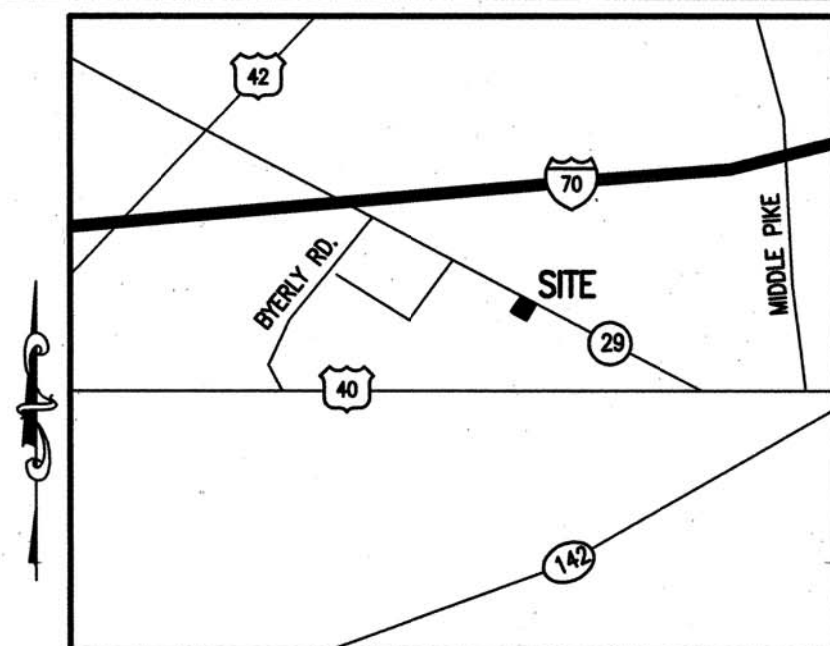


ALTA/ACSM LAND TITLE SURVEY

FOR DUKE REALTY OHIO

A 3.713 ACRE TRACT
DEEDED TO PETER S. YODER AND MARY ETTIE KRAMER
RECORDED IN OFFICIAL RECORD 124, PAGE 2279
PART OF VIRGINIA MILITARY SURVEY 12143
VILLAGE OF WEST JEFFERSON
COUNTY OF MADISON
STATE OF OHIO



VICINITY MAP
NTS

SYMBOLS

- 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP"
- MAG NAIL SET
- FOUND, AS LABELED
- △ RAILROAD SPIKE FOUND
- ⊗ MONUMENT FOUND
- PID: PARCEL NUMBER
- ℄ CENTERLINE
- ℄ PROPERTY LINE
- OHE—OHT— OVERHEAD ELEC. & TELE.
- OHT— OVERHEAD TELEPHONE
- OHE— OVERHEAD ELECTRIC
- W— EXISTING WATERLINE
- ST— EXISTING STORM
- SAN— EXISTING SANITARY
- G— EXISTING GASLINE
- TELEPHONE PEDESTAL
- ⊕ TELEPHONE POLE
- ⊕ UTILITY POLE
- GUY WIRE
- ⊕ GAS VALVE
- ⊕ MANHOLE (TYPE NOTED)
- ⊕ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ RIGHT-OF-WAY LINE
- R/W RIGHT-OF-WAY LINE

UTILITY NOTE

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.

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.

SCHEDULE B ITEMS

1. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO: NCS-307497-CH2 EFFECTIVE DATE: JULY 17, 2007 AT 7:30 A.M. NOT SURVEYING RELATED: 1-7, & 10
2. EASEMENT FROM ROBERT R. 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)
3. RESTRICTIONS CONTAINED IN THE DEED BETWEEN PONTIAC NATIONAL BANK AND PETER S. YODER AND MARY ETTIE KRAMER, DATED DECEMBER 1, 1995, FILED FOR RECORD DECEMBER 14, 1995 AND RECORDED IN O.R. 28, PAGE 212 OF MADISON COUNTY RECORDS, COVERING PREMISES DESCRIBED IN SCHEDULE A, TOGETHER WITH ANY AND ALL TERMS, CONDITIONS AND RESTRICTIONS CONTAINED THEREIN. (AFFECTS SITE. NOTHING TO PLOT)
4. MORTGAGE FROM PETER S. YODER AND MARY ETTIE KRAMER, (HUSBAND AND WIFE), TO YODER LANDS, INC., FOR \$50,000.00, FILED FOR RECORD DECEMBER 14, 1995 AND RECORDED IN O.R. 28, PAGE 212 OF MADISON COUNTY RECORDS, COVERING PREMISES DESCRIBED IN SCHEDULE A, TOGETHER WITH ANY AND ALL TERMS, CONDITIONS AND RESTRICTIONS CONTAINED THEREIN. (AFFECTS SITE. NOTHING TO PLOT)
5. MEMORANDUM OF LEASE BY AND BETWEEN PETER S. YODER AND MARY ETTIE KRAMER, LANDLORD, AND AMERICAN TOWER, L.P., TENANT, DATED JANUARY 20, 1999, FILED FOR RECORD OCTOBER 15, 1999 AND RECORDED IN O.R. 104, PAGE 2224 OF MADISON COUNTY RECORDS. (AFFECTS SITE AS SHOWN)

