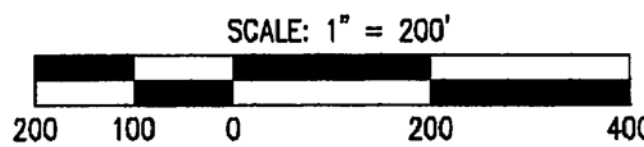


ALTA/ACSM & LOT SPLIT SURVEY

FOR

DUKE REALTY OHIO

A 109.068 ACRE LOT SPLIT OUT OF A 254.000 ACRE TRACT
DEEDED TO SHUI-NAN AND CHIOU-JEU CHUANG TRUSTEES OF
SHUI-NAN AND CHIOU-JEU CHUANG, TRUST DATED JANUARY 28, 2000
IN OFFICIAL RECORD BOOK 126, PAGE 522 AND
IN OFFICIAL RECORD BOOK 126, PAGE 524
PART OF VIRGINIA MILITARY SURVEYS 9232 AND 12143
VILLAGE OF WEST JEFFERSON
COUNTY OF MADISON
STATE OF OHIO



BASIS OF BEARING

ARE BASED ON THE CENTERLINE OF STATE
ROUTE 29, NORTH 67 DEGREES 15 MINUTES
00 SECONDS WEST. BASIS REFERENCES A
RECORD LEGAL DESCRIPTION RECORDED IN
O.R. VOLUME 126, PAGE 522

LEGAL DESCRIPTION - LOT SPLIT

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, PART OF
VIRGINIA MILITARY SURVEYS 9232 AND 12143, AND BEING A 109.068 ACRE LOT SPLIT OUT OF A
254.000 ACRE TRACT DEEDED SHUI-NAN AND CHIOU-JEU CHUANG TRUSTEES OF SHUI-NAN AND
CHIOU-JEU CHUANG, TRUST DATED JANUARY 28, 2000, AS RECORDED IN OFFICIAL RECORD BOOK 126,
PAGE 522 AND IN OFFICIAL RECORD BOOK 126, PAGE 524 OF THE RECORDER'S OFFICE, MADISON
COUNTY, OHIO, (ALL DEED AND PLAT REFERENCES MADE BEING TO SAID RECORDER'S OFFICE, UNLESS
OTHERWISE NOTED), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND ON THE CENTERLINE OF STATE ROUTE 29 (WIDTH VARIES),
SAID POINT BEING AT THE NORTHEASTERLY CORNER OF SAID 254.000 ACRE TRACT, SAID POINT ALSO
BEING AT THE NORTHWESTERLY CORNER OF A 6.353 ACRE TRACT DEEDED TO J&L ROTONDA LLC AS
RECORDED IN OFFICIAL RECORD BOOK 117, PAGE 477;

THENCE ALONG SAID CENTERLINE AND THE NORTH LINE OF SAID 254.000 ACRE TRACT, NORTH 67
DEGREES 15 MINUTES 00 SECONDS WEST, 572.55 FEET, TO A MAGNAIL SET ON SAID NORTH LINE
AND SAID CENTERLINE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING (P.O.B.) FOR THE
109.068 ACRE LOT SPLIT HEREIN DESCRIBED;

THE FOLLOWING TWO (2) COURSES CROSS SAID 254.000 ACRE TRACT:

THENCE LEAVING SAID CENTERLINE, SOUTH 22 DEGREES 45 MINUTES 00 SECONDS WEST, 1455.64
FEET, TO A 5/8" REBAR SET;

THENCE SOUTH 78 DEGREES 14 MINUTES 41 SECONDS WEST, 1733.13 FEET, TO A 5/8" REBAR SET ON
A WESTERLY LINE OF SAID 254.000 ACRE TRACT, SAID POINT ALSO BEING ON THE EASTERLY LINE OF
A 190.357 ACRE TRACT DEEDED TO RALPH PARSONS FARM PARTNERSHIP AS RECORDED IN VOLUME 297,
PAGE 257;

