

J. Quinn Dorgan Jr.  
DB 259, P 106

Village of Jefferson  
DB 177, P 68

New Venture Investments  
DB 267, P 769

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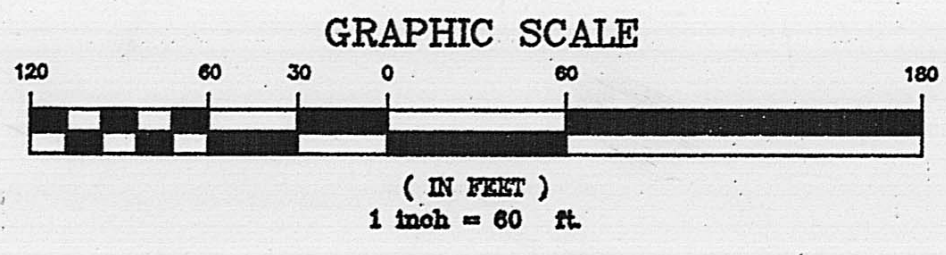
12.406 Acres Total  
7.421 Acres in Jefferson Twp.  
4.985 Acres in the Village of Jefferson

NOTE:  
The area within Jefferson Township is zoned Agricultural. The area within the Village of Jefferson is zoned M-1, Restricted Industries.

- NOTES RE EASEMENTS:
- 1 Easement to C & SOE, DB 143, P 539 insufficient information to plot.
  - 2 Easement to C & SOE, DB 125, P 175 insufficient information to plot.
  - 3 Some or all poles shown may be within these easements.
  - 4 Easement to the Village of Jefferson, DB 258, P 593, is a blanket easement for ingress and egress.
  - 5 Easement to the PCC & StL RR, DB 73, P 159 states "after final abandonment of same and removal of all grantees property therefrom, all right title and interest of said grantee Company in and to the above described premises shall at once cease and determine" NOTE all rails and appurtenant items are gone. Several buried ties remain near the northeast end of the former siding.
  - 6 The PCC & StL RR, now Conrail, occupies a 50 ft wide ROW off the entire south end of the property
  - 7 The Village of Jefferson maintains a 10' sanitary sewer across the property, as shown.

ALTA/ACSM LAND TITLE SURVEY  
and BOUNDARY SURVEY  
of the  
EUGENA M. HENDERSON PROPERTY  
VILLAGE OF JEFFERSON & JEFFERSON TOWNSHIP  
MADISON COUNTY, OHIO  
VMS 2836

The Thomas Engineering & Surveying Co.  
February, 1998 1765-97  
July 1999 1887-99  
No changes found



DESCRIPTION OF THE EUGENA M. HENDERSON LAND  
IN WEST JEFFERSON and JEFFERSON TOWNSHIP  
MADISON COUNTY, OHIO  
February 1998 1765-97  
July 1999, 1887-99

SITUATE in the State of Ohio, County of Madison, Township of Jefferson and the Village of Jefferson, and being that land conveyed by Certificate of Transfer of record in Official Record 77, Page 917, Recorders Office, Madison County, Ohio, and being in Virginia Military Survey No 2836, and being more particularly described as follows:

Beginning at a point on the original centerline of the P.C.C. & St. L. Railway, now Conrail, on a projection of the southwest line of Jackson Street, 25.00 feet in width, said Jackson Street being shown on the plat of Milo Sawyers Railroad Addition of record in Plat Book 1, Page's 45 & 46, now Slide's 46 & 47, Recorders Office, Madison County, Ohio, said beginning point being South 35° 07' 44" East, a distance of 58.37 feet from a found iron pin on the southwest line of said Jackson Street; thence with said Railway centerline,

South 54° 44' 09" West, a distance of 160.72 feet to a point on a projection of the north line of Town Street; thence with said projected north line,

South 86° 32' 15" West, a distance of 96.01 feet to a set iron pin; thence with a northeast line of a J. Quinn Dorgan, Jr. tract of record in Deed Book 259, Page 106, and across a former railroad side track,

North 35° 30' 29" West, a distance of 49.35 feet to a set iron pin, being South 35° 30' 29" East, a distance of 74.00 feet from a found iron pin at a corner of a tract of said Dorgan; thence with a curve to the left with an east line of said Dorgan, and being 25.00 feet distant from the former centerline of said railroad side track, said curve having an arc length of 449.76 feet and a radius of 385.28 feet, the chord of which bears,

