

NEW LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, Township of Washington, City of Hilliard, in Virginia Military Survey Number 2418, containing 14.877 acres, being part of an original 14.880 acre tract and all of a 0.029 acre tract deeded to Duke Realty Ohio in instrument numbers 200411040254692 and 200508120163599, respectively of the Recorder's Office, Franklin County, Ohio, (all deed and plat references made being to said Recorder's Office, unless otherwise noted), being more particularly described as follows:

Beginning for a Point of Commencement (POC) at a concrete monument in the centerline of Interstate 270 as referenced by the Centerline Survey Plat as recorded in Plat Book 35, Page 45 at station 560+00 as shown on the Ohio Department of Transportation plan number FRA-270-3.47N from the District Six Office in Delaware County;

Thence South 78 Degree 23 Minutes 11 Seconds West, 200.00 feet to a point in the westerly right-of-way line of said Interstate 270 and the easterly line of said 14.880 acre tract;

Thence along said westerly right-of-way line of Interstate 270 and the easterly line of said 14.880 acre tract, North 11 Degree 36 Minutes 49 Seconds East, 548.09 feet to a point, reference a 3/4" iron pipe found capped "BRH GROUP" in said westerly and easterly line, which point being the True Point of Beginning (POB) of the parcel consolidation described herein;

The following four (4) courses run along the southerly line of said 14.880 acre tract deeded to Duke Realty Ohio:

Thence South 74 Degree 07 Minutes 26 Seconds West, 251.93 feet to a 5/8" rebar found capped "BRH GROUP";

Thence South 15 Degree 53 Minutes 43 Seconds East, 7.76 feet to a 5/8" rebar found capped "BRH GROUP" at a point of curvature;

Thence along the arc of a tangent curve to the right 128.59 feet, having a central angle of 74 Degree 25 Minutes 07 Seconds, a radius of 99.00 feet, and a chord bearing South 21 Degree 18 Minutes 50 Seconds West, 119.74 feet to a 5/8" rebar found capped "BRH GROUP";

Thence South 58 Degree 32 Minutes 33 Seconds West, 9.94 feet to a 5/8" rebar set in the northerly line of Riggins Court recorded in the Dedication Plat of Britton Parkway, Hayden Run Road, Riggins Court & Reserves A, B, C, D in Plat Book 108, Page 28 and in instrument number 200512120261345;

The following three (3) courses run along the northerly line of said Riggins Court and also along the southerly line of a 0.029 acre tract deeded to Duke Realty Ohio in instrument number 200508120163599:

Thence along the arc of a non-tangent curve to the left 107.85 feet, having a central angle of 75 Degree 21 Minutes 23 Seconds, a radius of 82.00 feet, and a chord bearing North 68 Degree 12 Minutes 21 Seconds West, 100.24 feet to a 5/8" rebar set;

Thence North 15 Degree 53 Minutes 02 Seconds West, 2.79 feet to a 5/8" rebar set;

Thence crossing said 14.880 acre tract deeded to Duke Realty Ohio, South 74 Degree 06 Minutes 58 Seconds West, 118.68 feet to a 5/8" rebar set in the northerly line of said Riggins Court, which point also being the southeast corner of a Reserve "A" recorded in said Dedication Plat of Britton Parkway, Hayden Run Road, Riggins Court & Reserves A, B, C, D;

The following seven (7) courses run along the westerly line of said 14.880 acre tract deeded to Duke Realty Ohio:

Thence North 15 Degree 53 Minutes 43 Seconds West, 313.64 feet to a 5/8" rebar found capped "BRH GROUP" at a point of curvature;

Thence along the arc of a tangent curve to the left 17.28 feet, having a central angle of 45 Degree 00 Minutes 00 Seconds, a radius of 22.00 feet, and a chord bearing North 38 Degree 23 Minutes 43 Seconds West, 16.84 feet to a 5/8" rebar found capped "BRH GROUP" at a point of tangency;

Thence North 60 Degree 53 Minutes 43 Seconds West, 240.95 feet to a 5/8" rebar found capped "BRH GROUP" at a point of curvature;

Thence along the arc of a tangent curve to the right 161.84 feet, having a central angle of 61 Degree 00 Minutes 17 Seconds, a radius of 152.00 feet, and a chord bearing North 30 Degree 23 Minutes 35 Seconds West, 154.30 feet to a 5/8" rebar found capped "BRH GROUP" at a point of tangency;

