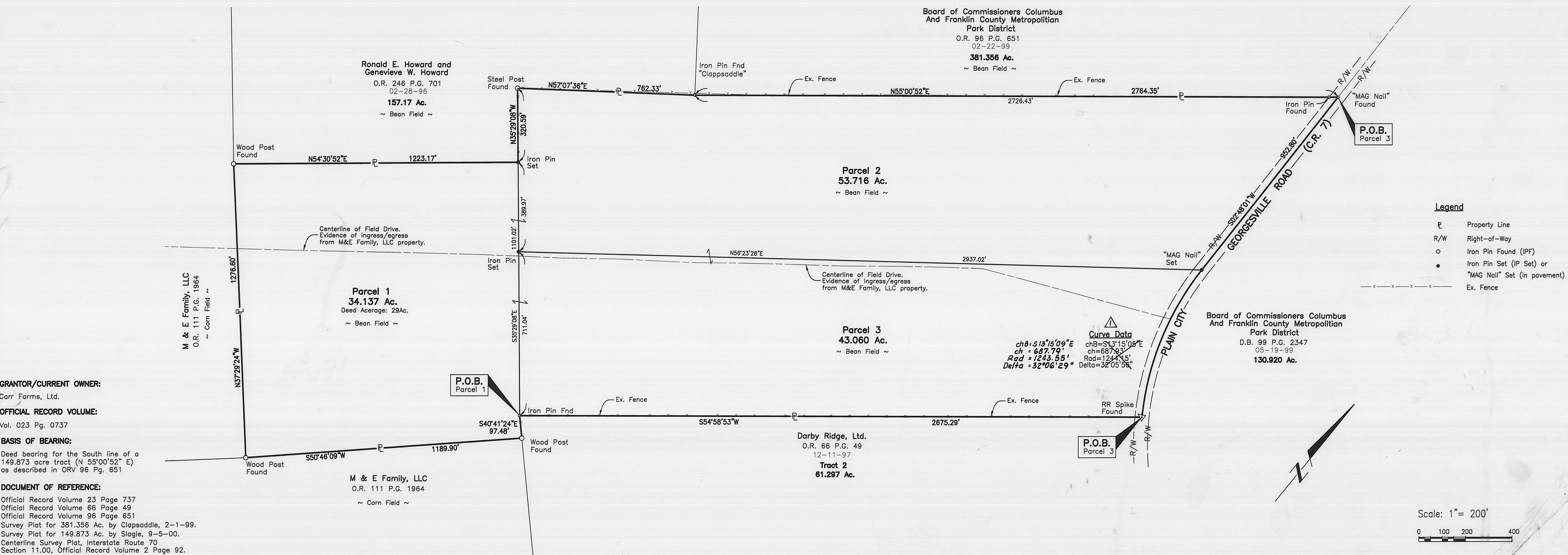
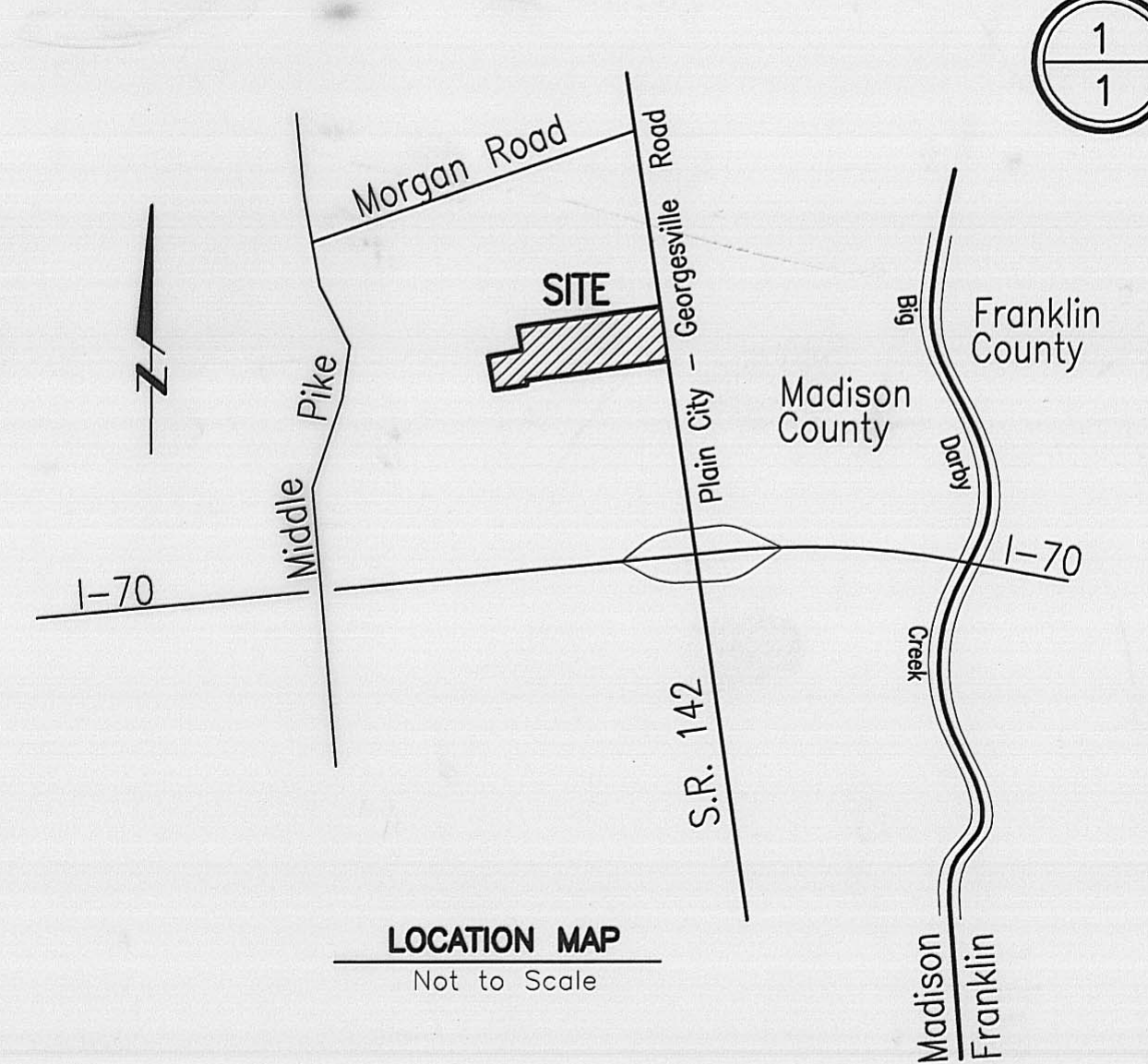


