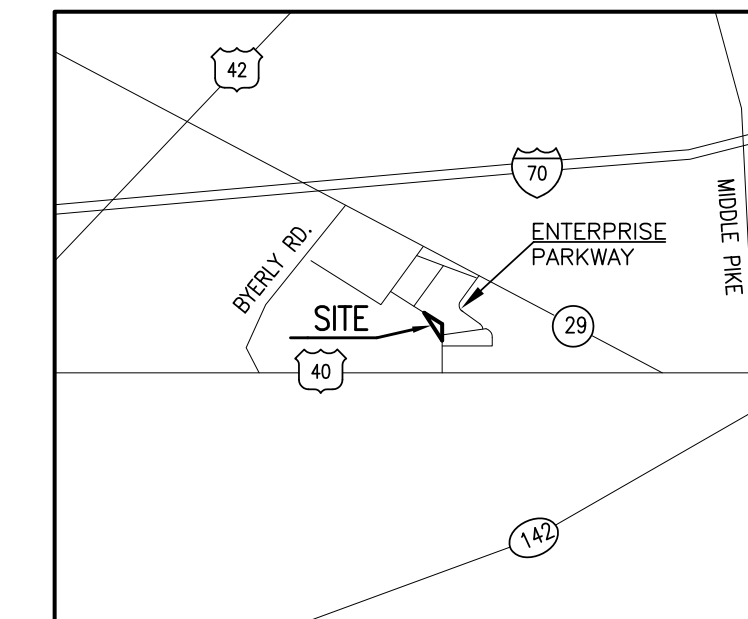


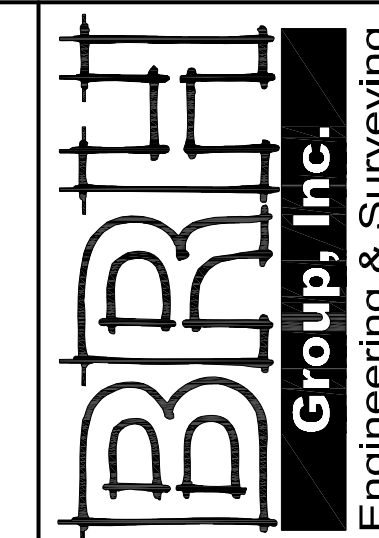


# ALTA/ACSM LAND TITLE SURVEY

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



VICINITY MAP  
NOT TO SCALE



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

### BASIS OF BEARING

BEARINGS ARE BASED ON SOUTH 83°46'09" 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 2.453 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, BEING A 2.453 ACRE TRACT OF LAND ALL OUT 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, (ALL REFERENCES TO RECORDS ARE ON FILE IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO), SAID 2.453 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHEASTERLY CORNER OF SAID ORIGINAL 203.69 ACRE TRACT, AT AN ANGLE POINT IN A SOUTHERLY LINE 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;

THENCE SOUTH 07°13'09" EAST, ALONG THE EASTERLY LINE OF SAID ORIGINAL 203.69 ACRE TRACT, ALONG A WESTERLY LINE OF SAID LOT 3, THE WESTERLY LINE OF THAT ORIGINAL 254.00 ACRE TRACT AS DESCRIBED IN A DEED TO SHIU-NAN CHUANG AND CHIOU-JEU CHUANG, TRUSTEES OF THE SHIU-NAN AND CHIOU-JEU CHUANG TRUST, DATED JANUARY 28, 2000, A DISTANCE OF 268.56 FEET TO AN IRON PIN SET;

THENCE NORTH 67°14'59" WEST, CROSSING THROUGH SAID ORIGINAL 203.69 ACRE TRACT, A DISTANCE OF 918.60 FEET TO AN IRON PIN SET IN THE NORTHERLY LINE OF SAID ORIGINAL 203.69 ACRE TRACT, IN A SOUTHERLY LINE OF SAID LOT 3;

