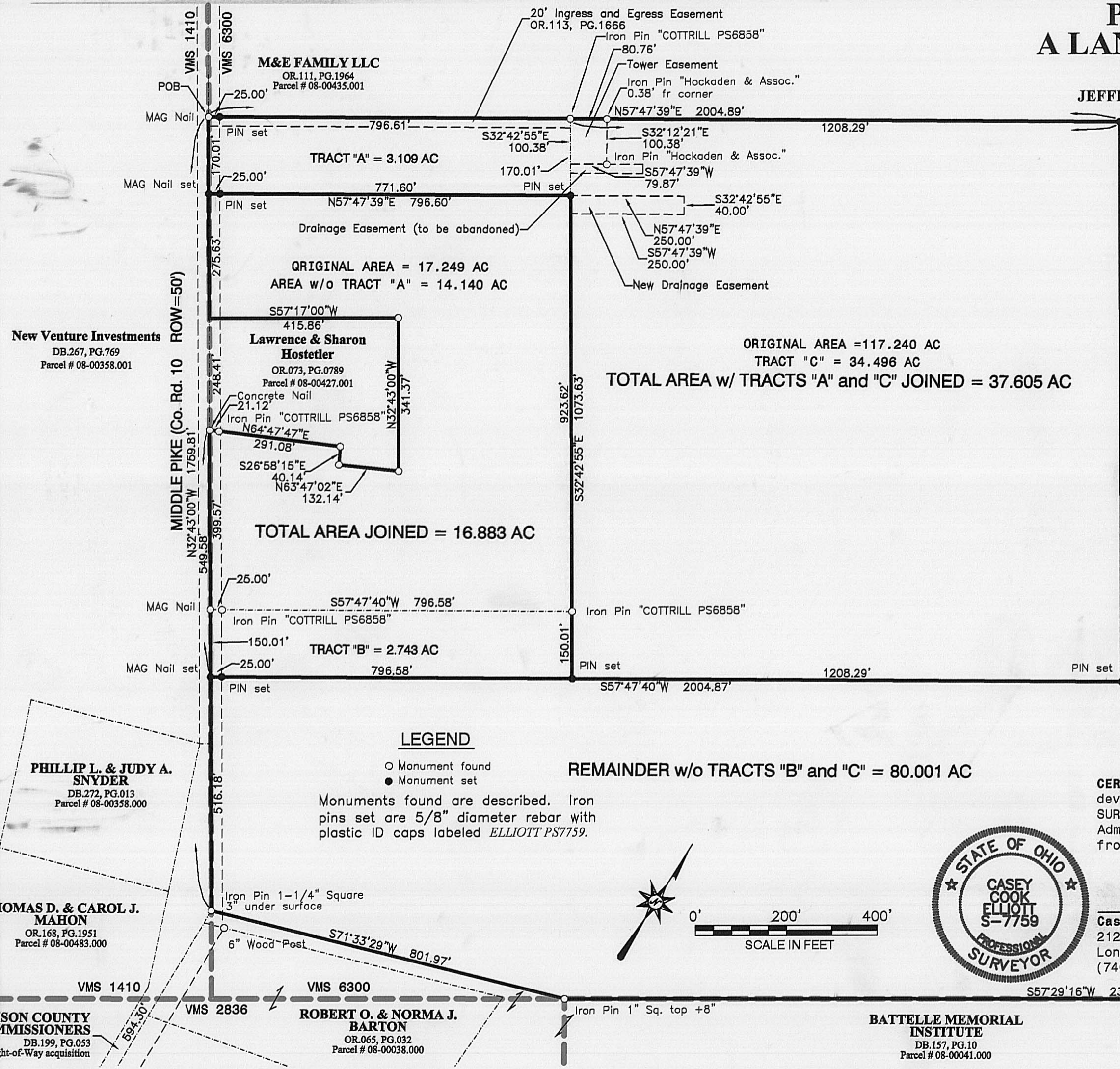


PLAT OF SURVEY FOR A LAND SPLIT and TWO JOINS

In VIRGINIA MILITARY SURVEY 6300
JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO

9" dia. Wood Post
S32°21'00"E
87.10'



TRACT "A", TRACT "B" and TRACT "C" are split from their respective parcels as shown and joined as listed below.
PARCEL NUMBER: 08-00427.000
 08-00427.002

AREA SUMMARY:
 ORIGINAL AREA 08-00427.000 = 17.249 ACRES by survey
 AREA OF TRACT "A" = 3.109 ACRES
 (includes 20' ingress/egress easement)
 Remainder = 14.140 ACRES
 ORIGINAL AREA 08-00427.002 = 117.240 ACRES by survey
 AREA OF TRACT "B" = 2.743 ACRES
 Remainder = 114.497 ACRES

