

LOCATION MAP  
NO SCALE

DESCRIPTION OF A 2,000 ACRE TRACT  
ALONG POST ROAD, WEST OF AVERY-MURFIELD DRIVE,  
CITY OF DUBLIN, FRANKLIN CO., OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin in Virginia Military Survey No. 3452 and being all of a 2,000 acre tract of land conveyed to Carol S. Lehr, Trustee, by deed of record in Instrument 199812070314853, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 5/8" iron bar found in the south right-of-way line of Post Road (60 feet in width), at the southeast corner of a 0.1930 acre tract of land conveyed, for Post Road right-of-way purposes, to the City of Dublin by deed of record in Official Record 18358, Page G 16, at the southwest corner of a 0.500 acre tract of land conveyed, for Post Road right-of-way purposes, to the City of Dublin by deed of record in Instrument 200002250037974 (Franklin Co.) and Official Record 216, Page 12 (Union Co.), at the northeast corner of said 2,000 acre tract and at the northwest corner of an original 5.406 acre tract of land conveyed to BOB PERIMETER LLC by deed of record in Instrument 200605120091745, said iron bar being S 87° 05' 29" E a distance of 112.1 feet from a corner of the Franklin/Union County line;

thence S 04° 42' 27" E along the east line of said 2,000 acre tract, along a portion of the west line of said original 5.406 acre tract and along a portion of the west line of Perimeter Place Professional Office Condominium of record in Condo. Plat Book 183, Pages 77 through 81 and recorded in Instrument 200703090042160 a distance of 313.68 feet to a 5/8" iron bar found at the southeast corner of said 2,000 acre tract and at a northeast corner of a 3.616 acre tract of land conveyed to Jet-Link Development, Ltd. by deed of record in Instrument 200611220234321;

thence N 87° 05' 29" W along the south line of said 2,000 acre tract and along a north line of said 3.616 acre tract a distance of 280.21 feet to a 5/8" iron bar found at the southwest corner of said 2,000 acre tract and at a corner of Perimeter West Professional Village, L.L.C. of record in Condo. Plat Book 172, Pages 100-106 and recorded in Instrument 200608070155216;

thence N 04° 42' 27" W along the west line of said 2,000 acre tract and along an east line of said Perimeter West Professional Village, L.L.C. a distance of 313.68 feet to a 5/8" iron bar found at the northwest corner of said 2,000 acre tract, in the south right-of-way line of Post Road, at the northeast corner of said Perimeter West Professional Village, L.L.C., at the southwest corner of said 0.1930 acre tract and at the southeast corner of a 0.302 acre tract of land conveyed, for Post Road right-of-way purposes, to the City of Dublin by deed of record in Instrument 200002250037974 (Franklin Co.) and Official Record 216, Page 12 (Union Co.);

thence S 87° 05' 29" E along the north line of said 2,000 acre tract, along the south line of said 0.1930 acre tract and along the south right-of-way line of Post Road a distance of 280.21 feet to the place of beginning;

containing 2,000 acres of land more or less and being subject to all easements and restrictions of record.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in January, 2006. Basis of bearings is the centerline of Post Road, being S 87° 23' 19" E as shown on the plan of Avery Road Retail Center, Section 1, of record in Plat Book 86, Pages 86 & 87, Recorder's Office, Franklin County, Ohio.

ALTA/ACSM LAND TITLE SURVEY

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. 1344623  
EFFECTIVE DATE: AUGUST 30, 2007 AT 7:59 A.M.

To: First American Title Insurance Company  
Title First Agency, Inc.  
National City Bank  
6655 Post Road LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes Items 2.3.4, 7(a), 8, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my opinion, as a land surveyor in the State of Ohio, the relative Positional Accuracy of this survey does not exceed that which is specified herein.

Property is in Zone X (Areas determined to be outside the 0.2% chance floodplain) and Zone X (Areas of 0.2% chance flood) on Flood Insurance Rate Map, Panel 106 of 387, Franklin County, Ohio and Incorporated Areas, Map No. 39049CD107 H (Effective Date: March 16, 2004).