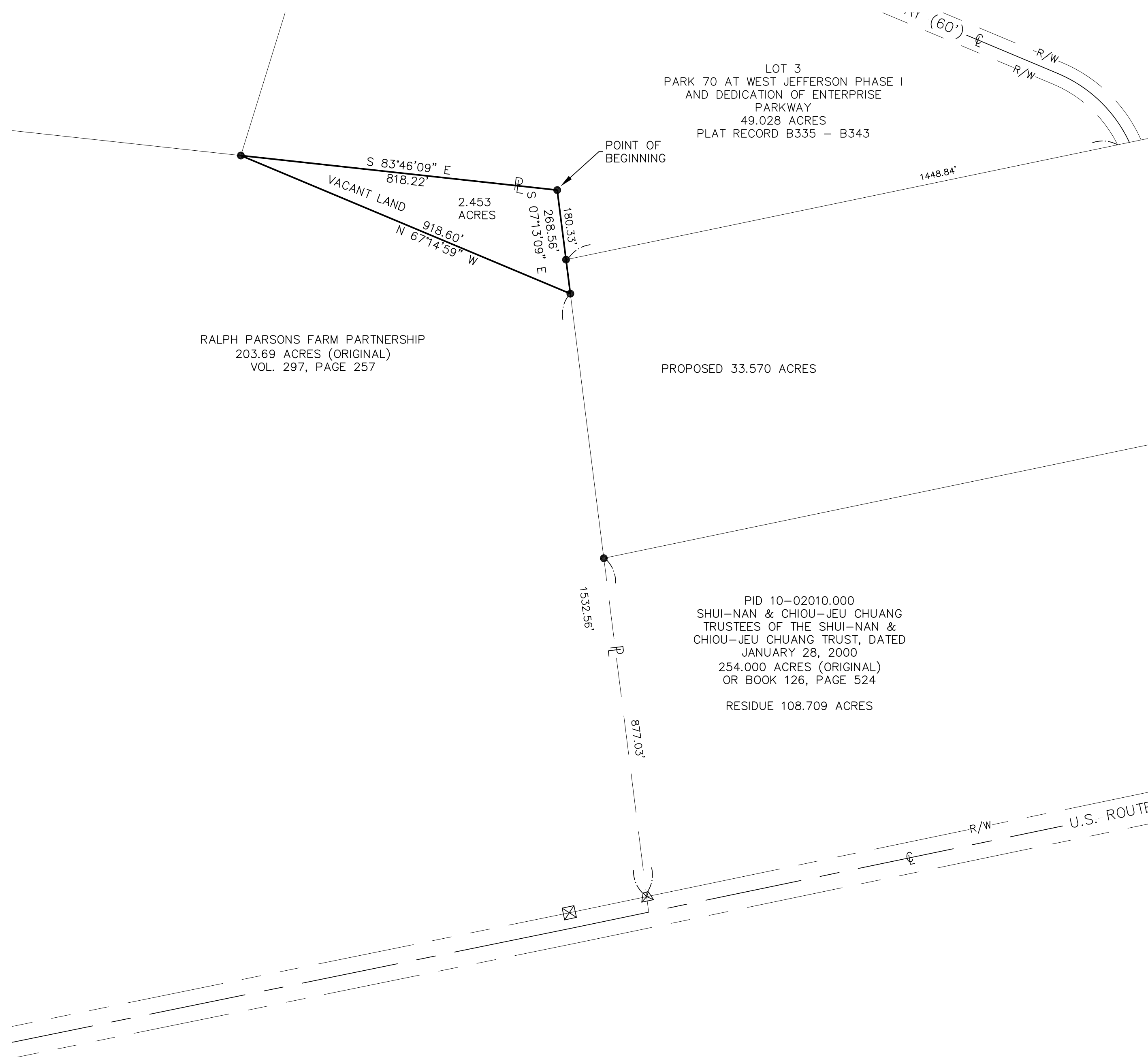
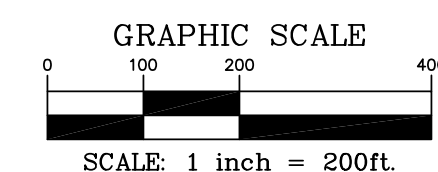
THENCE SOUTH 83°46'09" EAST, ALONG THE NORTHERLY LINE OF SAID ORIGINAL 203.69 ACRE TRACT, A SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 818.22 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING AN AREA OF 2.453 ACRES OF LAND LOCATED IN TAX PARCEL NO. 16-00021.000.

BASIS OF BEARINGS: A BEARING OF SOUTH 83°46'09" EAST WAS USED ALONG A 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.



