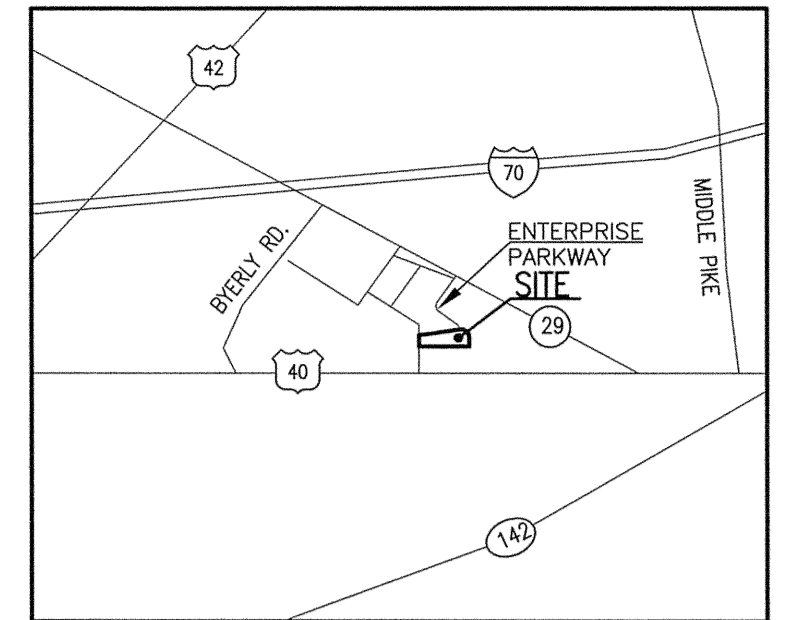
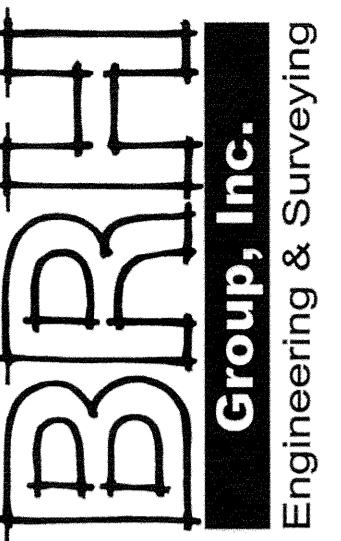


ALTA/ACSM LAND TITLE SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON,
VILLAGE OF WEST JEFFERSON, PART OF VIRGINIA MILITARY
SURVEY NO. 12143 AND 7876



VICINITY MAP
NOT TO SCALE



444 South Front Street
Columbus, Ohio 43215
Phone: (614) 220-9122
Fax: (614) 224-6607
Email: info@brhgroup.com

ALTA/ACSM LAND TITLE SURVEY
SHUI-NAN AND CHIOU-JEU CHUANG
PART OF 254.00 ACRES - NORTH OF U.S. ROUTE 40
WEST JEFFERSON, OHIO

DATE	REVISIONS	DESCRIPTION

NO.	JOB NO.	40179
	DRAWN BY	JLP
	DESIGNED BY	
	CHECKED BY	JLP
	FIELD CREW	BG/CB
	FIELD BOOK	
	DATE	07-31-2012
	SCALE	1" = 200'

SHEET
1
OF
1

BASIS OF BEARING

BEARINGS ARE BASED ON NORTH 78°14'41" EAST ALONG A SOUTHERLY LINE OF LOT 3, 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.

**SCHEDULE A
DESCRIPTION OF 33.570 ACRES OF LAND**

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF JEFFERSON, VILLAGE OF WEST JEFFERSON, VIRGINIA MILITARY DISTRICT SURVEY NO. 12143 AND 7876, BEING A 33.570 ACRE TRACT OF LAND ALL OUT OF THAT ORIGINAL 254.00 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 JULY 25, 2001, OF RECORD IN OFFICIAL RECORD 126, PAGE 524, (ALL REFERENCES TO RECORDS ARE ON FILE IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO), SAID 33.570 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT A SOUTHWESTERLY CORNER OF LOT 3, AS DELINEATED ON THE PLAT OF "PARK 70 AT WEST JEFFERSON PHASE I AND DEDICATION OF ENTERPRISE PARKWAY", OF RECORD IN PLAT RECORD B335 THROUGH B343, IN A WESTERLY LINE OF SAID ORIGINAL 254.00 ACRE TRACT;