THENCE ALONG SAID WESTERLY AND EASTERLY LINES, NORTH 07 DEGREES 13 MINUTES 21 SECONDS
WEST, 180.33 FEET TO A 5/8" REBAR SET AT AN ANGLE POINT AT A SOUTHWESTERLY CORNER OF SAID
254.000 ACRE TRACT, SAID POINT BEING AT THE NORTHEASTERLY CORNER OF SAID 190.357 ACRE
TRACT;

THENCE ALONG SAID NORTHERLY AND SOUTHERLY LINES, NORTH 83 DEGREES 46 MINUTES 09 SECONDS
WEST, 822.57 FEET, TO A 5/8" REBAR SET ON SAID NORTHERLY AND SOUTHERLY LINES;

THE FOLLOWING TEN (10) COURSES CROSS SAID 254.000 ACRE TRACT:

THENCE NORTH 22 DEGREES 45 MINUTES 00 SECONDS EAST, 803.65 FEET, TO A 5/8" REBAR SET;

THENCE NORTH 17 DEGREES 27 MINUTES 44 SECONDS EAST, 187.14 FEET, TO A 5/8" REBAR SET ON A
POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT, 90.00 FEET, HAVING A CENTRAL ANGLE OF 54 DEGREES 51
MINUTES 17 SECONDS, A RADIUS OF 94.00 FEET, AND A CHORD BEARING NORTH 44 DEGREES 38
MINUTES 51 SECONDS EAST, 86.60 FEET, TO A 5/8" REBAR SET ON A POINT OF TANGENCY;

THENCE NORTH 72 DEGREES 04 MINUTES 29 SECONDS EAST, 10.94 FEET, TO A 5/8" REBAR SET;

THENCE SOUTH 62 DEGREES 55 MINUTES 31 SECONDS EAST, 17.49 FEET, TO A 5/8" REBAR SET;

THENCE NORTH 64 DEGREES 33 MINUTES 27 SECONDS EAST, 60.00 FEET, TO A 5/8" REBAR SET ON AN
ARC OF A NON TANGENT CURVE;

THENCE ALONG AN ARC OF A NON TANGENT CURVE TO THE RIGHT, 273.37 FEET, HAVING A CENTRAL
ANGLE OF 48 DEGREES 11 MINUTES 34 SECONDS, A RADIUS OF 325.00 FEET, AND A CHORD BEARING
NORTH 01 DEGREES 20 MINUTES 46 SECONDS WEST, 265.38 FEET, TO A 5/8" REBAR SET ON A POINT
OF TANGENCY;

THENCE NORTH 22 DEGREES 45 MINUTES 00 SECONDS EAST, 1091.97 FEET, TO A 5/8" REBAR SET;

THENCE NORTH 67 DEGREES 45 MINUTES 01 SECONDS EAST, 28.27 FEET, 5/8" REBAR SET ON THE
SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 29;

THENCE NORTH 22 DEGREES 45 MINUTES 00 SECONDS EAST, 40.00 FEET, TO A MAGNAIL SET ON SAID
CENTERLINE;

THENCE ALONG SAID CENTERLINE, SOUTH 67 DEGREES 15 MINUTES 00 SECONDS EAST, 642.21 FEET,
TO A MAGNAIL SET ON SAID CENTERLINE, SAID POINT BEING AT THE NORTHWESTERLY CORNER OF SAID
3.713 ACRE TRACT, SAID POINT ALSO BEING AT A NORTHEASTERLY CORNER OF SAID 254.00 ACRE
TRACT;