REMAINING AREA 08-00427.002 = 114.497 ACRES
 AREA OF TRACT "C" = 34.496 ACRES
 AREA TRACT "A" = 3.109 ACRES
AREA JOINED ("A" and "C") = 37.605 ACRES
 (includes 20' ingress/egress easement and Tower Easement)
REMAINDER = 80.001 ACRES
 REMAINING AREA 08-00427.000 = 14.140 ACRES
 AREA TRACT "B" = 2.743 ACRES
AREA JOINED (Remainder and "B") = 16.883 ACRES

LOCATION: Located on the east side County Road 10, Middle Pike (Right-of-way 50 feet), approximately 2300 feet north of the bridge over Little Darby Creek in Virginia Military Survey 6300, Jefferson Township, Madison County, Ohio.

OWNERS & PRIOR DEED REFERENCE:
 Lawrence and Sharon Hostetler (19.999 Acre Tract), Deed Book 297, Page 792.
 V. Boehm Family Holdings LLC (117.240 Acre Tract), Official Records 190, Page 1906.

BASIS OF BEARING: Centerline of Middle Pike (County Road 10) as described Deed Book 297, Page 792.
Bearing is N32°43'00"W.
 See Plat 43/98 and 115/01 Mad. Co. Engineer's Map Room

Virginia Military Survey lines and locations were estimated from the County GIS database

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 2005.

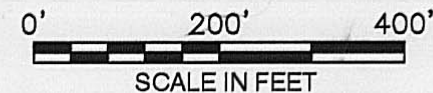
Casey Elliott
 January 25, 2006
Casey C. Elliott, PS 7759, State of Ohio
 212 West High Street
 London, Ohio 43140
 (740)852-1300

LEGEND

- Monument found
- Monument set

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

REMAINDER w/o TRACTS "B" and "C" = 80.001 AC



BATTELLE MEMORIAL INSTITUTE
 DB.157, PG.10
 Parcel # 08-00041.000

woven wire fence and hedgerow along south P/L

70-06

EXHIBIT A

DESCRIPTION OF A 2.743 ACRE SPLIT FROM AN ORIGINAL 117.240 ACRE PARCEL in Virginia Military Survey 6300 Jefferson Township, Madison County, Ohio

This description is for a 2.743 acre split (labeled TRACT "B" on the survey plat) from a 117.240 acre property in the name of V. Boehm Family Holdings LLC (Official Records 190, Page 1906 Madison County Recorder) located on the east side of Middle Pike (County Road 10 Right-of-way 50 feet) approximately 2300 feet north of the bridge over Little Darby Creek along the centerline of Middle Pike, in Virginia Military Survey 6300, Jefferson Township, Madison County, Ohio and is further described as follows:

BEGINNING at a MAG Nail found in the centerline of Middle Pike at the northwest corner of a 17.249 acre property in the name of Lawrence and Sharon Hostetler (Deed Book 297, Page 792), said nail is N32°43'00"W, 1759.81 feet, from a 1¼" square iron pin found at a point of intersection of said Middle Pike, which is also the southwest corner of the said V. Boehm property and is approximately 594 feet north of the center of the bridge over Little Darby Creek;

thence S32°43'00"W, 1093.62 feet, along the centerline of Middle Pike, passing a MAG Nail set at 170.01 feet, and a concrete nail found at 694.05 feet, to a MAG Nail found at the southwest corner of the said Hostetler property and the TRUE POINT OF BEGINNING;

thence N57°47'40"E, 796.58 feet, along the south line of the said Hostetler property and a north line of the said V. Boehm property, passing an iron pin found at 25.00 feet with an ID cap engraved *COTTRILL PS6858* to an iron pin found with an ID cap engraved *COTTRILL PS6858*;

thence S32°42'55"E, 150.01 feet, into the said V. Boehm property to an iron pin set;

thence S57°47'40"W, 796.58 feet, passing over an iron pin set at 771.58 feet in the Right-of-way of Middle Pike, to a MAG Nail set in the centerline of Middle Pike and the west line of the said V. Boehm property;

thence N32°43'00"W, 150.01 feet, along the west line of the said V. Boehm property and the centerline of Middle pike to the TRUE POINT OF BEGINNING.

Said split contains 2.743 acres and is subject to all easements and rights-of-way of record. The remainder is 114.497 acres. The BASIS OF BEARINGS is N32°43'00"E along the centerline of Middle Pike as described in Deed Book 297, Page 792. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed in November 2005 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.