BOUNDARY SURVEY

130.914 Acre Tract

Being part of Virginia Military Survey
2680 & 7484
Jefferson Township, Madison County
Ohio



- Legend**
- Property Line
 - R/W Right-of-Way
 - Iron Pin Found (IPF)
 - Iron Pin Set (IP Set) or "MAG Nail" Set (in pavement)
 - - - - - Ex. Fence

GRANTOR/CURRENT OWNER:
Carr Farms, Ltd.

OFFICIAL RECORD VOLUME:
Vol. 023 Pg. 0737

BASIS OF BEARING:
Deed bearing for the South line of a 149.873 acre tract (N 55°00'52" E) as described in ORV 96 Pg. 651

DOCUMENT OF REFERENCE:
Official Record Volume 23 Page 737
Official Record Volume 66 Page 49
Official Record Volume 96 Page 651
Survey Plat for 381.356 Ac. by Clappsaddle, 2-1-99.
Survey Plat for 149.873 Ac. by Slagle, 9-5-00.
Centerline Survey Plat, Interstate Route 70 Section 11.00, Official Record Volume 2 Page 92.

All iron pins found were in good condition unless otherwise noted.
Field survey was conducted on 10-30-03.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 6027" inscribed on top.

PLANS PREPARED BY:

E.P. FERRIS AND ASSOCIATES INC.
CONSULTING CIVIL ENGINEERS AND SURVEYORS
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999 Fax (614) 299-2992

NOTE: Monumentation as called for in current deed for Carr Farms, Ltd. was unable to be recovered. Monument calls were to natural objects which have since been destroyed. On 11-7-03 our firm met with Ronald E. Howard, owner of a 157.17 Ac. tract and partner of M&E Family, LLC. Both tracts have a common property line with said 130.914 Ac. tract. Ronald pointed out the wood & steel posts and confirmed that these posts marked his property corners. Mr. Howard has farmed this land for over thirty-five years. He explained that at one time there was an old fence line marking said property lines, which he had removed and installed wood & steel posts. From this testimony and other found monumentation, property lines have been set as shown.