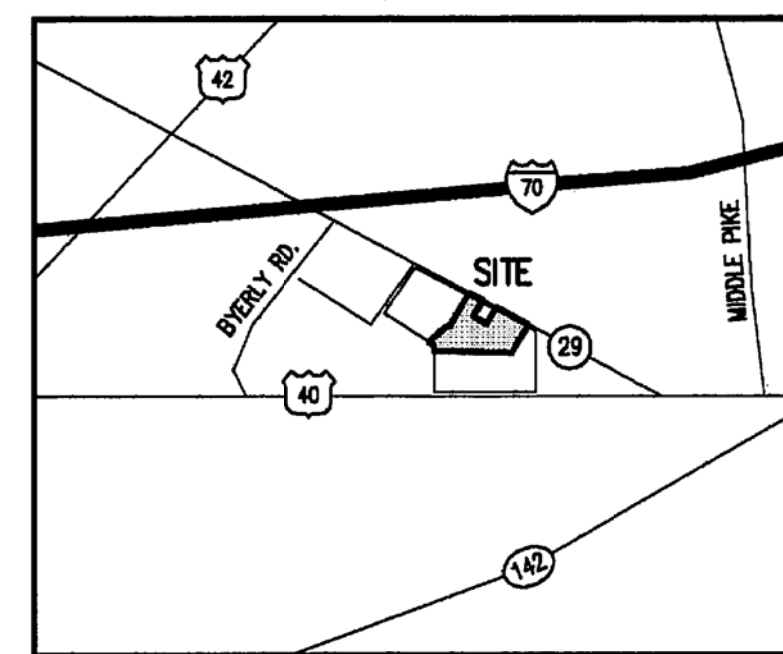
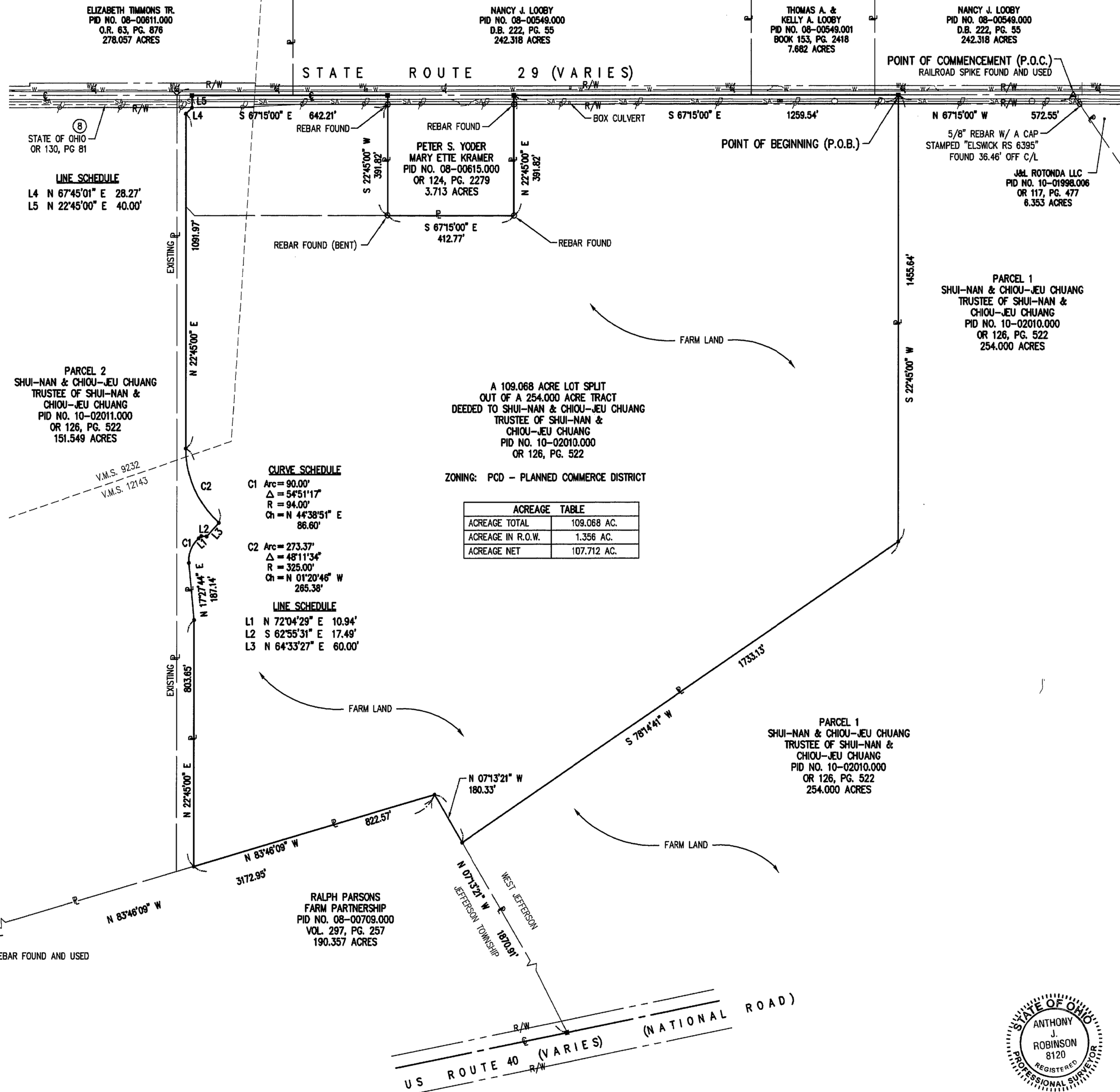
THENCE LEAVING SAID CENTERLINE AND ALONG THE WESTERLY LINE OF SAID 3.713 ACRE TRACT AND
ALONG A EASTERLY LINE OF SAID 254.000 ACRE TRACT, PASSING A REBAR FOUND ON THE SAID
SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00, SOUTH 22 DEGREES 45 MINUTES 00 SECONDS
WEST, A TOTAL DISTANCE OF 391.82 FEET, TO A REBAR FOUND AT THE SOUTHWESTERLY CORNER OF
SAID 3.713 ACRE TRACT, SAID POINT BEING AT A SOUTHEASTERLY CORNER OF SAID 254.000 ACRE
TRACT;

