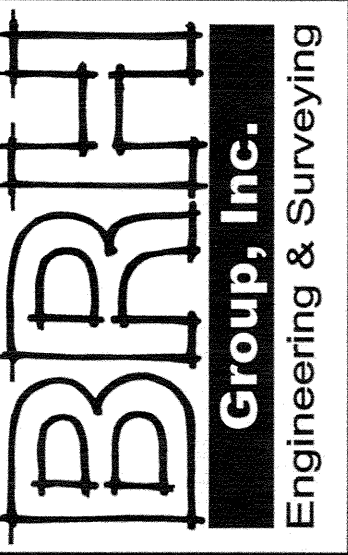
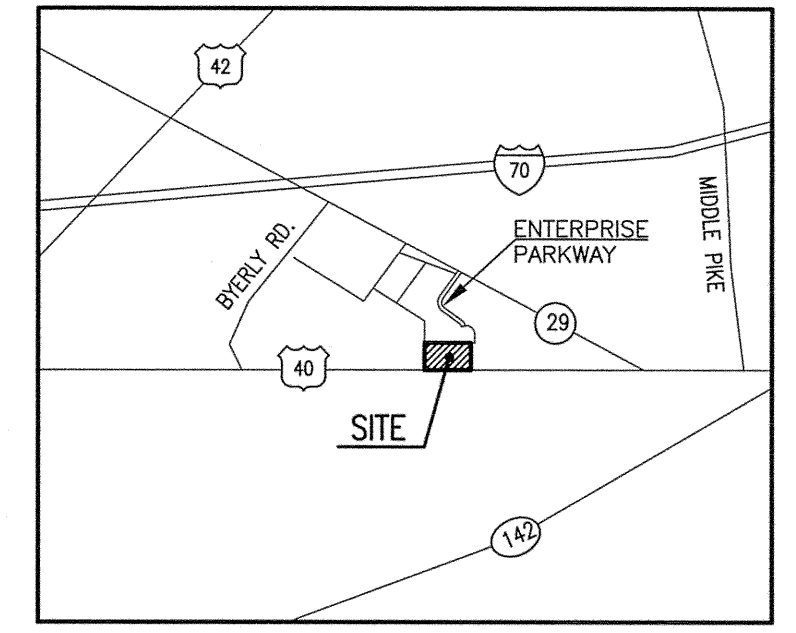


BASIS OF BEARING

BEARINGS ARE BASED ON NORTH 78°14'34" EAST ALONG A SOUTHERLY LINE OF LOT 12, AS DELINEATED ON THE PLAT "PARK 70 AT WEST JEFFERSON PHASE III", OF RECORD IN PLAT RECORD B-363 THROUGH B-369 ON FILE IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

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



751 Northwest Blvd., Suite 300
Columbus, Ohio 43212
Phone: (614) 220-9122
Fax: (614) 572-0446
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

DESCRIPTION OF 40.853 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 40.853 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 40.853 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH A PLASTIC CAP STAMPED "BRH GROUP" FOUND AT THE SOUTHWESTERLY CORNER OF LOT 12, AS DELINEATED ON THE PLAT OF "PARK 70 AT WEST JEFFERSON PHASE III", OF RECORD IN PLAT RECORD B363 THROUGH B369, IN A WESTERLY LINE OF SAID ORIGINAL 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 78°14'34" EAST, ALONG A SOUTHERLY LINE OF SAID LOT12, INTO SAID ORIGINAL 254.00 ACRE TRACT, A DISTANCE OF 1908.17 FEET TO AN IRON PIN SET, WITNESS A REBAR WITH A PLASTIC CAP STAMPED "BRH GROUP" FOUND NORTH 78°14'34" EAST, A DISTANCE OF 51.91 FEET AT THE SOUTHEASTERLY CORNER OF SAID LOT 12;

THENCE SOUTH 11°45'26" EAST, CONTINUING THROUGH SAID ORIGINAL 254.00 ACRE TRACT, A DISTANCE OF 774.28 FEET TO AN IRON PIN SET;