RALPH PARSONS FARM PARTNERSHIP  
203.69 ACRES (ORIGINAL)  
VOL. 297, PAGE 257

LOT 3  
PARK 70 AT WEST JEFFERSON PHASE I  
AND DEDICATION OF ENTERPRISE  
PARKWAY  
49.028 ACRES  
PLAT RECORD B335 - B343

PID 10-02010.000  
SHIU-NAN & CHIOU-JEU CHUANG  
TRUSTEES OF THE SHIU-NAN &  
CHIOU-JEU CHUANG TRUST, DATED  
JANUARY 28, 2000  
254.000 ACRES (ORIGINAL)  
OR BOOK 126, PAGE 524  
RESIDUE 108.709 ACRES

### 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. THERE WERE NO OBSERVED UTILITIES SERVICING OR CROSSING THE SUBJECT PREMISES.

### SCHEDULE B - SECTION 2

NOTES PERTAINING TO EXCEPTION ITEMS FROM SCHEDULE B, SECTION II, THAT MAY AFFECT THE TITLE TO THE SUBJECT PREMISES AS DESCRIBED IN SCHEDULE A, FROM A COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-554978-CH12, EFFECTIVE DATE: JULY 19, 2012 AT 7:30 A.M.

ITEM 10. 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 11. 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. (EASEMENT LOCATED APPROXIMATELY 3000 FEET WEST OF AND DOSE NOT AFFECT THE SUBJECT PREMISES)

ITEM 12. RECORD OF ORDINANCES, PASSED MARCH 3, 1997, ORDINANCE NO. 97022, RECORDED IN O.R. 50, PAGE 256 OF MADISON COUNTY RECORDS. (ANNEXATION OF AN ORIGINAL 405,549 ACRES INTO VILLAGE OF WEST JEFFERSON, SUBJECT PREMISES BEING PART OF THE ANNEXATION, THERE ARE NO SURVEY ITEMS TO PLOT)

ITEM 13. MEMORANDUM OF REAL ESTATE PURCHASE AND OPTION AGREEMENT BY AND BETWEEN DUKE REALTY OHIO AND SHIU-NAN CHUANG AND CHIOU-JEU CHUANG, AS TRUSTEE OF THE SHIU-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 SUBJECT PREMISES. NOTHING TO PLOT)

### SURVEYOR'S CERTIFICATION

TO: , 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.

ALTA/ACSM LAND TITLE SURVEY  
RALPH PARSONS FARM PARTNERSHIP  
PART OF 203.69 ACRES - NORTH OF U.S. ROUTE 40  
WEST JEFFERSON, OHIO

DATE	REVISIONS

JOB NO.	40179
DRAWN BY	JLP
DESIGNED BY	
CHECKED BY	JLP
FIELD CREW	BG/CB
FIELD BOOK	
DATE	07-27-2012
SCALE	1" = 200'

FOR REVIEW AND COMMENTS

JOHN L. PRICE  
PROFESSIONAL SURVEYOR NO. 7159

DATE

SHEET

1

OF 1

Situated in the State of Ohio, County of Madison, Township of Jefferson, Village of West Jefferson, Virginia Military District Survey No. 12143, being a 2.453 acre tract of land all out 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, (all references to records are on file in the Recorder's Office, Madison County, Ohio), said 2.453 acre tract being more particularly described as follows:

**BEGINNING** at an iron pin set at the northeasterly corner of said original 203.69 acre tract, at an angle point in a southerly line 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;

Thence South  $07^{\circ}13'09''$  East, along the easterly line of said original 203.69 acre tract, along a westerly line of said Lot 3, the westerly line 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, a distance of 268.56 feet to an iron pin set;

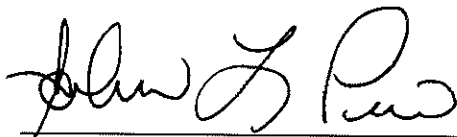
Thence North  $67^{\circ}14'59''$  West, crossing through said original 203.69 acre tract, a distance of 918.60 feet to an iron pin set in the northerly line of said original 203.69 acre tract, in a southerly line of said Lot 3;

Thence South  $83^{\circ}46'09''$  East, along the northerly line of said original 203.69 acre tract, a southerly line of said Lot 3, a distance of 818.22 feet to the **True Place of Beginning** and containing an area of 2.453 acres of land located in Tax Parcel No. 16-00021.000.

Basis of Bearings: A bearing of South  $83^{\circ}46'09''$  East was used along a 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

08/01/2012