THENCE ALONG THE SOUTHERLY LINE OF SAID 3.713 ACRE TRACT AND ALONG A NORTHERLY LINE OF
SAID 254.000 ACRE TRACT, SOUTH 67 DEGREES 15 MINUTES 00 SECONDS EAST, 412.77 FEET, TO A
REBAR FOUND AT THE SOUTHEASTERLY CORNER OF SAID 3.713 ACRE TRACT, SAID POINT BEING AT A
SOUTHERLY CORNER OF SAID 254.000 ACRE TRACT;

THENCE ALONG SAID WESTERLY AND EASTERLY LINES, AND PASSING A REBAR FOUND ON SAID
SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 361.82 FEET, NORTH 22 DEGREES 45 MINUTES 00
SECONDS EAST, A TOTAL DISTANCE OF 391.82 FEET TO A MAGNAIL SET AT THE NORTHEASTERLY
CORNER OF SAID 3.713 ACRE TRACT ON THE NORTHERLY LINE OF SAID 254.000 ACRE TRACT AND SAID
CENTERLINE;

THENCE ALONG SAID NORTHERLY LINE OF SAID 254.000 ACRE TRACT AND SAID CENTERLINE, SOUTH 67
DEGREES 15 MINUTES 00 SECONDS EAST, 1259.54 FEET, TO THE TRUE POINT OF BEGINNING (POB),
CONTAINING 109.068 ACRES.

ANTHONY J. ROBINSON, OHIO SURVEYOR NO. 8120, OF BRH GROUP, INC., WORTHINGTON OHIO,
PREPARED THE ABOVE DESCRIPTION FROM ACTUAL FIELD SURVEYS PERFORMED IN DECEMBER 2008 AND
JULY 2007. ALL IRON PINS SET ARE 5/8"x30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "BRH
GROUP". BASIS OF BEARINGS ARE BASED ON THE SAME MERIDIAN AS THE CENTERLINE OF STATE
ROUTE 29 AS RECORDED IN OFFICIAL RECORD 126, PAGE 522. NORTH 67 DEGREES 15 MINUTES 00
SECONDS WEST.