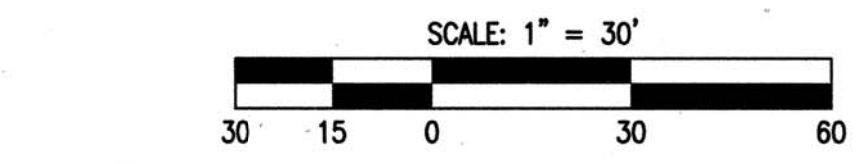
SURVEYOR'S CERTIFICATE

TO: DUKE REALTY LIMITED PARTNERSHIP, PETER S. YODER AND MARY ETTIE KRAMER, 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, 6, 7(A), 7(B), 8-10, 11(B), 12-14, AND 16-18 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.



CHARLES A. ROLLING, P.S. No. 5569 DATE 9/2/07



BASIS OF BEARING

ARE BASED ON THE SAME MERIDIAN AS THE CENTERLINE OF STATE ROUTE 29 AS RECORDED IN OFFICIAL RECORD 124, PAGE 2279. NORTH 67 DEGREES 15 MINUTES 00 SECONDS WEST.

LEGAL DESCRIPTION - 3.713 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, PART OF VIRGINIA MILITARY SURVEY 12143, AND BEING ALL OF A 3.713 ACRE TRACT DEEDED TO PETER S. YODER AND MARY ETTIE KRAMER AS RECORDED IN OFFICIAL RECORD 124, PAGE 2279 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:

BEGINNING FOR A POINT OF COMMENCEMENT (P.O.C.) AT A RAILROAD SPIKE FOUND ON THE CENTERLINE INTERSECTIONS OF STATE ROUTE 29 (WIDTH VARIES) AND STATE ROUTE 40 (NATIONAL ROAD, WIDTH VARIES);

THENCE ALONG THE CENTERLINE OF SAID STATE ROUTE 29, NORTH 67 DEGREES 01 MINUTES 38 SECONDS WEST, 4499.15 FEET TO A RAILROAD SPIKE FOUND AT AN ANGLE POINT ON THE CENTERLINE OF SAID STATE ROUTE 29, SAID POINT BEING AT THE NORTHEASTERLY CORNER OF A 254.000 ACRE TRACT AS RECORDED IN OFFICIAL RECORD 26, PAGE 208;

THENCE ALONG THE CENTERLINE OF SAID STATE ROUTE 29, NORTH 67 DEGREES 15 MINUTES 00 SECONDS WEST, 1832.09 FEET TO A POINT ON THE CENTERLINE OF SAID STATE ROUTE 29, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID 3.713 ACRE TRACT, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF A 109.068 ACRE TRACT DEEDED TO DUKE REALTY LIMITED PARTNERSHIP AS RECORDED IN INSTRUMENT NUMBER 200700004719 AND IN OFFICIAL RECORD 232, PAGE 10, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING (P.O.B.) FOR THE 3.713 ACRE TRACT HEREIN DESCRIBED;

THENCE LEAVING THE CENTERLINE OF SAID STATE ROUTE 29 AND ALONG THE EASTERLY LINE OF SAID 3.713 ACRE TRACT, AND ALSO PASSING A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 29, WITH CAP NOT LEGIBLE, AT A DISTANCE OF 30.00 FEET, SOUTH 22 DEGREES 45 MINUTES 00 SECONDS WEST, A TOTAL DISTANCE OF 391.82 FEET TO A REBAR FOUND AT THE SOUTHEASTERLY CORNER OF SAID 3.713 ACRE TRACT;

THENCE ALONG THE SOUTHERLY LINE OF SAID 3.713 ACRE TRACT, NORTH 67 DEGREES 15 MINUTES 00 SECONDS WEST, 412.77 FEET TO A REBAR FOUND AT THE SOUTHWESTERLY CORNER OF SAID 3.713 ACRE TRACT;