Casey C. Elliott, PS 7759
01/25/06

EXHIBIT A

DESCRIPTION OF A 3.109 ACRE SPLIT FROM AN ORIGINAL 17.249 ACRE PARCEL in Virginia Military Survey 6300 Jefferson Township, Madison County, Ohio

This description is for a 3.109 acre split (labeled Tract "A" on the survey plat) from a 17.249 acre property in the name of Lawrence and Sharon Hostetler (Deed Book 297, Page 792, Madison County Recorder) located on the east side of Middle Pike (County Road 10 Right-of-way 50 feet) approximately 2300 feet north of the bridge over Little Darby Creek along the centerline of Middle Pike, in Virginia Military Survey 6300, Jefferson Township, Madison County, Ohio and is further described as follows:

BEGINNING at a MAG Nail found in the centerline of Middle Pike at the northwest corner of the said 17.249 acre property, said nail is N32°43'00"W, 1759.81 feet, from a 1¼" square iron pin found at a point of intersection of said Middle Pike, which is also the southwest corner of a property in name of V. Boehm Family Holdings LLC (Official Records 190, Page 1906) and is approximately 594 feet north of the center of the bridge over Little Darby Creek;

thence N57°47'39"E, 796.61 feet, along the north line of the said Hostetler property and the south line of a property in the name of M&E Family LLC (O.R.111, PG.1964), to an iron pin found with an identification cap engraved *COTTRILL PS6858*;

thence S32°42'55"E, 170.01 feet, along the west line of the said V. Boehm property to a pin set;

thence S57°47'39"W, 796.60 feet, through the said Hostetler property, passing an iron pin set in the Right-of-way of Middle Pike at 771.60 feet, to a MAG Nail set;

thence N32°43'00"W, 170.01 feet, to the TRUE POINT OF BEGINNING.

Said split contains 3.109 acres and is subject to all easements and rights-of-way of record. The remainder is 14.140 acres. The BASIS OF BEARINGS is N32°43'00"E along the centerline of Middle Pike as described in Deed Book 297, Page 792. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed in November 2005 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.



Casey C. Elliott, PS 7759
01/25/06

EXHIBIT A

DESCRIPTION OF A 16.883 ACRE TRACT CREATED FROM A 2.743 ACRE SPLIT and a 14.140 ACRE REMAINDER in Virginia Military Survey 6300

Jefferson Township, Madison County, Ohio

This description is for a 16.883 acre tract created from a 2.743 acre split (labeled TRACT "B" on the survey plat) from a 117.240 acre property in the name of V. Boehm Family Holdings LLC (Official Records 190, Page 1906) and a 14.140 acre remainder in the name of Lawrence and Sharon Hostetler (Deed Book 297, Page 792, Madison County Recorder) located on the east side of Middle Pike (County Road 10 Right-of-way 50 feet) approximately 2300 feet north of the bridge over Little Darby Creek along the centerline of Middle Pike, in Virginia Military Survey 6300, Jefferson Township, Madison County, Ohio and is further described as follows:

BEGINNING at a MAG Nail found in the centerline of Middle Pike at the northwest corner of a 17.249 acre property in the name of Lawrence and Sharon Hostetler (Deed Book 297, Page 792), said nail is N32°43'00"W, 1759.81 feet, from a 1¼" square iron pin found at a point of intersection of said Middle Pike, which is also the southwest corner of the said V. Boehm property and is approximately 594 feet north of the center of the bridge over Little Darby Creek;

thence S32°43'00"E, 170.01 feet, along the centerline of Middle Pike and the west side of a 3.109 acre tract to a MAG Nail set at the TRUE POINT OF BEGINNING;

thence N57°47'39"E, 796.60 feet, along the south line of the said 3.109 acre tract to an iron pin set in the east line of the said V. Boehm property;

thence S32°42'55"E, 1073.63 feet, along the east line of the said V. Boehm property, passing an iron pin found at 923.62 feet with an ID cap engraved *COTTRILL PS6858*, an along the east line of the said Tract "B" to an iron pin set;

thence S57°47'40"W, 796.58 feet, along the south line of the said Tract "B", passing an iron pin set at 771.58 feet in the east Right-of-way of Middle Pike, to a MAG Nail set;

thence N32°43'00"W, 549.58 feet, passing a MAG Nail found at 150.01 feet at the southwest corner of the said Hostetler property, along the centerline of Middle Pike to a concrete nail found at the southwest corner of a property in the name of Lawrence and Sharon Hostetler (O.R. 073, Page 0789);

thence N64°47'47"E, 291.08 feet, passing an iron pin found with an ID cap engraved *COTTRILL PS6858* at 21.12 feet;

thence S26°58'15"E, 40.14 feet, to a similar pin;

thence N63°47'02"E, 132.14 feet, to a similar pin;

thence N32°43'00"W, 341.37 feet, to a similar pin

thence S57°17'00"W, 415.86 feet, to a point in the centerline of Middle Pike;

thence N32°43'00"W, 275.63 feet, along the centerline of Middle Pike to the TRUE POINT OF BEGINNING.

