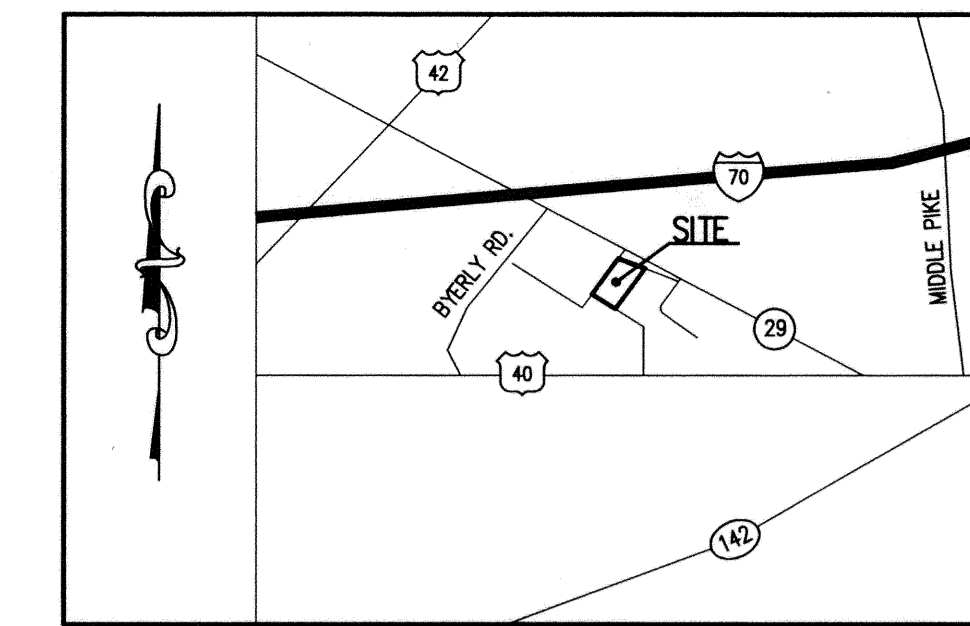
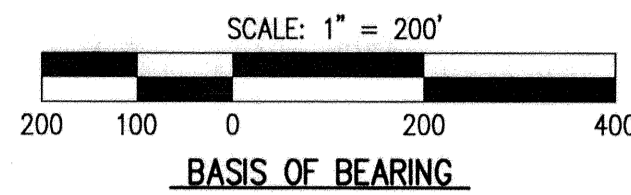


# ALTA/ACSM LAND TITLE SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON,  
PART OF VIRGINIA MILITARY SURVEYS 6653, 6971 AND 9232



VICINITY MAP  
NOT TO SCALE



BASIS OF BEARINGS: A BEARING OF SOUTH 72°46'48" EAST WAS USED ALONG THE SOUTHERLY LINE OF SAID LOT 4, AS DELINEATED ON THE PLAT "PARK 70 AT WEST JEFFERSON PHASE I AND DEDICATION OF ENTERPRISE PARKWAY", OF RECORD IN PLAT RECORD B335 THROUGH B343 ON FILE IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

DESCRIPTION OF 78.291 ACRES OF LAND  
SOUTH OF STATE ROUTE 29  
EAST OF COMMERCE PARKWAY  
VILLAGE OF WEST JEFFERSON, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, SURVEY NO. 9232, 6653 AND 6971 IN THE VIRGINIA MILITARY DISTRICT, BEING A 78.291 ACRE TRACT AS DESCRIBED IN A DEED TO THE VILLAGE OF WEST JEFFERSON, OHIO, FILED ON SEPTEMBER 24, 2007 OF RECORD IN OR BOOK 233, PAGE 244; AT THE SOUTHWESTERLY CORNER OF LOT 4 AS DELINEATED ON THE PLAT "PARK 70 AT WEST JEFFERSON PHASE I AND DEDICATION OF ENTERPRISE PARKWAY", OF RECORD IN PLAT RECORD B335 THROUGH B343;