THENCE NORTH 78°14'41" EAST, ALONG A SOUTHERLY LINE OF SAID LOT 3, THE SOUTHERLY TERMINUS OF ENTERPRISE PARKWAY AND THE SOUTHERLY LINE OF LOT 2 AS SHOWN ON SAID PLAT OF "PARK 70 AT WEST JEFFERSON PHASE I", INTO SAID ORIGINAL 254.00 ACRE TRACT, A DISTANCE OF 1693.93 FEET TO AN IRON PIN SET AT A POINT OF CURVATURE;

THENCE CONTINUING THROUGH SAID ORIGINAL 254.00 ACRE TRACT, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 52°12'28", AN ARC DISTANCE OF 482.94 FEET TO AN IRON PIN SET AT A POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 37°50'24" EAST, A CHORD DISTANCE OF 466.40 FEET;

THENCE SOUTH 11°44'09" EAST, CONTINUING THROUGH SAID ORIGINAL 254.00 ACRE TRACT, A DISTANCE OF 352.37 FEET TO AN IRON PIN SET;

THENCE SOUTH 78°14'34" WEST, CONTINUING THROUGH SAID ORIGINAL 254.00 ACRE TRACT, A DISTANCE OF 1960.08 FEET TO AN IRON PIN SET IN A WESTERLY LINE OF SAID 254.00 ACRE TRACT, IN THE EASTERLY LINE OF THAT ORIGINAL 203.69 ACRE TRACT AS DESCRIBED IN PARCEL NUMBER TWO, FIRST TRACT, IN A DEED TO RALPH PARSONS FARM PARTNERSHIP, FILED JANUARY 25, 1994 OF RECORD IN DEED VOLUME 297, PAGE 257;

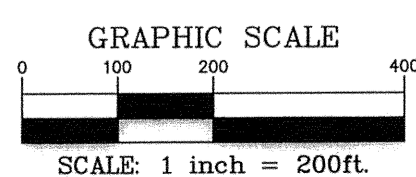
THENCE NORTH 07°13'09" WEST, ALONG THE EASTERLY LINE OF SAID ORIGINAL 203.69 ACRE TRACT, ALONG A WESTERLY LINE OF SAID ORIGINAL 254.00 ACRE TRACT, A DISTANCE OF 773.76 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING AN AREA OF 33.570 ACRES OF LAND LOCATED IN TAX PARCEL NO. 10-02010.000.

BASIS OF BEARINGS: A BEARING OF NORTH 78°14'41" EAST WAS USED ALONG THE SOUTHERLY LINE OF SAID LOT 3, 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 OF RECORD 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 2012. IRON PINS REFERENCED AS BEING SET ARE 5/8" REBAR, 30" LONG WITH A PLASTIC CAP STAMPED "BRH GROUP".

FLOOD ZONE

BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PREMISES IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOODPLAIN), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AND SHOWN ON THE FLOOD INSURANCE RATE MAP, 39097C0175D, EFFECTIVE DATE: JUNE 18, 2010.



LEGEND

- ▲ = STONE FOUND
- ⊠ = ODOT RIGHT OF WAY MONUMENT
- = IRON PIN FOUND
- △ = RAILROAD SPIKE FOUND
- = RAILROAD SPIKE SET
- = IRON PIN SET (5/8" REBAR, 30" LONG WITH PLASTIC CAP STAMPED "BRH GROUP")

NOTES

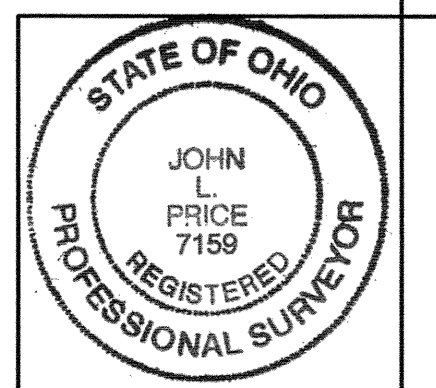
1. THE SUBJECT PREMISES HAS DIRECT ACCESS TO THE PUBLICLY DEDICATED ROAD ENTERPRISE PARKWAY (60' IN WIDTH).
2. THERE WERE NO OBSERVED UTILITIES SERVICING OR CROSSING THE SUBJECT PREMISES.