The new 16.883 acre tract benefits from a new drainage easement to replace a 20 foot drainage easement that no longer can serve the said Hostetler property and is described as follows:

Beginning at the pin set in the southeast corner of Tract "A" and the northeast corner of this property description;

thence N57°47'39"E, 250.00 feet, into said Tract "C";

thence S32°42'55"E, 40.00 feet;

thence S57°47'39"W, 250.00 feet, to a point in the east line of the said Hostetler property;

thence N32°42'55"W, 40.00 feet, to the Point of beginning;

Said tract contains 16.883 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is N32°43'00"E along the centerline of Middle Pike as described in Deed Book 297, Page 792. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed in November 2005 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.

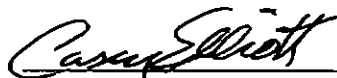

Casey C. Elliott, PS 7759
01/25/06

EXHIBIT A

DESCRIPTION OF A 37.605 ACRE TRACT CREATED FROM A 3.109 ACRE SPLIT and a 34.496 ACRE SPLIT in Virginia Military Survey 6300 Jefferson Township, Madison County, Ohio

This description is for a 37.605 acre tract created from a 3.109 acre split (labeled TRACT "A" on the survey plat) from a 17.249 acre property in the name of Lawrence and Sharon Hostetler (Deed Book 297, Page 792, Madison County Recorder) and a 34.496 acre split (labeled TRACT "C" on the survey plat) from a 117.240 acre property in the name of V. Boehm Family Holdings LLC (Official Records 190, Page 1906) located on the east side of Middle Pike (County Road 10 Right-of-way 50 feet) approximately 2300 feet north of the bridge over Little Darby Creek along the centerline of Middle Pike, in Virginia Military Survey 6300, Jefferson Township, Madison County, Ohio and is further described as follows:

BEGINNING at a MAG Nail found in the centerline of Middle Pike at the northwest corner of a 17.249 acre property in the name of Lawrence and Sharon Hostetler (Deed Book 297, Page 792), said nail is N32°43'00"W, 1759.81 feet, from a 1¼" square iron pin found at a point of intersection of said Middle Pike, which is also the southwest corner of the said V. Boehm property and is approximately 594 feet north of the center of the bridge over Little Darby Creek;

thence N57°47'39"E, 2004.89 feet, passing an iron pin set at 25.00 feet in the east Right-of-way of Middle Pike, an iron pin found at the northeast corner of Tract "A" with an ID cap engraved *COTTRILL PS6858* at 796.61 feet, and an iron pin with an ID cap engraved *Hockaden & Assoc* found 0.38 feet south of the said line at 877.37 feet, to an iron pin set, said pin is S57°47'39"W, 1115.38 feet, from a 4" steel corner post found;

thence S32°42'55"E, 1243.64 feet, into the said V. Boehm property to an iron pin set;

thence S57°47'40"W, 1208.29 feet, to an iron pin set at the southeast corner of Tract "B";

thence N32°42'55"W, 1073.63 feet, along the east line of the said Tract "B", passing an iron pin found with an ID cap engraved *COTTRILL PS6858* at 150.01 feet, and along the east line of the said Hostetler property to an iron pin set at the southeast corner of Tract "A";

thence S57°47'39"W, 796.60 feet, passing an iron pin set in the east Right-of-way of Middle Pike at 771.60 feet, to a MAG Nail set in the centerline of Middle pike;

thence N32°43'00"W, 170.01 feet, along the west line of Tract "A" and the centerline of Middle pike to the TRUE POINT OF BEGINNING.

The new 37.605 acre tract is subject to a 20 foot wide ingress and egress easement along the north line of Tract "A" and a *Tower Lease Easement* within Tract "C" as described in O.R. 113, Page 1666 and as shown on the survey plat.

The new 37.605 acre tract is subject to a new drainage easement to replace a 20 foot drainage easement that no longer can serve the said Hostetler property and is described as follows:

Beginning at the pin set in the southeast corner of Tract "A"

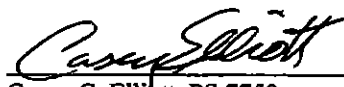
thence N57°47'39"E, 250.00 feet, into said Tract "C";

thence S32°42'55"E, 40.00 feet;

thence S57°47'39"W, 250.00 feet, to a point in the east line of the said Hostetler property;

thence N32°42'55"W, 40.00 feet, to the Point of beginning;

Said tract contains 37.605 acres and is subject to all easements and rights-of-way of record. The remainder left from the 117.240 acre property is 80.001 acres. The BASIS OF BEARINGS is N32°43'00"E along the centerline of Middle Pike as described in Deed Book 297, Page 792. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed in November 2005 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.


Casey C. Elliott, PS 7759
01/25/06