THENCE ALONG THE WESTERLY LINE OF SAID 3.713 ACRE TRACT AND PASSING A REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 29, AT A DISTANCE OF 361.82 FEET, NORTH 22 DEGREES 45 MINUTES 00 SECONDS EAST, AT A TOTAL DISTANCE OF 391.82 FEET TO A POINT ON THE CENTERLINE OF SAID STATE ROUTE 29, SAID POINT BEING AT THE NORTHEASTERLY CORNER OF SAID 3.713 ACRE TRACT;

THENCE ALONG THE CENTERLINE OF SAID STATE ROUTE 29 AND THE NORTHERLY LINE OF SAID 3.713 ACRE TRACT, SOUTH 67 DEGREES 15 MINUTES 00 SECOND EAST, 412.77 FEET TO THE TRUE POINT OF BEGINNING (POB), CONTAINING 3.713 ACRES.

CHARLES A. ROLLING, OHIO SURVEYOR NO. 5569, OF BRH GROUP, INC., WORTHINGTON OHIO, PREPARED THE ABOVE DESCRIPTION FROM ACTUAL FIELD SURVEYS PERFORMED IN DECEMBER 2006, JULY 2007, AND AUGUST 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 124, PAGE 2279. NORTH 67 DEGREES 15 MINUTES 00 SECONDS WEST.

DUKE REALTY LIMITED PARTNERSHIP
PID NO. 10-02010.000
INSTR. NO. 200700004719
O.R. 232, PG. 10
109.068 ACRES

RECORD LEGAL DESCRIPTION - O.R. 124, PG. 2279

BEING A 3.713 ACRE TRACT AND BEING PART OF THE SECOND PARCEL CONTAINING 135 ACRES OF RECORD IN DEED BOOK 267, PAGE 511 OF THE RECORDERS RECORDS, MADISON COUNTY, OHIO, AND FURTHER BEING A PART OF VMS 12143 IN THE TOWNSHIP OF JEFFERSON, IN THE COUNTY OF MADISON AND IN THE STATE OF OHIO, SAID 3.713 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A SPIKE FOUND MARKING THE NORTHEASTERLY CORNER OF A 254.00 ACRE TRACT OF RECORD IN OFFICIAL RECORD 26, PAGE 587 OR SAID RECORDERS RECORDS;

THENCE NORTH 67 DEGREES 15 MINUTES 00 SECONDS WEST 1832.10 FEET, IN THE CENTERLINE OF STATE ROUTE 29 AND IN A NORTHERLY LINE OF SAID 254.00 ACRE TRACT, TO THE PLACE OF BEGINNING OF THE 3.71 ACRE TRACT HEREIN DESCRIBED;

THENCE SOUTH 22 DEGREES 45 MINUTES 00 SECONDS WEST 391.82 FEET, IN A WESTERLY LINE OF SAID 254.00 ACRE TRACT AND PASSING AN IRON PIN SET AT 30.00 FEET, TO AN IRON PIN SET;

THENCE NORTH 67 DEGREES 15 MINUTES 00 SECONDS WEST 412.77 FEET, IN A NORTHERLY LINE OF SAID 254.00 ACRE TRACT, TO AN IRON PIN SET;