Item 10 - Deed Book 2469, Page 22 and Item 13 - Official Record 14599, Page B 17 apply and are as shown.

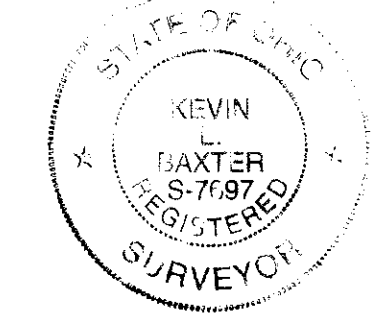
In my opinion the following easements do not apply to subject property:  
Item 11 - Deed Book 2855, Page 140, Item 12 - Deed Book 3023, Page 471 and Item 14 - Official Record 15017, Page F 10.

As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a warranty or warranty, either expressed or implied.

Violations of zoning ordinances, restrictions or other rules and regulations are determined and enforced by the zoning and planning boards of the community in which the property is located.

Property is Currently Zoned PCD (Planned Commerce District) per City of Dublin Development Department. See Zoning Codes for Restrictions not Shown.

Kevin L. Baxter  
Kevin L. Baxter - Ohio Surveyor No. 7697

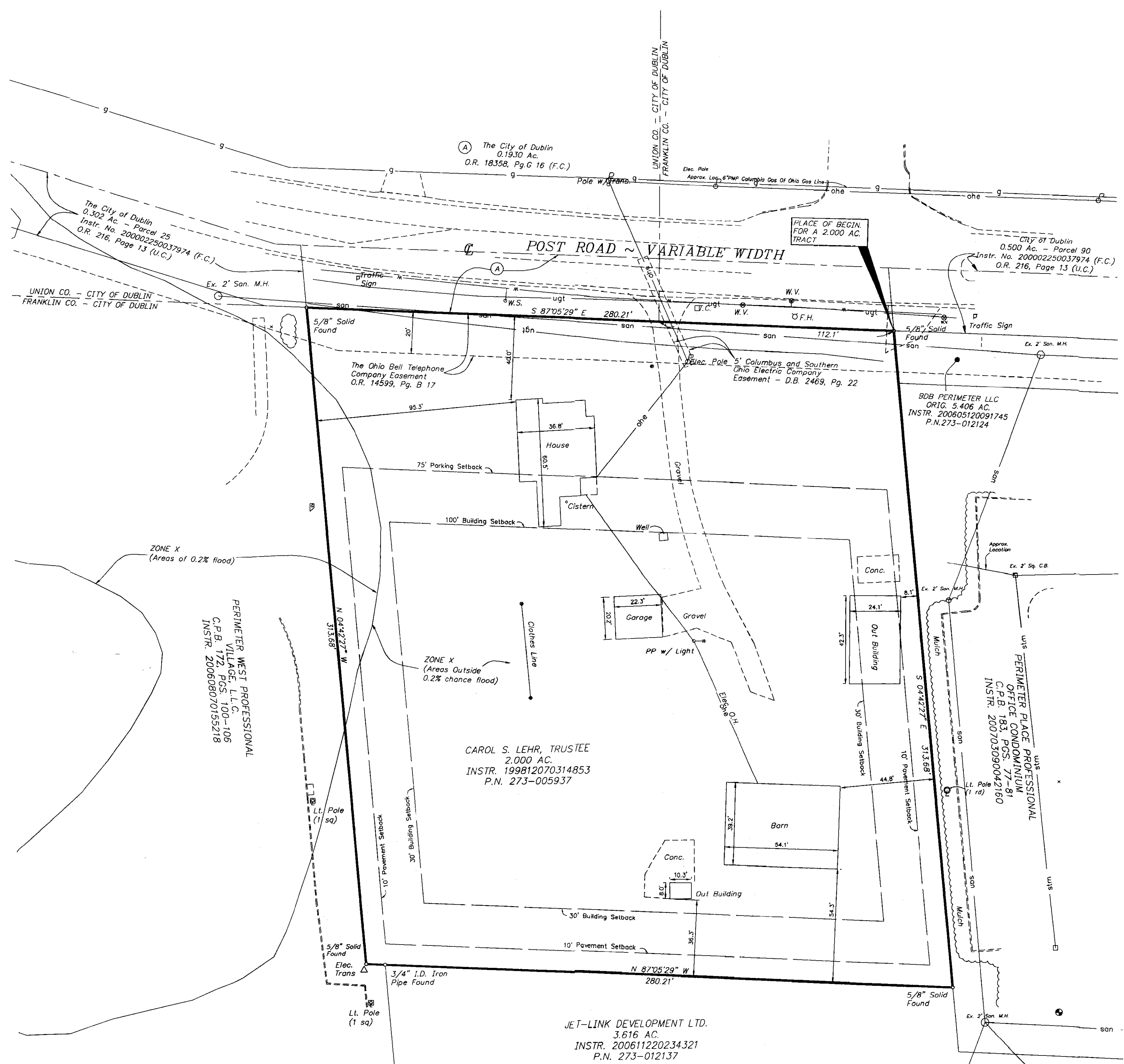
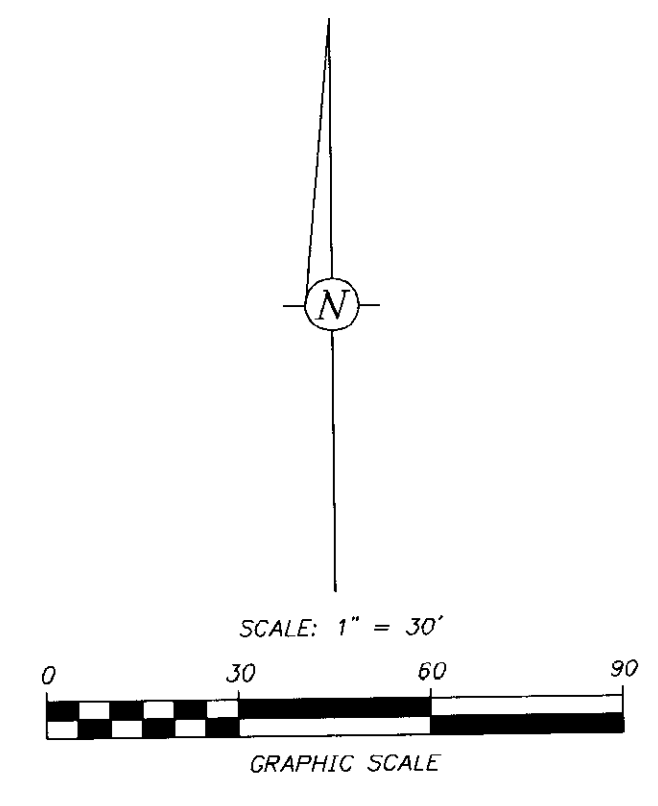