SURVEYOR'S CERTIFICATION

TO: SHUI-NAN AND CHIOU-JEU CHUANG TRUST, DATED JANUARY 28, 2000, 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 "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(A), 13 & 14 OF TABLE A THEREOF; THE FIELD WORK WAS COMPLETED IN JULY, 2012.

JOHN L. PRICE
 PROFESSIONAL SURVEYOR NO. 7159
 07/31/2012 DATE



Y:\40179 - DUKE RESTORATION HARDWARE ADDITION\SURVEY\DWG\BRH ALTA SURVEY.DWG
 Plot Date & Time: 7/25/2012 3:52 PM User: JOHN PRICE

DESCRIPTION OF 33.570 ACRES OF LAND
SOUTH OF STATE ROUTE 29
NORTHWEST OF U.S. ROUTE 40
VILLAGE OF WEST JEFFERSON, OHIO

Situated in the State of Ohio, County of Madison, Township of Jefferson, Village of West Jefferson, Virginia Military District Survey No. 12143 and 7876, being a 33.570 acre tract of land all out of that original 254.00 acre tract as described in a deed to Shiu-Nan Chuang and Chiou-Jeu Chuang, Trustees of the Shui-Nan and Chiou-Jeu Chuang Trust, Dated January 28, 2000, filed July 25, 2001, of record in Official Record 126, Page 524, (all references to records are on file in the Recorder's Office, Madison County, Ohio), said 33.570 acre tract being more particularly described as follows:

BEGINNING at an iron pin set at a southwesterly corner of Lot 3, as delineated on the plat of "Park 70 at West Jefferson Phase I and Dedication of Enterprise Parkway", of record in Plat Record B335 through B343, in a westerly line of said original 254.00 acre tract;

Thence North $78^{\circ}14'41''$ East, along a southerly line of said Lot 3, the southerly terminus of Enterprise Parkway and the southerly line of lot 2 as shown on said plat "Park 70 at West Jefferson Phase I", into said original 254.00 acre tract, a distance of 1693.93 feet to an iron pin set at a point of curvature;

Thence continuing through said original 254.00 acre tract, along the arc of a non-tangent curve to the right, having a radius of 530.00 feet, a central angle of $52^{\circ}12'28''$, an arc distance of 482.94 feet to an iron pin set at a point of tangency, said arc being subtended by a chord bearing South $37^{\circ}50'24''$ East, a chord distance of 466.40 feet;

Thence South $11^{\circ}44'09''$ East, continuing through said original 254.00 acre tract, a distance of 352.37 feet to an iron pin set;

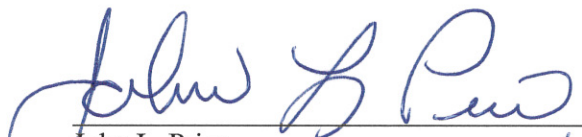
Thence South $78^{\circ}14'34''$ West, continuing through said original 254.00 acre tract, a distance of 1960.08 feet to an iron pin set in a westerly line of said 254.00 acre tract, in the easterly line of that original 203.69 acre tract as described in Parcel Number Two, First Tract, in a deed to Ralph Parsons Farm Partnership, filed January 25, 1994 of record in Deed Volume 297, Page 257;

Thence North $07^{\circ}13'09''$ West, along the easterly line of said original 203.69 acre tract, along a westerly line of said original 254.00 acre tract, a distance of 773.76 feet to the **True Place of Beginning** and containing an area of 33.570 acres of land located in Tax Parcel No. 10-02010.000.

Basis of Bearings: A bearing of North $78^{\circ}14'41''$ East was used along the southerly line of said Lot 3, 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 of record 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 2012. 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
Project No. 40179
07/31/2012

