

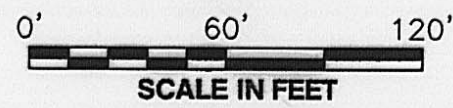
PLAT OF SURVEY FOR THREE TRACTS OF LAND IN THE NAME OF RIVER VALLEY CO-OP, INC.

V.M.S. 8863 and 9471, City of London

Madison County, Ohio

LEGEND

○ Monument found
● Monument set
Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.



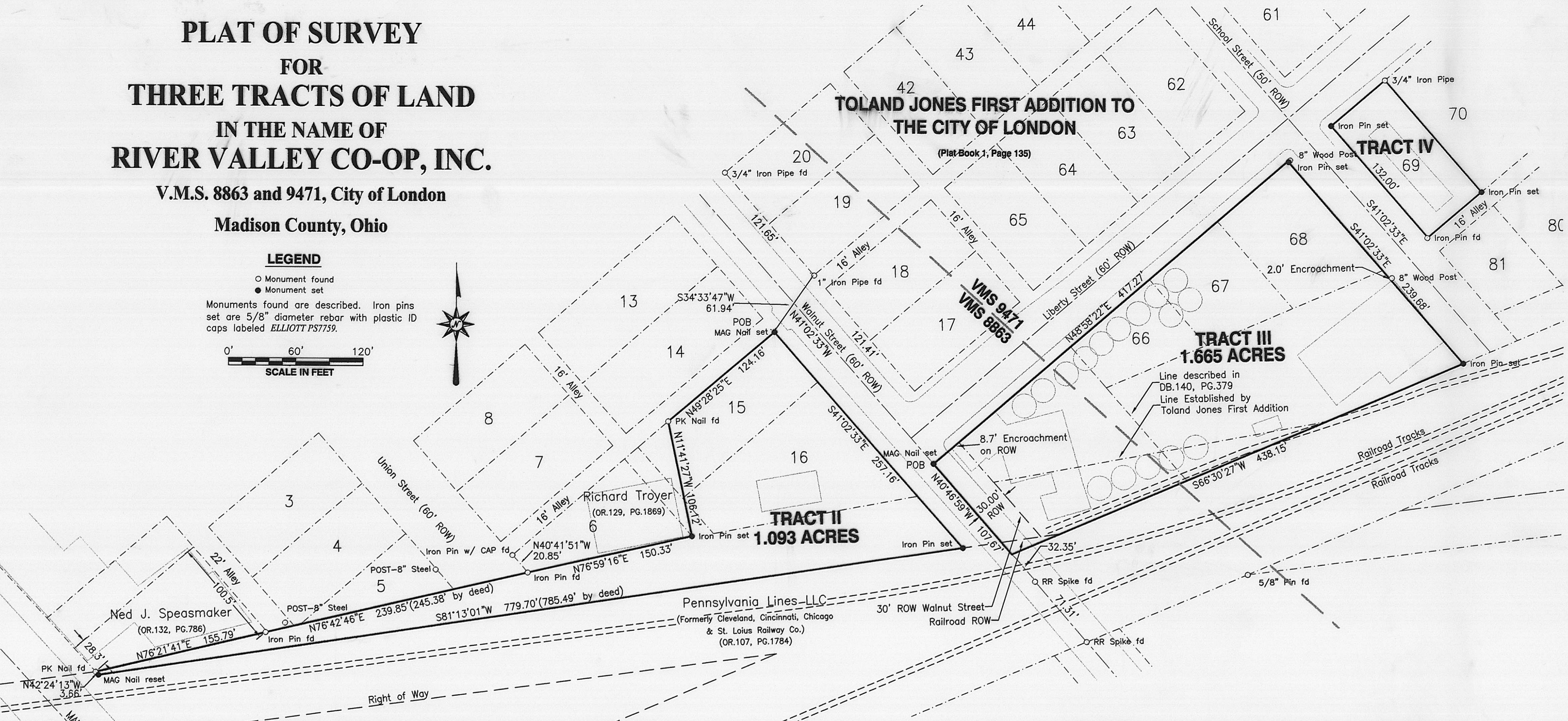
TOLAND JONES FIRST ADDITION TO THE CITY OF LONDON

(Plat Book 1, Page 135)

