Road and with the westerly right-of-way line of said Port Road, (passing a 3/4" iron pin found at 60.25 feet) a distance of 871.65 feet to the True Point of Beginning, and containing (feet) a distance of 871.65 feet to the True Point of Beginning, and containing 3.922 acres of land, more or less, as calculated by the above courses, of which 0.269 acres lies within the right-of-way of Rohr Road, leaving a net acreage of 3.653 acres. Subject, however, to all legal highways, easements, and restrictions of record. The above description was prepared by Clark E. White, P.S. 87868 on July 6, 2005.

All iron pins set are 3/4" diameter, 30" long with plastic cap inscribed "Advanced 7861".

All references used in this description can be found at the Franklin County Recorder's Office, Franklin County, Ohio. The Basis of Bearings used in this description was transferred from a GPS survey of Franklin County Monuments "FGCS 1861" and "FGCS 9927" performed by the Franklin County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, 1988 adjustment, and determines the bearing between said monuments as S 03° 55' 36" W.



NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF COMMITMENT No. 120050619

- 12 Easement to Ohio-Midland Light and Power Company of record in Deed Book 1225, Page 406, Recorder's Office, Franklin County, Ohio. Electric Transmission Easement is located on the subject parcel but unable to be shown from the description provided.
- 13 Easement to Columbia Gas of Ohio, Inc. of record in Official Record 20984019, Recorder's Office, Franklin County, Ohio. 20" Pipeline Easement is located on the subject parcel as shown hereon.
- 14 Easement to South-Central Power Company of record in Instrument Number 200405270122624, Recorder's Office, Franklin County, Ohio. 10" and 20" Electric Easements along west, north and east property lines as shown hereon.
- 15 Oil and Gas Lease to David Law of record in Lease Record 164, Page 372, assigned to Fairway Petroleum Company in Lease Record 165, Page 246, Recorder's Office, Franklin County, Ohio. Oil and Gas Lease is blanket in nature and unable to be shown hereon.

STATEMENT OF ENCROACHMENTS

None Visible

MISCELLANEOUS NOTES

Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.

There is no observable evidence of this site being used as a solid waste dump, pump or any kind of sanitary land fill.

Any locations of underground utilities shown hereon are based upon visible above ground structures and/or record drawings provided to the surveyor. Locations of underground utility lines and structures may vary from locations shown hereon. Additional buried utility lines and structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.

The land described hereon is all of the land as described in Schedule A of the title commitment as issued by Stewart Title Guaranty Company, Commitment No. 120050619 and 120050620, effective date April 4, 2005 at 7:00 A.M.