North 14° 33' 34" West, a distance of 424.66 feet to a found iron pin; thence with a northwest line of said Dorgan,

South 54° 31' 04" West, a distance of 151.69 feet to a found iron pin; thence with a northeast line of said Dorgan,

North 35° 32' 40" West, a distance of 220.13 feet to a set iron pin; thence with a northwest line of said Dorgan,

South 58° 57' 09" West, a distance of 194.55 feet to a found iron pin; thence with a northeast line of said Dorgan,

North 31° 19' 23" West, a distance of 603.15 feet to a found iron pin on the bank of Little Darby Creek; thence with a northwest line of Dorgan and said bank of Little Darby Creek,

South 19° 07' 38" West, a distance of 340.71 feet to a set iron pin; thence,

North 34° 10' 23" West, a distance of 50.00 feet to a point, now or formerly in the center of said Little Darby Creek; thence with said centerline of Little Darby Creek and the southeast and south line of a Village of Jefferson tract of record in Deed Book 177, Page 68, the following six courses,

North 17° 55' 46" East, a distance of 249.09 feet to a point,

North 10° 05' 08" East, a distance of 256.97 feet to a point,

North 15° 24' 28" West, a distance of 131.74 feet to a point,

North 22° 42' 52" East, a distance of 46.62 feet to a point,

North 65° 53' 52" East, a distance of 124.89 feet to a point,

North 80° 25' 33" East, a distance of 84.17 feet to a point;

thence continuing with said centerline of Little Darby Creek, a south line of said Village of Jefferson tract and a south line of a New Venture Investments tract of record in Deed Book 267, Page 769, the following three courses,

North 68° 11' 55" East, a distance of 75.39 feet to a point,

North 55° 00' 29" East, a distance of 207.51 feet to a point,

North 58° 11' 33" East, a distance of 464.89 feet to a set iron pin on the end of the remains of an old mill dam; thence with a west line of said New Venture Investments tract, and said remains of the old mill dam,

South 40° 06' 35" East, a distance of 105.60 feet to a found iron pin; thence with a north line of said New Venture Investments tract and a bank of said Little Darby Creek, the following three courses,

South 61° 53' 25" West, a distance of 210.83 feet to a set iron pin,

South 59° 08' 39" West, a distance of 447.41 feet to a set iron pin,

South 46° 09' 34" West, a distance of 82.39 feet to a point; thence leaving said Little Darby Creek and with a west line of said New Venture Investments tract,

South 34° 41' 55" East, a distance of 617.86 feet to a found iron pin on a projection of said west line of Jackson Street, and passing a found iron pin at 48.96 feet, and another at 598.12 feet, 0.11 feet to the southwest; thence with said projection of the southwest line of Jackson Street, and said west line of the New Venture Investments tract,

South 35° 07' 44" East, a distance of 141.78 feet to a set pony spike on the northwest or most westerly corner of said Railroad Addition on the northwest line of a vacated 20.00 foot wide alley; thence with the southwest line of said Jackson Street,

South 35° 07' 44" East, a distance of 181.95 feet to a set pony spike on the centerline of Burnham Street of said Railroad Addition; thence continuing with said line of Jackson Street,

South 35° 07' 44" East, a distance of 557.16 feet to the point of beginning, passing a found iron pin at 59.75 feet 0.15 feet to the southwest, passing another found iron pin at 126.58 feet 0.26 feet to the northeast, and passing another found iron pin at 498.79 feet, containing 13.003 acres.

excepting therefrom an interior tract conveyed to the Ohio Seed Co. by deed of record in Deed Book 215, Page 447, and being more particularly described as follows:

Beginning for reference at a point on the original centerline of the P.C.C. & St. L. Railway, now Conrail, on a projection of the southwest line of Jackson Street, 25.00 feet in width, said Jackson Street being shown on the plat of Milo Sawyers Railroad Addition of record in Plat Book 1, Page's 45 & 46, now Slide's 46 & 47, Recorders Office, Madison County, Ohio; thence with said southwest line of said Jackson Street, and a projection thereof, and a northeast line of the above described 13.003 acre tract, North 35° 07' 44" West, a distance of 880.89 feet to a found iron pin, passing a found iron pin at 58.37 feet; thence across said 13.003 acre tract, South 53° 52' 06" West, a distance of 77.00 feet to the TRUE POINT OF BEGINNING; thence,

South 53° 52' 06" West, a distance of 205.00 feet to a point; thence,

North 36° 07' 54" West, a distance of 127.00 feet to a point; thence,

North 53° 52' 06" East, a distance of 205.00 feet to a point; thence,

South 36° 07' 54" East, a distance of 127.00 feet to the TRUE POINT OF BEGINNING containing 0.598 acre. leaving a total of 12.406 acres, said 12.406 acres being subject however to all legal easements of record and being subject to a 50.00 foot wide P.C.C. & St. L. Railway, now Conrail, right of way. This description was prepared from a February 1998 field survey by The Thomas Engineering & Surveying Co. All set iron pins are 5/8"x30" rebars with yellow plastic caps embossed Thomas Engr & Surveying.