TRACT IV

TRACT III 1.665 ACRES

TRACT II 1.093 ACRES



LOCATION: Tract II is located in Virginia Military Survey 8863, North of the Pennsylvania Lines LLC railroad, east of Main Street and West of Walnut Street in the City of London, Ohio. Tract III is partially in VMS 8863 and VMS 9471, North of the said railroad, south of Liberty Street, east of Walnut Street and west of School Street and includes LOTS 66, 67 and 68 of Toland Jones First Addition to the City (Village) of London. Tract IV is in VMS 9471 and consists of LOT 69 of Toland Jones First Addition to the City of London.

PRIOR DEED REFERENCE: Deed Book 228, Page 73; Official Records 50, Page 606 and OR 99, PG 5267 (Changed name of Company)

OWNER: River Valley Co-op, Incorporated

BASIS OF BEARING: South Right-of-Way line for the Pennsylvania Lines LLC East of Walnut Street as established on Survey Plat 71-97 Madison County Engineer's Map Room.

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in November, 2003.



Casey Elliott

11/22/03

Casey C. Elliott, PS 7759, State of Ohio

127-03

**DESCRIPTION OF TRACT II
A 1.093 ACRE PROPERTY**

In VMS 8863, City of London, Madison County, Ohio

This description is for a 1.093 acre property, formed from Lots 15, and 16 of Toland Jones First Addition to the City of London (Plat Book 1, Page 135) and a part of Lot 4 of the Original Plat of the City of London, in the name of RIVER VALLEY CO-OP, INC., an Ohio Corporation, (Deed Book 228, Page 73, and Official Records 50, Page 606, for the last deeds of record and Official Records 99, Page 5267 when RIVER VALLEY CO-OP, INC. was formed, Madison County Recorder's Office) located in Virginia Military Survey 8863 on the north side of Pennsylvania Lines LLC Railroad Right-of-Way, east of Main Street (99' Right-of-Way) and west of Walnut Street in the City of London, Madison County, Ohio, and further described as follows:

Beginning at a MAG Nail set at the northeast corner of LOT 15 of the said Toland Jones First Addition at the TRUE POINT OF BEGINNING, said point is S64°33'47"W, 61.94 feet from a 1" diameter iron pipe found at the southwest corner of Lot 19 across Walnut Street (60 foot Right-of-Way);

thence S41°02'33"E, 257.16 feet, along the west Right-of-Way of Walnut Street, to an iron pin set in the north Right-of-Way of the railroad (Pennsylvania Lines LLC a State of Delaware limited Liability Company in OR 107, PG 1784);

thence S81°13'01"W, 779.70 feet (785.49 feet by previous deed), along the north Right-of-Way of the said railroad approximately 25 feet from the centerline of the original track to a MAG Nail set in the east Right-of-Way of South Main Street (99 foot Right-of-Way);

thence N42°24'13"W, 3.66 feet, along the east Right-of-Way of South Main Street to a PK Nail found, said PK Nail is approximately 28.3 feet along the said Right-of-Way from the centerline of a partition wall in the adjacent building and referenced in Deed Book 190, Page 335;

thence N76°21'41"E, 155.79 feet, along the south line of a property in the name of Ned J. Speasmaker (OR 132, PG 786) to an iron pin found in the west line of a 22 foot wide alley, said pin is approximately 100.5 feet south of the said partition wall as measured along the line of the alley;

thence N76°42'46"E, 239.85 feet (245.38 feet by deed), along the south line of Lot 5 of the said Toland Jones subdivision to an iron pin found in the east line of Union Street, said pin is S40°41'51"E, 20.85 feet, from an iron pin found with an identification cap in the northwest corner of Lot 6;

thence N76°59'16"E, 150.33 feet, along the south line of the said Lot 5 which is in the name of Richard Troyer (OR 129, PG1869) to an iron pin found damaged and replaced with an iron pin set;

thence N11°41'27"W, 106.12 feet, to a PK Nail found in the south line of a 16 foot alley;

thence N49°28'25"E, 124.16 feet, to the TRUE POINT OF BEGINNING.