THENCE SOUTH 23°04'03" EAST, CONTINUING THROUGH SAID ORIGINAL 254.00 ACRE TRACT, A DISTANCE OF 102.00 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 40;

THENCE SOUTH 11°44'09" EAST, CONTINUING THROUGH SAID ORIGINAL 254.00 ACRE TRACT, A DISTANCE OF 40.00 FEET TO A P.K. NAIL SET IN THE CENTERLINE OF U.S. ROUTE 40, IN THE SOUTHERLY LINE OF SAID ORIGINAL 254.00 ACRE TRACT;

THENCE SOUTH 78°15'51" WEST, ALONG THE CENTERLINE OF U.S. ROUTE 40, THE SOUTHERLY LINE OF SAID ORIGINAL 254.00 ACRE TRACT, A DISTANCE OF 50.00 FEET TO A P.K. NAIL SET AT AN ANGLE POINT IN SAID CENTERLINE;

THENCE SOUTH 78°14'34" WEST, CONTINUING ALONG THE CENTERLINE OF U.S. ROUTE 40, THE SOUTHERLY LINE OF SAID ORIGINAL 254.00 ACRE TRACT, A DISTANCE OF 1950.73 FEET TO A P.K. NAIL SET AT THE SOUTHWESTERLY CORNER OF SAID ORIGINAL 254.00 ACRE TRACT, AT THE SOUTHEASTERLY CORNER OF SAID ORIGINAL 203.69 ACRE TRACT AS DESCRIBED IN PARCEL NUMBER TWO, FIRST TRACT, IN A DEED TO RALPH PARSONS FARM PARTNERSHIP;

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, PASSING THE RIGHT OF WAY LINE AT 40.12 FEET AND A STONE FOUND AND USED ON LINE AT 40.67 FEET, A TOTAL DISTANCE OF 917.15 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING AN AREA OF 40.853 ACRES OF LAND OF WHICH 1.835 ACRES ARE IN PRESENT ROAD RIGHT OF WAY FOR A NET ACREAGE OF 39.018 ACRES OF LAND.

BEARINGS ARE BASED ON NORTH 78°14'34" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 12, AS DELINEATED ON THE PLAT "PARK 70 AT WEST JEFFERSON PHASE III" OF RECORD IN PLAT RECORD B363 THROUGH B369 OF RECORD IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

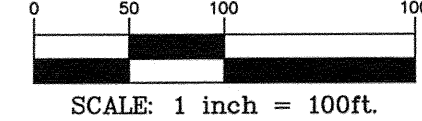
FLOOD ZONE

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
MAG NAIL SET
IRON PIN SET (5/8" REBAR, 30" LONG WITH PLASTIC CAP STAMPED "BRH GROUP")

GRAPHIC SCALE



ZONING

BASED ON A ZONING REPORT PROVIDED BY FIRST AMERICAN COMMERCIAL DUE DILIGENCE SERVICES (FACDS) - 408.378.5800, DATED MAY 30, 2013, ORDER NUMBER 13-05-08346 / NCS 605454, THE PREMISES IS ZONED "PCD" PLANNED COMMERCIAL DISTRICT IN THE JURISDICTION OF THE VILLAGE OF WEST JEFFERSON, OHIO.

- MINIMUM SIDE SETBACKS = 50 FEET
MINIMUM REAR SETBACK = 50 FEET
MAXIMUM BUILDING HEIGHT = 4 STORIES / 60 FEET
MINIMUM LOT AREA = 2 ACRES
MAXIMUM COVERAGE = 70%

NOTES

- 1. THE SUBJECT PREMISES HAS DIRECT ACCESS TO THE PUBLICLY DEDICATED ROAD U.S. ROUTE 40 (NATIONAL ROAD) (80' IN WIDTH).
2. THERE WERE NO OBSERVED UTILITIES SERVICING OR CROSSING THE SUBJECT PREMISES OTHER THAN THAT SHOWN ALONG U.S. ROUTE 40.