Thence along an easterly line of Britton Parkway extension recorded in said Dedication Plat of Britton Parkway, Hayden Run Road, Riggins Court & Reserves A, B, C, D, North 00 Degree 06 Minutes 34 Seconds East, 243.79 feet to a 5/8" rebar found capped "BRH GROUP" at an angle point in the said easterly line;

The following two (2) courses run along the easterly line of said Britton Parkway extension:

Thence North 65 Degree 56 Minutes 06 Seconds West, 20.00 feet to a 5/8" rebar found capped "BRH GROUP" at a point of non tangent curvature in the easterly line of said Britton Road extension;

NEW LEGAL DESCRIPTION CONTINUED

Thence along the arc of a non tangent curve to the left 114.63 feet, having a central angle of 7 Degree 13 Minutes 02 Seconds, a radius of 910.00 feet, and a chord bearing North 20 Degree 27 Minutes 23 Seconds East, 114.55 feet to a 5/8" rebar found capped "BRH GROUP" at the northwest corner of said 14.880 acre tract, which point also being in the southerly line of land deeded to OLP Columbus, Inc. in instrument No. 199711210149428, and the northerly Corporation Line of the City of Hilliard and southerly Corporation Line of the City of Columbus;

Thence along said northerly line said 14.880 acre tract deeded to Duke Realty Ohio, and also along the southerly line of said land deeded to OLP Columbus, and also along the northerly Corporation Line of the City of Hilliard and said southerly Corporation Line of the City of Columbus, North 77 Degree 53 Minutes 25 Seconds East, 706.56 feet to a point, reference a 3/4" iron pipe found 0.14 feet East, in the westerly right-of-way line of said Interstate 270, which point also being the northeast corner of said 14.880 acre tract and also being the southeast corner of said land deeded to OLP Columbus;

The following three (3) courses run along the easterly line of said 14.880 acre tract deeded to Duke Realty Ohio:

Thence along said westerly right-of-way line of Interstate 270, South 11 Degree 36 Minutes 49 Seconds East, 548.09 feet to a point, reference a 3/4" iron pipe with a cap "BURGESS & NIPLE" found 0.11 feet South, 0.18 feet East at an angle point in said easterly and westerly line;

Thence continuing along said westerly right-of-way line of Interstate 270, South 09 Degree 42 Minutes 16 Seconds East, 300.17 feet to a point, reference a 3/4" iron pipe found 0.92 feet South at an angle point in said easterly and westerly line;

Thence along said westerly right-of-way line of Interstate 270, South 11 Degree 36 Minutes 49 Seconds East, 55.32 feet to the True Point of Beginning and containing 14.877 acres, and subject to all legal easements, restrictions, and right-of-way of record.

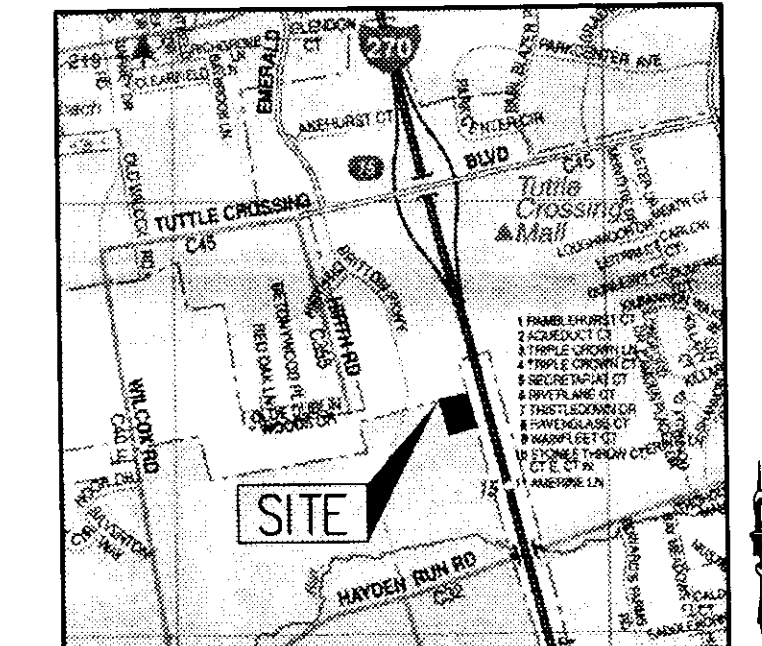
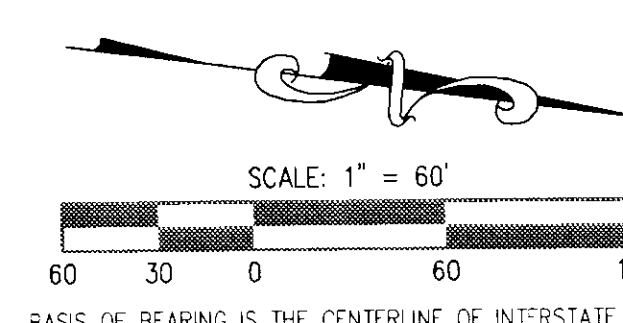
Jonathan E. Phelps, Ohio Surveyor No. 8241, of BRH Group, Inc., Worthington Ohio, prepared the above description from actual field surveys performed in July and August, 2004 and in October, 2006. Basis of bearings are based on the centerline of Interstate 270, North 11 Degree 36 Minutes 49 Seconds West as stated in FRA-270-3.47N, Ohio Department of Transportation Right-of-Way plans. Iron pins set are 5/8"x30" rebar with yellow plastic cap marked "BRH GROUP".