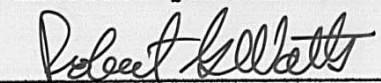
The Thomas Engineering & Surveying Co.

  
Robert G. Watts RPLS #4138

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Seeds Ohio LLC as of July 19, 1999, that this survey was originally made upon the ground in February 1998 and was checked for changes in July 1999; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same, that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable setback lines affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structures or other improvement situated upon any adjoining premises; and that the property lies partly in Flood Hazard Area Zone A and Zone AE, (within a 100 year flood), base flood elev. of 899, and in Zone X, above the 100 year flood plain on FIRM Map Community Panel No. 390773 0100 B, dated 2/6/91 for the Jefferson Twp. area, and partly in Flood Hazard Area Zone A (No based flood elevations determined) in the Village of West Jefferson on H.U.D., FIA Flood Hazard Map No. HO2, Village of West Jefferson, Madison Co. OH, dated 7/25/75. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1992 and meets the accuracy requirements of a suburban survey, as defined therein.

The new description attached to, and hereby made a part of this survey encompasses all of the land conveyed to Eugena M. Henderson by Certificate of Transfer of record in Official Record 77, Page 917, Recorders Office, Madison County, Ohio. All interior parcels are contiguous along their common lines.

  
Robert G. Watts RPLS #4138

The Thomas Engineering & Surveying Co.  
3803 Sullivant Avenue  
Columbus, Ohio 43228 (614) 276-2619



SITUATE in the State of Ohio, County of Madison, Township of Jefferson and the Village of Jefferson, and being that land conveyed by Certificate of Transfer of record in Volume 269, Page 230, and by deeds of record in Volume 264, Page 126, and Volume 158, Page 315, all of said Volumes being those in the Recorders Office, Madison County, Ohio, and being in Virginia Military Survey No 2836, and being more particularly described as follows:

Beginning at a point on the original centerline of the P.C.C. & St. L. Railway, now Conrail, on a projection of the southwest line of Jackson Street, 25.00 feet in width, said Jackson Street being shown on the plat of Milo Sawyers Railroad Addition of record in Plat Book 1, Page's 45 & 46, now Slide's 46 & 47, Recorders Office, Madison County, Ohio, said beginning point being South 35° 07' 44" East, a distance of 58.37 feet from a found iron pin on the southwest line of said Jackson Street; thence with said Railway centerline, South 54° 44' 09" West, a distance of 160.72 feet to a point on a projection of the north line of Town Street; thence with said projected north line, South 86° 32' 15" West, a distance of 96.01 feet to a set iron pin; thence with a northeast line of a J. Quinn Dorgan, Jr. tract of record in Deed Book 259, Page 106, and across a former railroad side track, North 35° 30' 29" West, a distance of 49.35 feet to a set iron pin, being South 35° 30' 29" East, a distance of 74.00 feet from a found iron pin at a corner of a tract of said Dorgan; thence with a curve to the left with an east line of said Dorgan, and being 25.00 feet distant from the former centerline of said railroad side track, said curve having an arc length of 449.76 feet and a radius of 385.28 feet, the chord of which bears, North 14° 33' 34" West, a distance of 424.66 feet to a found iron pin; thence with a northwest line of said Dorgan, South 54° 31' 04" West, a distance of 151.69 feet to a found iron pin; thence with a northeast line of said Dorgan, North 35° 32' 40" West, a distance of 220.13 feet to a set iron pin; thence with a northwest line of said Dorgan, South 58° 57' 09" West, a distance of 194.55 feet to a found iron pin; thence with a northeast line of said Dorgan, North 31° 19' 23" West, a distance of 603.15 feet to a found iron pin on the bank of Little Darby Creek; thence with a northwest line of Dorgan and said bank of Little Darby Creek, South 19° 07' 38" West, a distance of 340.71 feet to a set iron pin; thence,

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