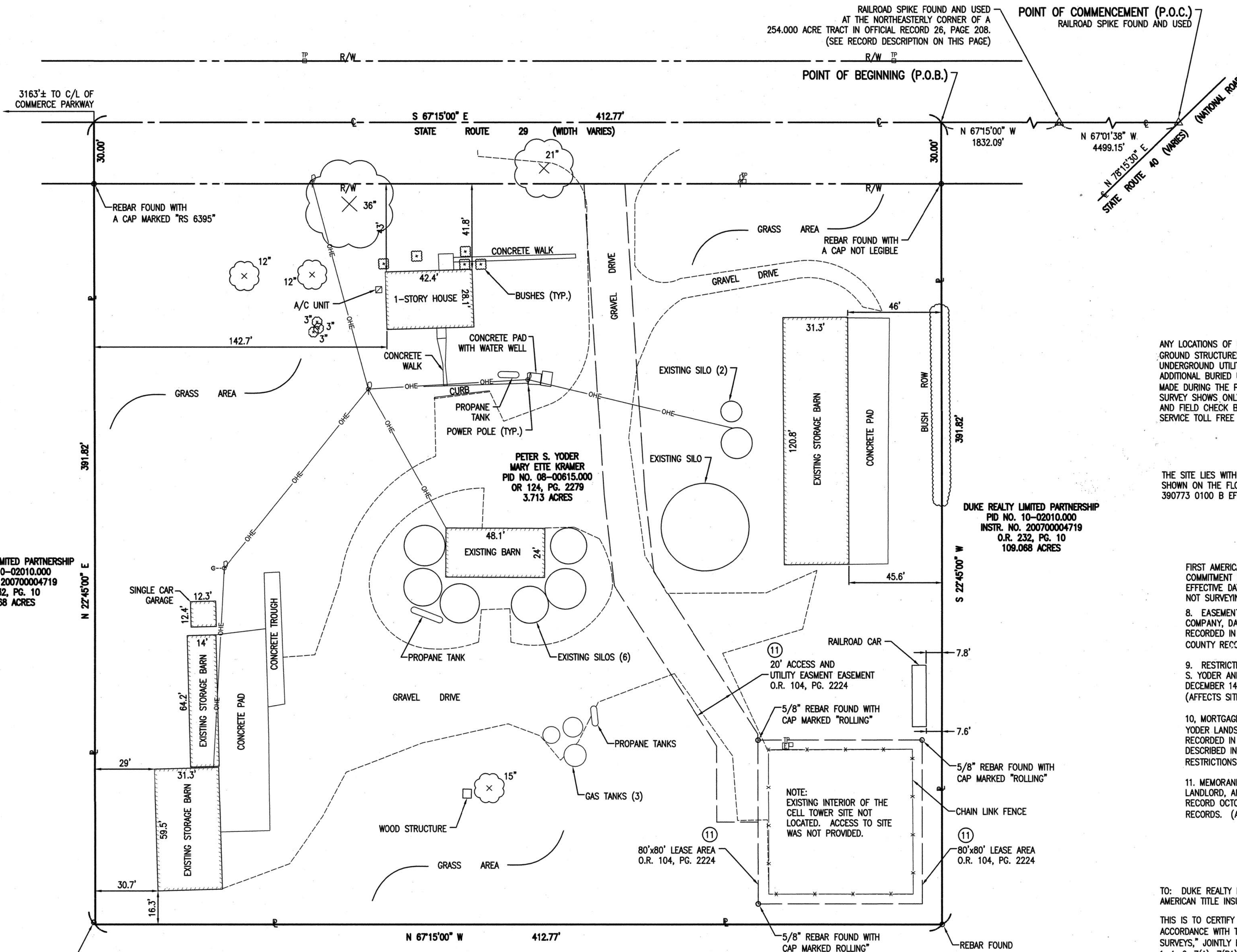
THENCE NORTH 22 DEGREES 45 MINUTES 00 SECONDS EAST 391.82 FEET, IN AN EASTERLY LINE OF SAID 254.00 ACRE TRACT, PASSING AN IRON PIN SET AT 361.82 FEET, TO THE CENTERLINE OF STATE ROUTE 29;

THENCE SOUTH 67 DEGREES 15 MINUTES 00 SECONDS EAST 412.77 FEET, IN THE CENTERLINE OF STATE ROUTE 29, TO THE PLACE OF BEGINNING CONTAINING 3.713 ACRES MORE OR LESS.

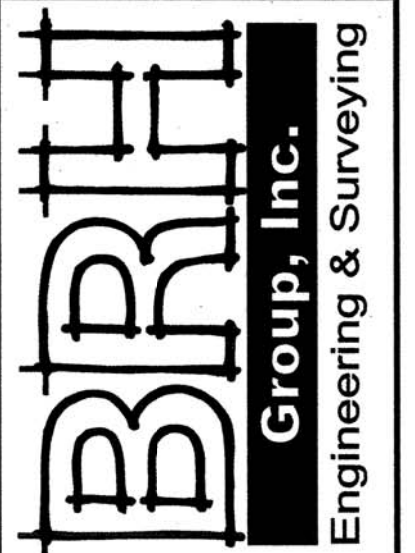
THIS DESCRIPTION REPRESENTS THE RESULTS OF A FIELD SURVEY IN NOVEMBER, 1995, BY GARY L. ELSWICK, REGISTERED SURVEYOR #6395. IRON PINS SET ARE 5/8 INCH BY 30 INCH REINFORCING ROD WITH IDENTIFICATION CAP STAMPED "ELSWICK RS 6395". BEARINGS ARE BASED ON THE CENTERLINE OF STATE ROUTE 29 BEING NORTH 67 DEGREES 15 MINUTES 00 SECONDS WEST AS SHOWN ON THE STATE ROUTE 29 PLANS (S.H. 188, SECTION A).