VICINITY MAP
NOT TO SCALE

SYMBOLS

5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP"	FIRE HYDRANT	TELEPHONE PEDESTAL
RAILROAD SPIKE SET	WATER VALVE	TELEPHONE POLE
MAG NAIL SET	GAS VALVE	UTILITY POLE
FOUND, AS LABELED	GAS METER	GUY WIRE
RAILROAD SPIKE FOUND	CATCH BASIN	ELECTRICAL PULL BOX
MONUMENT FOUND	CURB INLET	MANHOLE (NOTED ON PLAN)
CENTERLINE	LIGHT POLE	SIGN
PROPERTY LINE	MAIL BOX	BOLLARD
R/W RIGHT-OF-WAY LINE		
	EXISTING WATERLINE	
	EXISTING STORM	
	EXISTING SANITARY	
	EXISTING OVERHEAD ELECTRIC	
	EXISTING OVERHEAD ELECTRIC AND TELEPHONE	

FLOOD ZONE

THE SITE LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.) AS
SHOWN ON THE FLOOD INSURANCE RATE MAP, COUNTY OF MADISON, STATE OF OHIO, MAP NUMBER
390773 0100 B EFFECTIVE DATE FEBRUARY 6, 1991, FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 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. THIS
SURVEY SHOWS ONLY APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND MUST BE VERIFIED
AND FIELD CHECK BY THE UTILITY COMPANIES BEFORE YOU DIG. CALL THE OHIO UTILITIES PROTECTION
SERVICE TOLL FREE AT 1-800-362-2764.

SCHEDULE B ITEMS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO: NCS-264284B-CH2 - REV. #1
EFFECTIVE DATE: JULY 13, 2007 AT 7:29 A.M.
NOT SURVEYING RELATED: 1-7, 11, 12, & 13

8. EASEMENT FOR HIGHWAY PURPOSES FROM MARY D. WOOD TO STATE OF OHIO, DATED SEPTEMBER
28, 1940, FILED FOR RECORD SEPTEMBER 29, 1941 AND RECORDED IN VOLUME 130, PAGE 81 OF
MADISON COUNTY RECORDS. (DOES NOT AFFECT SITE)

9. EASEMENT FROM ROBERT H. TUCKER AND MARY H. TUCKER TO OHIO EDISON COMPANY, DATED
SEPTEMBER 19, 1962, FILED FOR RECORD OCTOBER 3, 1962 AND RECORDED IN VOLUME 160, PAGE
639 OF MADISON COUNTY RECORDS. (DOES NOT AFFECT SITE)

10. RECORD OF ORDINANCES, PASSED MARCH 3, 1997, ORDINANCE NO. 97022, RECORDED IN O.R.
50, PAGE 256 OF MADISON COUNTY RECORDS. (AFFECTS ENTIRE SITE, ANNEXATION OF SITE INTO
VILLAGE OF WEST JEFFERSON CORPORATION)

14. MEMORANDUM OF REAL ESTATE PURCHASE AND OPTION AGREEMENT BY AND BETWEEN DUKE
REALTY OHIO AND SHUI-NAN CHUANG AND CHIOU-JEU CHUANG, AS TRUSTEE OF THE SHUI-NAN AND
CHIOU-JEU CHUANG TRUST DATED JANUARY 28, 2000, MEMORANDUM DATED OCTOBER 30, 2006,
FILED FOR RECORD JANUARY 9, 2007 AND RECORDED IN O.R. BOOK 224, PAGE 1880 OF MADISON
COUNTY RECORDS. (AFFECTS SITE. NOTHING TO PLOT)

SURVEYOR'S CERTIFICATION

TO: SHUI-NAN CHUANG AND CHIOU-JEU CHUANG, TRUSTEES OF THE SHUI-NAN AND CHIOU-JEU
CHUANG TRUST, DUKE REALTY LIMITED PARTNERSHIP, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE
SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS
1-4, 8, 10, 11A, 11B, AND 13 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 PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE
STATE OF OHIO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH
IS SPECIFIED THEREIN.