Said property contains 1.093 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the south Right-of-Way of the said Pennsylvania Lines LLC property east of Walnut Street and west of School Street as shown in Plat 71-97 on file in the County Engineer's Map Room. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on an actual survey performed in November 2003 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

**DESCRIPTION OF TRACT III
A 1.665 ACRE PROPERTY**

In VMS 8863 and 9471, City of London, Madison County, Ohio

This description is for a 1.665 acre property, formed from Lots 66, 67, and 68 of Toland Jones First Addition to the City of London (Plat Book 1, Page 135) and two described parcels, in the name of RIVER VALLEY CO-OP, INC., an Ohio Corporation, (Deed Book 228, Page 73, and Official Records 50, Page 606, for the last deeds of record and Official Records 99, Page 5267 when RIVER VALLEY CO-OP, INC. was formed, Madison County Recorder's Office) located in Virginia Military Survey 8863 and 9471 on the north side of Pennsylvania Lines LLC Railroad Right-of-Way, east of Walnut Street, south of Liberty Street and west of School Street in the City of London, Madison County, Ohio, and further described as follows:

BEGINNING at a MAG Nail set in the centerline of Walnut Street (60 foot Right-of-Way) in line with the south Right-of-Way of Liberty Street (60 foot Right-of-Way), said point is in line with two railroad spikes found and referenced in the fourth call;

thence N48°58'22"E, 417.27 feet, along the south Right-of-Way of Liberty Street and the north lines of Lots 66, 67, and 68, passing into VMS 9471 at approximately 136 feet, to the northeast corner of lot 68 at the west Right-of-Way of School Street (50 foot Right-of-Way) to an iron pin set at the base of an 8" wood post;

thence S41°02'33"E, 239.68 feet, along the east line of Lot 68 and the west Right-of-Way of School Street to an iron pin set in the north Right-of-Way of the said railroad;

thence S66°30'27"W, 438.15 feet, along the north Right-of-Way of the railroad, passing into VMS 8863 at approximately 275 feet, to a point in the centerline of Walnut Street, said point is N40°46'59"W, 32.35 feet from a railroad spike found in the centerline of Walnut Street and 103.66 feet on the same bearing from a second railroad spike found;

thence N40°46'59"W, 107.67 feet, along the centerline of Walnut Street to the TRUE POINT OF BEGINNING.

Said property contains 1.665 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the south Right-of-Way of the said Pennsylvania Lines LLC property east of Walnut Street and west of School Street as shown in Plat 71-97 on file in the County Engineer's Map Room. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on an actual survey performed in November 2003 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

**DESCRIPTION OF TRACT IV
LOT 69 TOLAND JONES FIRST ADDITION**

In VMS 9471, City of London, Madison County, Ohio

TRACT IV consists of Lot 69 of Toland Jones First Addition to the City of London (Plat Book 1, Page 135) in the name of RIVER VALLEY CO-OP, INC., an Ohio Corporation, (Deed Book 228, Page 73, and Official Records 50, Page 606, for the last deeds of record and Official Records 99, Page 5267 when RIVER VALLEY CO-OP, INC. was formed, Madison County Recorder's Office) located in Virginia Military Survey 9471 and is on the southeast corner of School Street and Liberty Street. Said property is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is the south Right-of-Way of the said Pennsylvania Lines LLC property east of Walnut Street and west of School Street as shown in Plat 71-97 on file in the County Engineer's Map Room. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on an actual survey performed in November 2003 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.