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 SUBJECT 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 DOES 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 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 SUBJECT PREMISES. NOTHING TO PLOT)

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 MAY, 2013.

Signature of John L. Price, dated 06/04/2013, PROFESSIONAL SURVEYOR NO. 7159

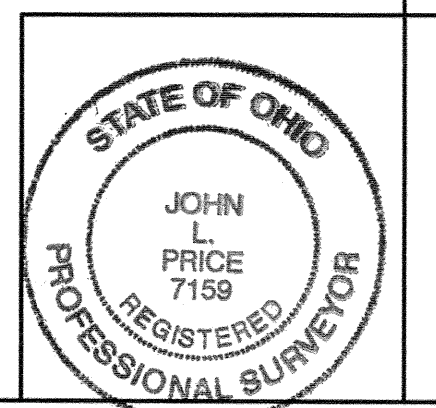


Table with columns for DATE, REVISIONS, JOB NO., DRAWN BY, DESIGNED BY, CHECKED BY, FIELD CREW, FIELD BOOK, DATE, SCALE.

DESCRIPTION OF 40.853 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 40.853 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 40.853 acre tract being more particularly described as follows:

BEGINNING at a rebar with a plastic cap stamped "BRH Group" found at the southwesterly corner of Lot 12, as delineated on the plat of "Park 70 at West Jefferson Phase III", of record in Plat Record B363 through B369, in a westerly line of said original 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 $78^{\circ}14'34''$ East, along a southerly line of said Lot 12, into said original 254.00 acre tract, a distance of 1908.17 feet to an iron pin set, witness a rebar with a plastic cap stamped "BRH Group" found North $78^{\circ}14'34''$ East, a distance of 51.91 feet at the southeasterly corner of said Lot 12;

Thence South $11^{\circ}45'26''$ East, continuing through said original 254.00 acre tract, a distance of 774.28 feet to an iron pin set;

Thence South $23^{\circ}04'03''$ East, continuing through said original 254.00 acre tract, a distance of 102.00 feet to an iron pin set in the northerly right of way line of U.S. Route 40;

Thence South $11^{\circ}44'09''$ East, continuing through said original 254.00 acre tract, a distance of 40.00 feet to a P.K. Nail set in the centerline of U.S. Route 40, in the southerly line of said original 254.00 acre tract;

Thence South $78^{\circ}15'51''$ West, along the centerline of U.S. Route 40, the southerly line of said original 254.00 acre tract, a distance of 50.00 feet to a P.K. Nail set at an angle point in said centerline;

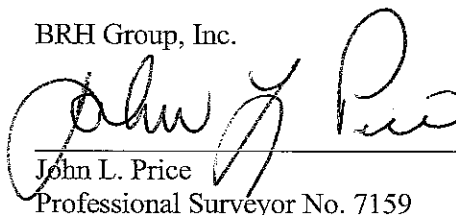
Thence South $78^{\circ}14'34''$ West, continuing along the centerline of U.S. Route 40, the southerly line of said original 254.00 acre tract, a distance of 1950.73 feet to a P.K. Nail set at the southwesterly corner of said original 254.00 acre tract, at the southeasterly corner of said original 203.69 acre tract as described in Parcel Number Two, First Tract, in a deed to Ralph Parsons Farm Partnership;

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, passing the right of way line at 40.12 feet and a stone found and used on line at 40.67 feet, a total distance of 917.15 feet to the **True Place of Beginning** and containing an area of 40.853 acres of land of which 1.835 acres are in present road right of way for a net acreage of 39.018 acres of land.

Bearings are based on North $78^{\circ}14'34''$ East along the southerly line of said Lot 12, as delineated on the plat "Park 70 At West Jefferson Phase III" of record in Plat Record B363 through B369 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 May 2013. Iron pins referenced as being set are 5/8" rebar, 30" long with a plastic cap stamped "BRH GROUP".

BRH Group, Inc.

 06/04/2013
John L. Price
Professional Surveyor No. 7159