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements and represents the minimum standards for a Boundary Survey in accordance with Chapter 4733-37 of the Ohio Administrative Code.



BY: *E.P. Ferris* 11-18-03
Edward P. Ferris, P.E., P.S.
Registered Surveyor No. 6027

△ Revised Curve Data 12-1-03

12403

DRWN BY MEF CHK BY EPF DATE 11-17-03 708201

**Description of 34.137 Acre Tract
(Parcel 1)**

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey 2680, being part of that 130.914 acre tract of land described in Official Record Volume 23, Page 737 to Carr Farms, Ltd. (record references to those of the Recorder's Office, Madison County, Ohio), and being more particularly described as follows:

Commencing at a spike found in the centerline of Plain City-Georgesville Road (60 feet in width) and the northeast corner of a 61.297 acre tract, known as tract 2, said tract being part of a 149.873 acre tract described in Official Record Volume 65 Page 49 to Darby Ridge, Ltd;

thence southwesterly along the north line of said 61.297 acre tract, and along an old fence line, South 54° 58' 53" West, 2675.29 feet to an iron pin found, being the **TRUE POINT OF BEGINNING**:

thence southerly along the west line of said 61.297 acre tract, South 40° 41' 24" East, 97.48 feet to a wood post found;

thence southwesterly along a north line of the M & E Family, LLC. tract, South 50° 46' 09" West, 1189.90 feet to a wood post found, said post also being in a southeast corner of M & E Family, LLC. tract;

thence northwesterly along the east line of M & E Family, LLC tract, North 37° 29' 24" West, 1276.60 feet, to a wood post found, said post being the southwest corner of a 157.17 acre tract as described in ORV 246 PG 701 to Ronald E. Howard and Genevieve W. Howard;

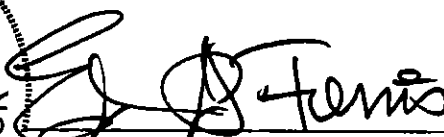
thence northeasterly along the south line of said 157.17 acre tract, North 54° 30' 52" East, 1223.17 feet, to a 5/8" iron pin set, said pin being in the southerly line of Parcel 2, a 53.712 acre tract, Parcel 2 being part of 130.914 acre parent tract;

thence southeasterly along the southerly line of Parcel 2 and Parcel 3, South 35° 29' 08" East, (passing an iron pin set at 389.97 feet, being the common corner to Parcel 2 and Parcel 3) a distance of 1101.02 feet to the **TRUE POINT OF BEGINNING**, containing 34.137 acres of land more or less, as described in survey dated November 17, 2003 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Subject to all legal rights-of-way and/or easements, if any of previous record.

Basis of Bearing: The reference meridian for the foregoing description is the deed bearing for the south line of a 384.154 acre tract (North 55° 00' 52" East), as described in the Official Record Volume 96 Page 651 to Board of Commissioners Columbus and Franklin County Metropolitan Park District




Edward P. Ferris, P.E., P.S.
Registered Surveyor No. 6027

11-17-03
Date

**Description of 53.716 Acre Tract
(Parcel 2)**

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey 2680, being part of that 130.914 acre tract of land described in Official Record Volume 23, Page 737 to Carr Farms, Ltd. (record references to those of the Recorder's Office, Madison County, Ohio), and being more particularly described as follows:

BEGINNING at a "MAG Nail" found in the centerline of Plain City-Georgesville Road (60 feet in width) and in the south line of a 381.356 acre tract, described in Official Record Volume 96 Page 651 to Board of Commissioners Columbus and Franklin County Metropolitan Park District;

thence southerly with the centerline of Plain City-Georgesville Road, South 02° 48' 01" West, 952.80 feet, to a "MAG Nail" set at a point of curvature, said nail also being the northwest corner of Parcel 3;

thence southwesterly along the north line of Parcel 3, crossing said 130.914 acre tract, South 56° 23' 28" West, 2937.02 feet, to a 5/8" iron pin set, said pin being in the north line of Parcel 1 and the southwest corner of Parcel 3;