BEGINNING AT A 5/8" REBAR WITH A PLASTIC CAP STAMPED "BRH GROUP" FOUND IN THE WESTERLY LINE OF SAID 151.549 ACRE TRACT, IN THE EASTERLY LINE OF THAT 1.174 ACRE TRACT AS DESCRIBED IN A DEED TO THE VILLAGE OF WEST JEFFERSON, OHIO, FILED ON SEPTEMBER 24, 2007 OF RECORD IN OR BOOK 233, PAGE 244; AT THE SOUTHWESTERLY CORNER OF LOT 4 AS DELINEATED ON THE PLAT "PARK 70 AT WEST JEFFERSON PHASE I AND DEDICATION OF ENTERPRISE PARKWAY", OF RECORD IN PLAT RECORD B335 THROUGH B343;

THENCE SOUTH 72°46'48" EAST, INTO SAID 151.549 ACRE TRACT, ALONG THE SOUTHERLY LINE OF SAID LOT 4, A DISTANCE OF 1233.97 FEET TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED "BRH GROUP" FOUND AT THE NORTHWESTERLY CORNER OF LOT 1 AS DELINEATED ON SAID PLAT "PARK 70 AT WEST JEFFERSON PHASE I AND DEDICATION OF ENTERPRISE PARKWAY";

THENCE SOUTH 30°02'10" WEST, CONTINUING THROUGH SAID 151.549 ACRE TRACT, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 133.91 FEET TO 5/8" REBAR WITH A PLASTIC CAP STAMPED "BRH GROUP" FOUND AT AN ANGLE POINT IN SAID LINE;

THENCE SOUTH 17°13'12" WEST, CONTINUING THROUGH SAID 151.549 ACRE TRACT, ALONG THE WESTERLY LINE OF SAID LOT 1, ALONG THE WESTERLY LINE OF LOT 3 OF SAID PLAT "PARK 70 AT WEST JEFFERSON PHASE I AND DEDICATION OF ENTERPRISE PARKWAY", A DISTANCE OF 2509.02 FEET TO 5/8" REBAR WITH A PLASTIC CAP STAMPED "BRH GROUP" FOUND IN THE SOUTHERLY LINE OF SAID 151.549 ACRE TRACT, IN THE NORTHERLY LINE OF THAT 160.894 ACRE TRACT AS DESCRIBED IN A DEED TO RALPH PARSONS FARM PARTNERSHIP, FILED ON JANUARY 25, 1994 OF RECORD IN VOL. 297, PAGE 257, AT THE SOUTHWESTERLY CORNER OF SAID LOT 3;

THENCE NORTH 83°46'09" WEST, ALONG THE SOUTHERLY LINE OF SAID 151.549 ACRE TRACT, THE NORTHERLY LINE OF SAID 190.357 ACRE TRACT, A DISTANCE OF 1307.49 FEET TO A 3/4" REBAR (NO CAP) FOUND IN THE EASTERLY LINE OF THAT 160.894 ACRE TRACT AS DESCRIBED IN A DEED TO WEST JEFF PARTNERS, LLC, FILED ON JUNE 26, 2008 OF RECORD IN OR BOOK 240, PAGE 2020, AT THE SOUTHWESTERLY CORNER OF SAID 151.549 ACRE TRACT, AT THE NORTHWESTERLY CORNER OF SAID 190.357 ACRE TRACT;