THIS DEED IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

THE OWNERS OF THE PROPERTY AND THEIR TENANTS SHALL INSTALL/STORE FUEL TANK OR HAZARDOUS CHEMICAL/MATERIALS, IF ANY, IN ACCORDANCE WITH THE PROCEDURES AND RESTRICTIONS FOR COMMERCIAL PRACTICE AS SPECIFIED IN THE EPA AND OTHER LOCAL REGULATIONS AND CODES, EVEN IF THEY ARE FOR AGRICULTURE OR RESIDENTIAL USE, TO ENSURE THAT ANY POTENTIAL SPILLS WILL NOT PERMEATE AND CONTAMINATE THE NEIGHBORING PROPERTIES.



DUKE REALTY LIMITED PARTNERSHIP
PID NO. 10-02010.000
INSTR. NO. 200700004719
O.R. 232, PG. 10
109.068 ACRES
ZONING: POD - PLANNED COMMERCE DISTRICT



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

ALTA/ACSM LAND TITLE SURVEY
DUKE REALTY OHIO
5815 STATE ROUTE 29
WEST JEFFERSON, OHIO

NO.	DATE	REVISIONS
1	7-26-07	ISSUE FOR PRELIMINARY REVIEW
2	9-11-07	REVISIONS PER CLIENT, ISSUE FOR FINAL
3	9-13-07	ISSUE FOR FINAL

JOB NO. 20212
DRAWN BY JS
DESIGNED BY JS
CHECKED BY AJR
FIELD CREW RDC/KSR
FIELD BOOK -
DATE 7-26-07
SCALE 1" = 30'
SHEET 1 OF 1

Situated in the State of Ohio, County of Madison, Village of West Jefferson, part of Virginia Military Survey 12143, and being all of a 3.713 tract deeded to Peter S. Yoder and Mary Ette Kramer as recorded in Official Record 124, Page 2279 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:

Beginning for a **POINT OF COMMENCEMENT (P.O.C.)** at a railroad spike found on the centerline intersections of State Route 29 (width varies) and State Route 40 (National Road, width varies);

Thence along the centerline of said State Route 29, **North 67 Degrees 01 Minutes 38 Seconds West, 4499.15 feet** to a railroad spike found at an angle point on the centerline of said State Route 29, said point being at the northeasterly corner of a 254.000 acre tract as recorded in Official Record 26, Page 208;

Thence along the centerline of said State Route 29, **North 67 Degrees 15 Minutes 00 Seconds West, 1832.09 feet** to a point on the centerline of said State Route 29, said point being the northeasterly corner of said 3.713 acre tract, said point also being the northwesterly corner of a 109.068 acre tract deeded to Duke Realty Limited Partnership as recorded in Instrument Number 200700004719 and in Official Record 232, Page 10, said point also being the **TRUE POINT OF BEGINNING (P.O.B.)** for the 3.713 acre tract herein described:

Thence leaving the centerline of said State Route 29 and along the easterly line of said 3.713 acre tract, and also passing a rebar found on the southerly right-of-way line of said State Route 29, with cap not legible, at a distance of 30.00 feet, **South 22 Degrees 45 Minutes 00 Seconds West, a total distance of 391.82 feet** to a rebar found at the southeasterly corner of said 3.713 acre tract;

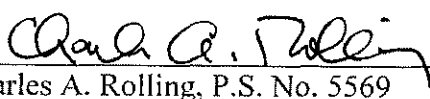
Thence along the southerly line of said 3.713 acre tract, **North 67 Degrees 15 Minutes 00 Seconds West, 412.77 feet** to a rebar found at the southwesterly corner of said 3.713 acre tract;

Thence along the westerly line of said 3.713 acre tract and passing a rebar found on the southerly right-of-way line of said State Route 29, at a distance of 361.82 feet, **North 22 Degrees 45 Minutes 00 Seconds East, at a total distance of 391.82 feet** to a point on the centerline of said State Route 29, said point being at the northeasterly corner of said 3.713 acre tract;

Thence along the centerline of said State Route 29 and the northerly line of said 3.713 acre tract, **South 67 Degrees 15 Minutes 00 Second East, 412.77 feet** to the **TRUE POINT OF BEGINNING (POB)**, containing 3.713 acres.

Charles A. Rolling, Ohio Surveyor No. 5569, of BRH Group, Inc., Worthington Ohio, prepared the above description from actual field surveys performed in December 2006, July 2007, and August 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 124, Page 2279. North 67 Degrees 15 Minutes 00 Seconds West.

BRH Group Inc.


Charles A. Rolling, P.S. No. 5569
Job # 20212

9/17/07

Date