ANTHONY J. ROBINSON, P.S. No. 8120

8-10-07

DATE

ALTA/ACSM & LOT SPLIT SURVEY FOR

DUKE REALTY OHIO

STATE ROUTE 29
WEST JEFFERSON, OHIO

BRH
Group, Inc.
Engineering & Surveying

705-F Lakeview Plaza Boulevard
Worthington, Ohio 43085-4779
Phone: (614) 841-9600
Fax: (614) 841-0170
Email: info@brhgroup.com

DATE	REVISIONS	NO.	JOB NO.	20209
8-2-07	1	1	DRAWN BY	JS
8-7-07	2	2	DESIGNED BY	JS
8-10-07	3	3	CHECKED BY	AJR
			FIELD CREW	RDG/KSR
			FIELD BOOK	5-06
			DATE	8-2-07
			SCALE	1" = 200'
			SHEET	1
				1

EXHIBIT A

August 10, 2007

**LOT SPLIT
FOR
DUKE REALTY OHIO
A 109.068 ACRE LOT SPLIT OUT OF A 254.000 ACRE TRACT
DEEDED TO SHUI-NAN AND CHIOU-JEU CHUANG TRUSTEES OF
SHUI-NAN AND CHIOU-JEU CHUANG, TRUST DATED JANUARY 28, 2000
IN OFFICIAL RECORD BOOK 126, PAGE 522 AND
IN OFFICIAL RECORD BOOK 126, PAGE 524
PART OF VIRGINIA MILITARY SURVEYS 9232, AND 12143
VILLAGE OF WEST JEFFERSON
COUNTY OF MADISON
STATE OF OHIO**

Situated in the State of Ohio, County of Madison, Village of West Jefferson, part of Virginia Military Surveys 9232 and 12143, and being a 109.068 acre lot split out of a 254.000 acre tract deeded Shui-nan and Chiou-Jeu Chuang Trustees of Shui-nan and Chiou-Jeu Chuang, Trust dated January 28, 2000, as recorded in Official Record Book 126, Page 522 and in Official Record Book 126, Page 524 of the Recorder's Office, Madison County, Ohio, (all deed and plat references made being to said Recorder's Office, unless otherwise noted), being more particularly described as follows:

Commencing at a railroad spike found on the centerline of State Route 29 (width varies), said point being at the northeasterly corner of said 254.000 acre tract, said point also being at the northwesterly corner of a 6.353 acre tract deeded to J&L Rotonda LLC as recorded in Official Record Book 117, Page 477:

Thence along said centerline and the north line of said 254.00 acre tract, **North 67 Degrees 15 Minutes 00 Seconds West, 572.55 feet**, to a magnail set on said north line and said centerline, said point also being the **TRUE POINT OF BEGINNING (P.O.B.)** for the 109.068 acre lot split herein described;

The following two (2) courses cross said 254.000 acre tract:

Thence leaving said centerline, **South 22 Degrees 45 Minutes 00 Seconds West, 1455.64 feet**, to a 5/8" rebar set;

Thence **South 78 Degrees 14 Minutes 41 Seconds West, 1733.13 feet**, to a 5/8" rebar set on a westerly line of said 254.000 acre tract, said point also being on the easterly line of a 190.357 acre tract deeded to Ralph Parsons Farm Partnership as recorded in Volume 297, Page 257;

Thence along said westerly and easterly lines, **North 07 Degrees 13 Minutes 21 Seconds West, 180.33 feet** to a 5/8" rebar set at an angle point at a southwesterly corner of said 254.00 acre tract, said point being at the northeasterly corner of said 190.357 acre tract;

Thence along said northerly and southerly lines, **North 83 Degrees 46 Minutes 09 Seconds West, 822.57 feet**, to a 5/8" rebar set on said northerly and southerly lines;

The following ten (10) courses cross said 254.000 acre tract:

Thence **North 22 Degrees 45 Minutes 00 Seconds East, 803.65 feet**, to a 5/8" rebar set;