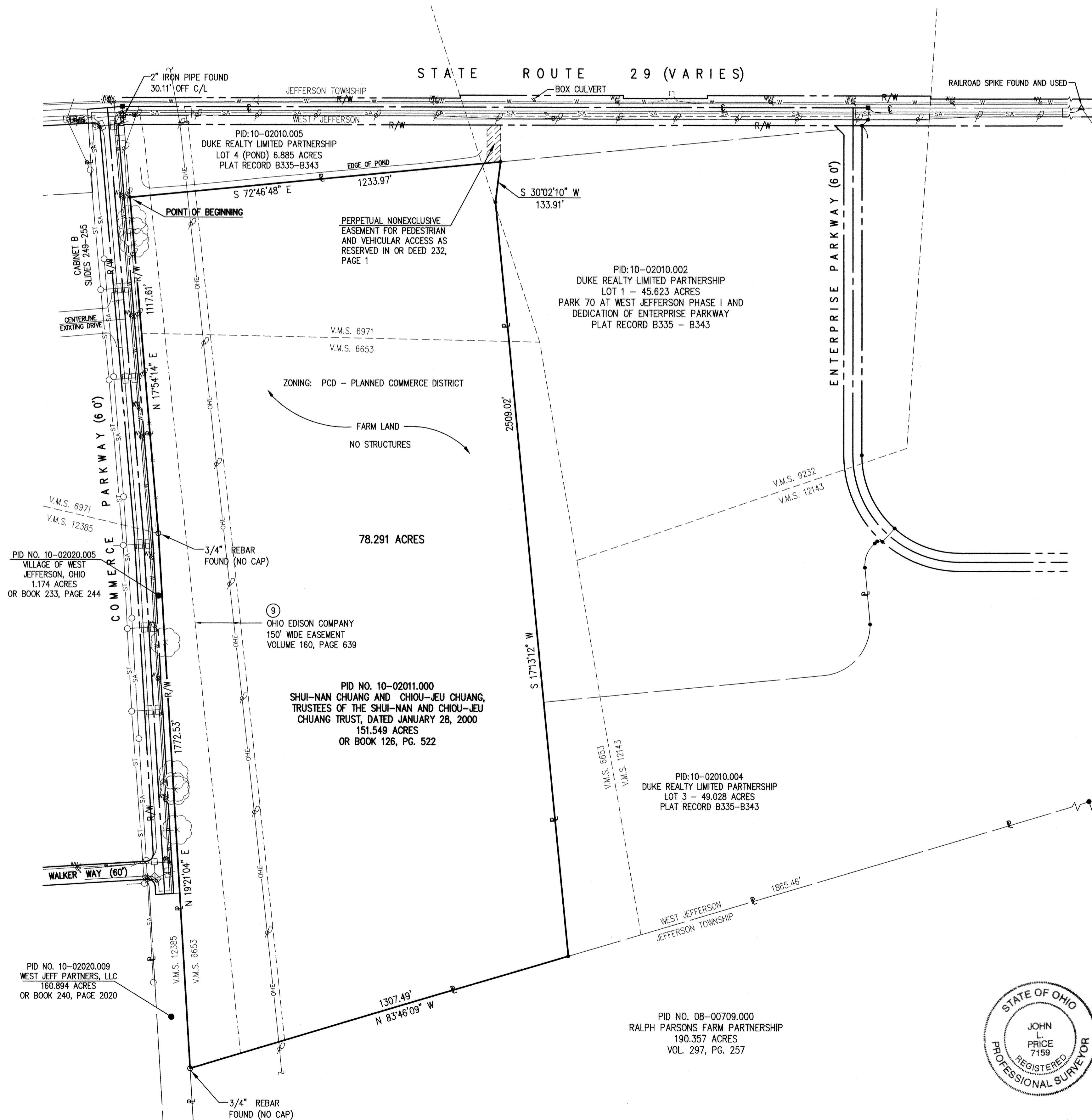
THENCE NORTH 19°21'04" EAST, ALONG THE WESTERLY LINE OF SAID 151.549 ACRE TRACT, ALONG THE EASTERLY LINE OF SAID 160.894 ACRE TRACT, ALONG THE EASTERLY LINE OF SAID 1.174 ACRE TRACT AS DESCRIBED IN SAID DEED TO THE VILLAGE OF WEST JEFFERSON, OHIO, A DISTANCE OF 1772.53 FEET TO A 3/4" REBAR (NO CAP) FOUND AT AN ANGLE POINT IN SAID LINE;

THENCE NORTH 17°54'14" EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID 151.549 ACRE TRACT, ALONG THE EASTERLY LINE OF SAID 1.174 ACRE TRACT, A DISTANCE OF 1117.61 FEET TO THE PLACE OF BEGINNING AND CONTAINING AN AREA OF 78.291 ACRES OF LAND.