C.F. BIRD & R.J. BULL, INC.  
ENGINEERS / SURVEYORS  
2875 W. DUBLIN-GRANVILLE RD.  
COLUMBUS, OHIO 43235 (614) 761-1681

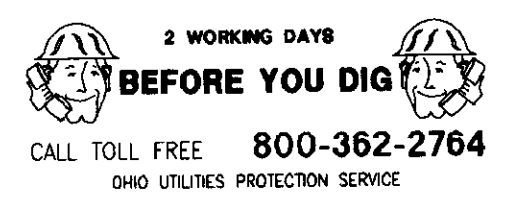
RJ BOLL REALTY, LTD.

ALTA/ACSM LAND TITLE SURVEY AT  
6655 POST ROAD,  
CITY OF DUBLIN, FRANKLIN CO., OHIO

2,000 AC. IN V.M.S. NO. 3452  
SCALE: 1" = 30'  
DWN: KLB/CKD SEPTEMBER 11, 2007 JOB NO. 07-048 1/1



NOTE:  
The locations of underground utilities as shown hereon are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.



NOTE:  
Electric pedestals, electric transformers and telephone closures were found during the field investigation. No field markings or utility drawings were provided to the surveyor depicting underground or overhead facilities that may connect to these services boxes.

H:\Jobs\2007\048\ACAD\dwg\Exhibits\07-048-ALTA.dwg 09/11/2007