Thence **North 17 Degrees 27 Minutes 44 Seconds East, 187.14 feet**, to a 5/8" rebar set on a point of curvature;

Thence along a curve to the right, 90.00 feet, having a central angle of 54 degrees 51 minutes 17 seconds, a radius of 94.00 feet, and a chord Bearing **North 44 Degrees 38 Minutes 51 Seconds East, 86.60 feet**, to a 5/8" rebar set on a point of tangency;

Thence **North 72 Degrees 04 Minutes 29 Seconds East, 10.94 feet**, to a 5/8" rebar set;

Thence **South 62 Degrees 55 Minutes 31 Seconds East, 17.49 feet**, to a 5/8" rebar set;

Thence **North 64 Degrees 33 Minutes 27 Seconds East, 60.00 feet**, to a 5/8" rebar set on an arc of a non tangent curve;

Thence along an arc of a non tangent curve to the right, 273.37 feet, having a central angle of 48 degrees 11 minutes 34 seconds, a radius of 325.00 feet, and a chord bearing **North 01 Degrees 20 Minutes 46 Seconds West, 265.38 feet**, to a 5/8" rebar set on a point of tangency;

Thence **North 22 Degrees 45 Minutes 00 Seconds East, 1091.97 feet**, to a 5/8" rebar set;

Thence **North 67 Degrees 45 Minutes 01 Seconds East, 28.27 feet**, 5/8" rebar set on the southerly right-of-way line of said state route 29;

Thence **North 22 Degrees 45 Minutes 00 Seconds East, 40.00 feet**, to a magnail set on said centerline;

Thence along said centerline, **South 67 Degrees 15 Minutes 00 Seconds East, 642.21 feet**, to a magnail set on said centerline, said point being at the northwesterly corner of

said 3.713 acre tract, said point also being at a northeasterly corner of said 254.00 acre tract;

Thence leaving said centerline and along the westerly line of said 3.713 acre tract and along a easterly line of said 254.000 acre tract, passing a rebar found on the said southerly right-of-way line, a distance of 30.00, **South 22 Degrees 45 Minutes 00 Seconds West, a total distance of 391.82 feet**, to a rebar found at the southwesterly Corner of said 3.713 acre tract, said point being at a southeasterly corner of said 254.000 acre tract;

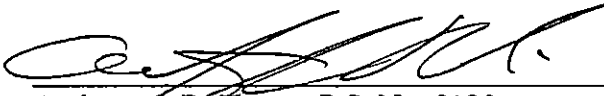
Thence along the southerly line of said 3.713 acre tract and along a northerly line of said 254.000 acre tract, **South 67 Degrees 15 Minutes 00 Seconds East, 412.77 feet**, to a rebar found at the southeasterly corner of said 3.713 acre tract, said point being at a southerly corner of said 254.000 acre tract;

Thence along said westerly and easterly lines, and passing a rebar found on said southerly right-of-way line, a distance of 361.82 feet, **North 22 Degrees 45 Minutes 00 Seconds East, a total distance of 391.82 feet** to a mag nail set at the northeasterly corner of said 3.713 acre tract on the northerly line of said 254.000 acre tract and said centerline;

Thence along said northerly line of said 254.000 acre tract and said centerline, **South 67 Degrees 15 Minutes 00 Seconds East, 1259.54 feet**, to the **TRUE POINT OF BEGINNING (POB)**, containing 109.068 acres.

Anthony J. Robinson, Ohio Surveyor No. 8120, of BRH Group, Inc., Worthington Ohio, prepared the above description from actual field surveys performed in December 2006 and July 2007. All iron pins set are 5/8"x30" rebar with a yellow plastic cap stamped "BRH GROUP". Basis of bearings are based on the same meridian as the centerline of State Route 29 as recorded in Official Record 126, Page 522. North 67 Degrees 15 Minutes 00 Seconds West.

BRH Group Inc.


Anthony J. Robinson, P.S. No. 8120
Job # 20209

8-10-07
Date