BASIS OF BEARINGS: A BEARING OF SOUTH 72°46'48" EAST WAS USED ALONG THE SOUTHERLY LINE OF SAID LOT 4, AS DELINEATED ON THE PLAT "PARK 70 AT WEST JEFFERSON PHASE I AND DEDICATION OF ENTERPRISE PARKWAY", OF RECORD IN PLAT RECORD B335 THROUGH B343 ON FILE IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

## 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.



SYMBOLS		
● 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP"	▽ FIRE HYDRANT	□ <sup>TP</sup> TELEPHONE PEDESTAL
▲ RAILROAD SPIKE SET	⊕ <sup>WV</sup> WATER VALVE	⊕ TELEPHONE POLE
■ MAG NAIL SET	⊕ <sup>GV</sup> GAS VALVE	⊕ UTILITY POLE
○ FOUND, AS LABELED	⊕ GAS METER	— GUY WIRE
△ RAILROAD SPIKE FOUND	□ CATCH BASIN	⊕ <sup>EB</sup> ELECTRICAL PULL BOX
⊕ MONUMENT FOUND	⊕ CURB INLET	— GUARD RAIL
⊕ CENTERLINE	○ MANHOLE (NOTED ON PLAN)	— SIGN
⊕ PROPERTY LINE	○□ LIGHT POLE	● BOLLARD
R/W RIGHT-OF-WAY LINE	⊕ MAIL BOX	
	— W EXISTING WATERLINE	
	— ST EXISTING STORM	
	— SAN EXISTING SANITARY	
	— OHE EXISTING OVERHEAD ELECTRIC	
	— OHE/OHT EXISTING OVERHEAD ELECTRIC AND TELEPHONE	

## 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.

## NOTES PERTAINING TO ITEMS IN SCHEDULE B, SECTION TWO

- FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO: NCS-442870-CH12  
EFFECTIVE DATE: JUNE 02, 2010 AT 7:30 A.M.
- ITEM 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. (EASEMENT LOCATED ALONG S.R.29 AND NOT EFFECT THE PREMISES)
- ITEM 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. (AFFECTS SITE AS SHOWN)
- ITEM 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)
- ITEM 11. 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 SHIOU-JEU CHUANG TRUST DATED JANUARY 28, 2000, MEMORANDUM DATED OCTOBER 30, 2006, FILED FOR RECORD JANUARY 9, 2007 AND RECORDED IN OR BOOK 224, PAGE 1880 OF MADISON COUNTY RECORDS. (AFFECTS SITE. NOTHING TO PLOT)

## SURVEYOR'S CERTIFICATION

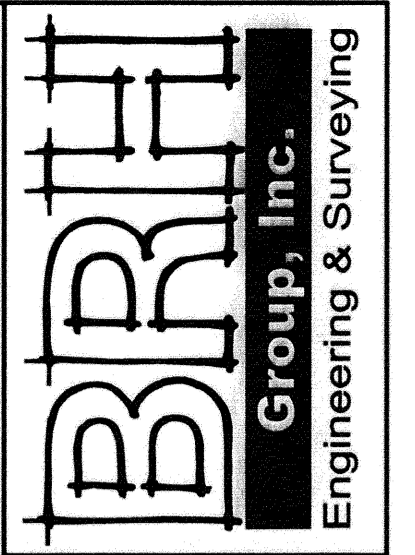
TO: SHUI-NAN CHUANG AND CHIOU-JEU CHUANG, TRUSTEES OF THE SHUI-NAN AND CHIOU-JEU CHUANG TRUST, DUKE REALTY OHIO, DUKE REALTY LIMITED PARTNERSHIP, AND FIRST AMERICAN TITLE INSURANCE COMPANY;

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.



*John L. Price*  
JOHN L. PRICE  
PROFESSIONAL SURVEYOR NO. 7159  
DATE: 09/15/2010

*Harold Walker Jr.*  
HAROLD WALKER JR.  
PUBLIC SERVICE DIRECTOR  
VILLAGE OF WEST JEFFERSON  
DATE: 9/20/10



705-F Lakewood Plaza Boulevard  
Worthington, Ohio 43085-4779  
Phone: (614) 841-9500  
Fax: (614) 841-0170  
Email: info@brhgroup.com