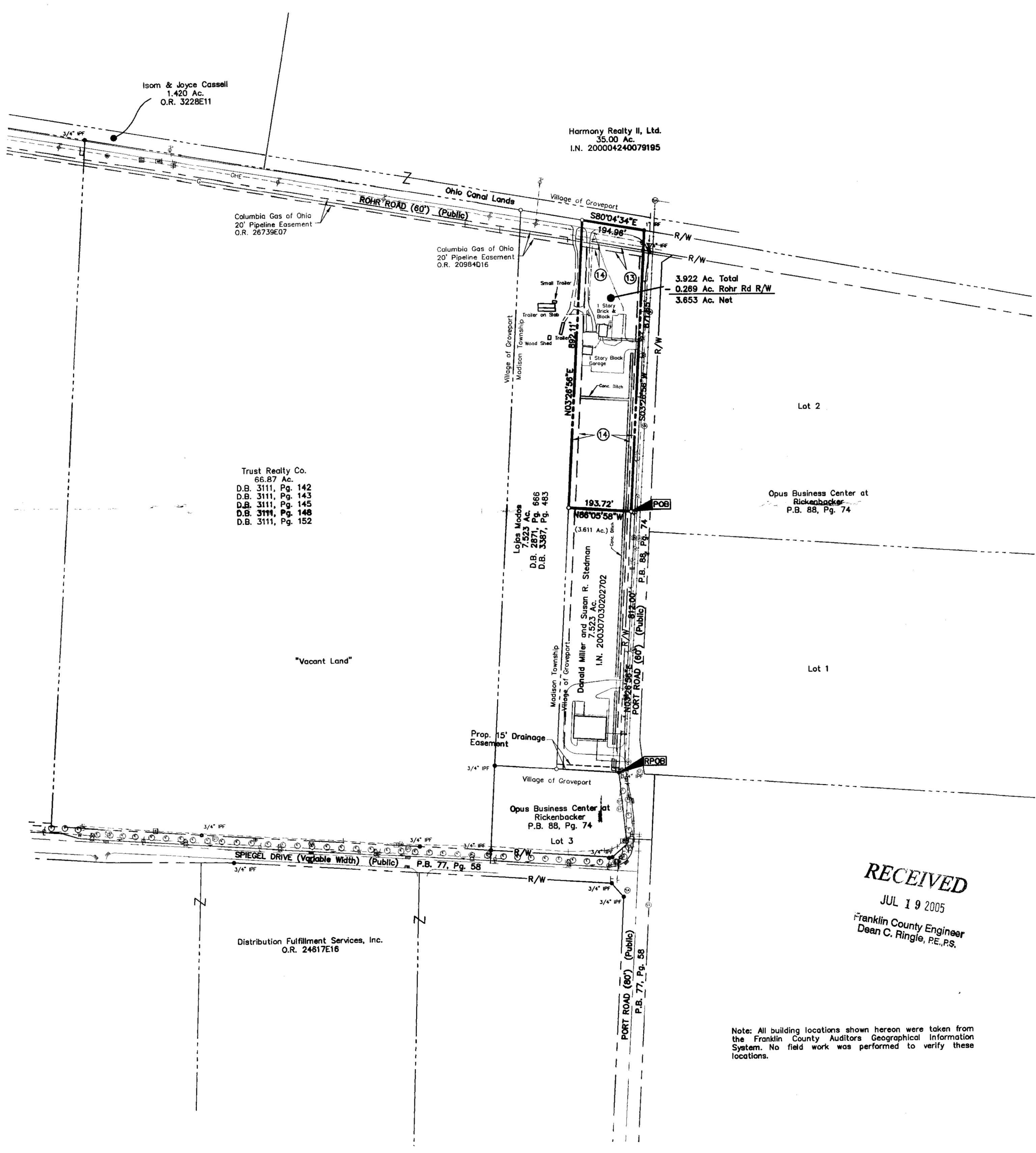
FLOOD NOTE

By graphic plotting only this property is located in Zone X (Areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C0360 G, with an effective date of August 2, 1995, in Franklin County, Ohio. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGEND

- Iron Pin Found
- Iron Pin Set W / Cop
- × Pk Nail Found
- × Pk Nail Set
- ▲ Rr Spike Found
- ▲ Rr Spike Set
- ⊞ Monument Box
- ⊞ Monument
- ⊞ Concrete Post
- ⊞ Electric Manhole
- ▲ Tacked Hub / Trav Pt
- ⊞ Electric Transformer
- ⊞ Post Sign / Lamp
- ⊞ Comm Manhole
- ⊞ Sign
- ⊞ Tel Pedestal
- H Billboard / OH Sign
- ⊞ Pole Elec
- Deciduous Tree
- ⊞ Pole Elec Tel
- Pine Tree
- ⊞ Pole Elec Tel Light
- Shrub
- ⊞ Pole Tel
- ⊞ Sanitary Manhole
- ⊞ Pole Tel Light
- ⊞ Sanitary Cleanout
- ⊞ Pole Light
- ⊞ Storm Manhole
- ⊞ Pole Signal
- Catch Basin
- ⊞ Traffic Box
- Curb Inlet W / Grate
- Guy Pole
- R Gas Valve
- Guy Wire
- ⊞ Gas Meter
- ⊞ Fire Hydrant
- ⊞ Underground Line Marker
- ⊞ Water Valve
- ⊞ Sprinkler Valve Box
- ⊞ Mailbox
- Monitoring Well

**SURVEY OF ACREAGE PARCEL
LOCATED IN SECTION 31, TOWNSHIP 11, RANGE 21, CONGRESS LANDS
VILLAGE OF GROVEPORT AND MADISON TOWNSHIP, FRANKLIN COUNTY, OHIO**



ALTA / ACSM CERTIFICATION

I, the undersigned, being a duly licensed and qualified surveyor in and for the State of Ohio, do hereby certify to Duke Realty Ohio, an Indiana general partnership, and Stewart Title Guaranty Company, that I made a survey of the above described land and improvements on the day of September 3, 2004, 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, 1998 and that this survey fully and correctly represents the property owned by Donald Miller and Susan R. Stedman at the southwesterly corner of Rohr Road and Port Road, 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 Stewart Title Guaranty 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 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 improvements, or (v) encroachments on said property by buildings, structures or other improvements situated on adjoining property, except as shown hereon; 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 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, gorges 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 Rohr Road and Port Road, without intervening strips, gaps or gorges, 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 gorges 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 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 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.

A physical examination of the property reveals no evidence of encumbrances.

The within described real estate lies within Hazard Flood Zone X as shown on Panel Number 39049C0360G of the Federal Emergency Management Agency's flood insurance rate map, dated August 2, 1995.



ADVANCED CIVIL DESIGN, INC.

RECEIVED
JUL 19 2005
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

CLARK E. WHITE
PROFESSIONAL SURVEYOR NO. 7868

ALTA/ACSM SURVEY FOR MILLER TRACT DUKE REALTY OHIO

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
4605 Morse Road
Suite 101
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 200'
DATE: 07/08/05

SHEET 1 / 1

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