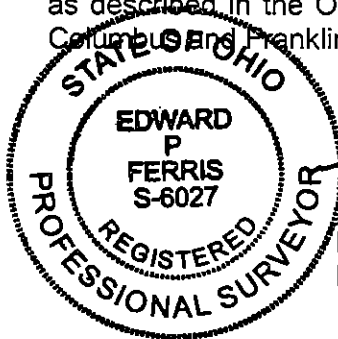
thence northwesterly crossing said 130.914 acre tract and along the north line of Parcel 1, North 35° 29' 08" West, (passing a 5/8" iron pin set at 389.97 feet) 710.56 feet to a steel post found, said post being in a south line of a 157.17 acre tract as described in ORV 246 PG 701 to Ronald E. Howard and Genevieve W. Howard;

thence northeasterly along the south line of said 157.17 acre tract and along an old fence line, North 57° 07' 36" East, 762.33 feet to an iron pin found with a plastic cap marked "Clapsaddle RS #6140", said pin marking the southeast corner of said 381.356 acre tract;

thence continuing northeasterly along the south line of said 381.356 acre tract and along an old fence line, North 55° 00' 52" East, (passing an iron pin found at 2726.43 feet) 2764.35 feet to the **POINT OF BEGINNING**, containing 53.716 acres of land more or less, as described in survey dated November 17, 2003 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Subject to all legal rights-of-way and/or easements, if any of previous record.

Basis of Bearing: The reference meridian for the foregoing description is the deed bearing for the south line of a 384.154 acre tract (North 55° 00' 52" East), as described in the Official Record Volume 96 Page 651 to Board of Commissioners Columbus and Franklin County Metropolitan Park District




Edward P. Ferris, P.E., P.S.
Registered Surveyor No. 6027

11-17-03
Date

Description of 43.060 Acre Tract
(Parcel 3)

Situated in the State of Ohio, County of Madison, Township of Jefferson, Virginia Military Survey 2680, being part of that 130.914 acre tract of land described in Official Record Volume 23, Page 737 to Carr Farms, Ltd. (record references to those of the Recorder's Office, Madison County, Ohio), and being more particularly described as follows:

BEGINNING at a spike found in the centerline of Plain City-Georgesville Road (60 feet in width) and the northeast corner of a 61.297 acre tract, known as tract 2, said tract being part of a 149.873 acre tract described in Official Record Volume 65 Page 49 to Darby Ridge, Ltd;

thence southwesterly along the north line of said 61.297 acre tract, and along an old fence line, South 54° 58' 53" West, 2675.29 feet to an iron pin found;

thence northerly crossing said 130.914 acre tract, with the east line of a 34.137 acre tract, known as Parcel 1, also part of said 130.914 acre tract, North 35° 29' 08" West, 711.04 feet, to a 5/8" iron pin set, being the northwest corner of said Parcel 3 and the southeast corner of Parcel 2, a 53.712 acre tract also being part of said 130.914 acre tract;


thence northeasterly crossing said 130.914 acre tract, with the south line of Parcel 2, North 56° 23' 28" East, 2937.02 feet to a "MAG Nail" set at a point of curvature in the centerline of Plain City-Georgesville Road, being the northeast corner of Parcel 2 and the northwest corner of described Parcel 3;

thence southerly with the centerline of Plain City-Georgesville Road and with the arc of a curve to the left having a radius of 1243.55 feet. A central angle of 32° 06' 29", a chord that bears South 13° 15' 09" East, a chord distance of 687.79 feet, to a point of tangency, and being the **POINT OF BEGINNING**, containing 43.060 acres of land more or less, as described in survey dated November 17, 2003 by Edward P. Ferris, P.E., P.S., Professional Surveyor No. 6027.

Subject to all legal rights-of-way and/or easements, if any of previous record.

Basis of Bearing: The reference meridian for the foregoing description is the deed bearing for the south line of a 384.154 acre tract (North 55° 00' 52" East), as described in the Official Record Volume 96 Page 651 to Board of Commissioners Columbus and Franklin County Metropolitan Park District




Edward P. Ferris, P.E., P.S.
Registered Surveyor No. 6027

11-17-03
Date