ALTA/ACSM LAND TITLE SURVEY  
EAST OF COMMERCE PARKWAY  
SOUTH OF STATE ROUTE 29  
WEST JEFFERSON, OHIO

DATE	REVISIONS
08-20-10	UP-DATED BASED ON REVIEW COMMENTS

SHEET  
1  
OF 1

Situated in the State of Ohio, County of Madison, Village of West Jefferson, Survey No. 9232, 6653 and 6971 in the Virginia Military District, being a 78.291 acre tract of land all out of that 151.549 acre tract as described in a deed to Shui-Nan Chuang and Chiou-Jeu Chuang, Trustees of the Shui-Nan and Chiou-Jeu Chuang Trust, Dated January 28, 2000, filed on July, 25, 2001 of record in OR Book 126, Page 522, (all references to records are on file in the Recorder's Office, Madison County, Ohio), said 78.291 acre tract being more particularly described as follows:

**Beginning** at a 5/8" rebar with a plastic cap stamped "BRH GROUP" found in the westerly line of said 151.549 acre tract, in the easterly line of that 1.174 acre tract as described in a deed to the Village of West Jefferson, Ohio, filed on September 24, 2007 of record in OR Book 233, Page 244, at the southwesterly corner of Lot 4 as delineated on the plat "Park 70 At West Jefferson Phase I and Dedication of Enterprise Parkway", of record in Plat Record B335 through B343;

Thence South 72°46'48" East, into said 151.549 acre tract, along the southerly line of said Lot 4, a distance of 1233.97 feet to a 5/8" rebar with a plastic cap stamped "BRH GROUP" found at the northwesterly corner of Lot 1 as delineated on said plat "Park 70 At West Jefferson Phase I and Dedication of Enterprise Parkway";

Thence South 30°02'10" West, continuing through said 151.549 acre tract, along the westerly line of said Lot 1, a distance of 133.91 feet to 5/8" rebar with a plastic cap stamped "BRH GROUP" found at an angle point in said line;

Thence South 17°13'12" West, continuing through said 151.549 acre tract, along the westerly line of said Lot 1, along the westerly line of Lot 3 of said plat "Park 70 At West Jefferson Phase I and Dedication of Enterprise Parkway", a distance of 2509.02 feet to 5/8" rebar with a plastic cap stamped "BRH GROUP" found in the southerly line of said 151.549 acre tract, in the northerly line of that 190.357 acre tract as described in a deed to Ralph Parsons Farm Partnership, filed on January 25, 1994 of record in Vol. 297, Page 257, at the southwesterly corner of said Lot 3;

Thence North 83°46'09" West, along the southerly line of said 151.549 acre tract, the northerly line of said 190.357 acre tract, a distance of 1307.49 feet to a 3/4" rebar (no cap) found in the easterly line of that 160.894 acre tract as described in a deed to West Jeff Partners, LLC, filed on June 26, 2008 of record in OR Book 240, Page 2020, at the southwesterly corner of said 151.549 acre tract, at the northwesterly corner of said 190.357 acre tract;

Thence North 19°21'04" East, along the westerly line of said 151.549 acre tract, along the easterly line of said 160.894 acre tract, along the easterly line of said 1.174 acre tract as described in said deed to the Village of West Jefferson, Ohio, a distance of 1772.53 feet to a 3/4" rebar (no cap) found at an angle point in said line;

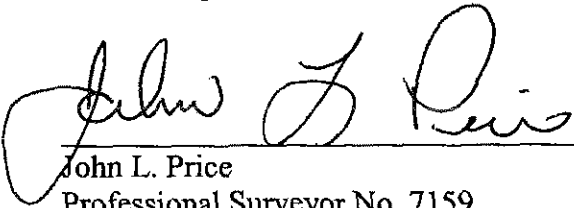
Thence North 17°54'14" East, continuing along the westerly line of said 151.549 acre tract, along the easterly line of said 1.174 acre tract, a distance of 1117.61 feet to the place of **Beginning** and containing an area of 78.291 acres of land.

Basis of Bearings: A bearing of South 72°46'48" East was used along the southerly line of said Lot 4, as delineated on the plat "Park 70 At West Jefferson Phase I and Dedication of Enterprise Parkway", of record in Plat Record B335 through B343 on file in the Recorder's Office, Madison County, Ohio.

The foregoing description has been prepared by BRH Group, Inc., from an actual field survey of the premises in July 2010. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "BRH GROUP".



BRH Group, Inc.

  
\_\_\_\_\_  
John L. Price  
Professional Surveyor No. 7159  
9/17/2010