ALTA/ACSM LAND TITLE SURVEY

FOR DUKE REALTY OHIO

CONTAINING 14.877 ACRES, BEING PART OF AN ORIGINAL 14.880 ACRE TRACT AND ALL OF A 0.029 ACRE TRACT DEEDED TO DUKE REALTY OHIO IN INSTRUMENT NUMBERS 200411040254692 & 200508120163599, RESPECTFULLY

CITY OF HILLIARD COUNTY OF FRANKLIN STATE OF OHIO



MCINITY MAP NOT TO SCALE

SYMBOLS

- List of symbols for rebar sets, fire hydrants, water valves, gas meters, etc.

NOTES

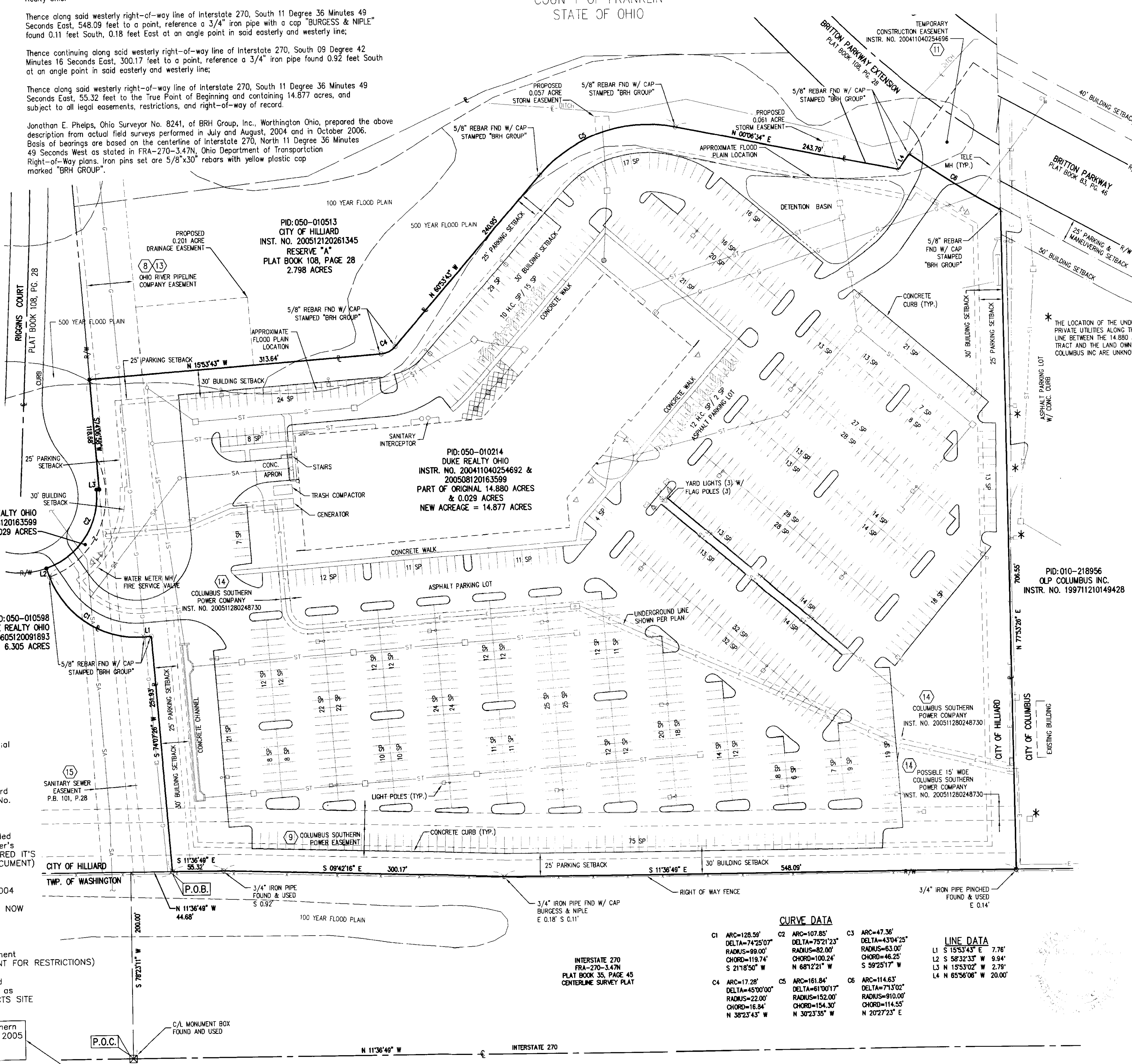
The building and parking setbacks shown are both proposed setbacks. The 100 year flood zone and the 500 year flood zone are in approximate location (scaled in from FEMA maps).

ZONING DATA

ZONING CLASSIFICATION: B-3 (INTEGRATED OFFICE RESEARCH AND RESTRICTED INDUSTRIAL) MINIMUM YARD REQUIREMENTS: NO BUILDING SHALL BE LESS THAN THIRTY FEET (30') DISTANT FROM ANY BOUNDARY OF THE TRACT ON WHICH THE OFFICE, RESEARCH, OR INDUSTRIAL DEVELOPMENT IS LOCATED.

UTILITY NOTES

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 UTILITIES AND STRUCTURES MAY VARY FROM RECORD DRAWINGS. ADDITIONAL BURIED UTILITIES LINES AND STRUCTURES MAY BE ENCOUNTERED. NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS OR ENCROACHMENTS UPON THE PROPERTY BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENT SITUATED UPON ANY ADJOINING PREMISES; AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF H.U.D. FLOOD INSURANCE BOUNDARY MAP OR SPECIAL FLOOD HAZARD AREA MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED BY ALTA, ACSM AND NSPS IN 1999 AND MEETS THE ACCURACY REQUIREMENTS OF AN AURBAN SURVEY, AS DEFINED THEREIN.



- SCHEDULE B ITEMS: 1. First American Title Insurance Company commitment. 2. Easement to Sinclair Refining Co. 3. Underground Easement Agreement by Trueman Limited Partnership to Columbus Southern Power Company. 4. Temporary Construction Easement Agreement by and between Trueman Limited Partnership and Duke Realty Ohio. 5. Access and Utility Easement by Trueman Limited Partnership and Duke Realty Ohio. 6. Memorandum of Lease by Duke Realty Ohio, Landlord, and BMW Financial Services NA, LLC. 7. License between Ohio River Pipe Line LLC and Duke Realty Ohio. 8. Easement and Right of Way from Duke Realty Ohio to Columbus Southern Power Company.

Table with columns for CURVE DATA and LINE DATA, listing various curve and line measurements.

SURVEYOR'S CERTIFICATION: THE UNDERSIGNED HEREBY CERTIFIES TO THE HUNTINGTON NATIONAL BANK AND TO [INSERT NAME OF TITLE INSURER] AS OF [DATE] THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND; THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE PROPERTY DESCRIPTION "CLOSES" BY ENGINEERING CALCULATION AND THE LAND AREA CALCULATED IS ACCURATE. THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES, DRIVES AND PARKING AREAS AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SETBACK LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS OR APPLICABLE ZONING OR BUILDING CODES) AFFECTING THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN THEREON; THAT ALL UTILITY SERVICES NECESSARY FOR THE OPERATION OF THE PROPERTY ARE PRESENT ON THE PROPERTY OR WITHIN ADJACENT WAYS; THAT THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS OR ENCROACHMENTS UPON THE PROPERTY BY ANY BUILDING, STRUCTURE OR OTHER IMPROVEMENT SITUATED UPON ANY ADJOINING PREMISES; AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF H.U.D. FLOOD INSURANCE BOUNDARY MAP OR SPECIAL FLOOD HAZARD AREA MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED BY ALTA, ACSM AND NSPS IN 1999 AND MEETS THE ACCURACY REQUIREMENTS OF AN AURBAN SURVEY, AS DEFINED THEREIN.

BRH Group, Inc. Engineering & Surveying. ALTA/ACSM LAND TITLE SURVEY DUKE REALTY OHIO BRITTON PARKWAY HILLIARD, OHIO. Includes a table for revisions and a sheet number '1 OF 1'.