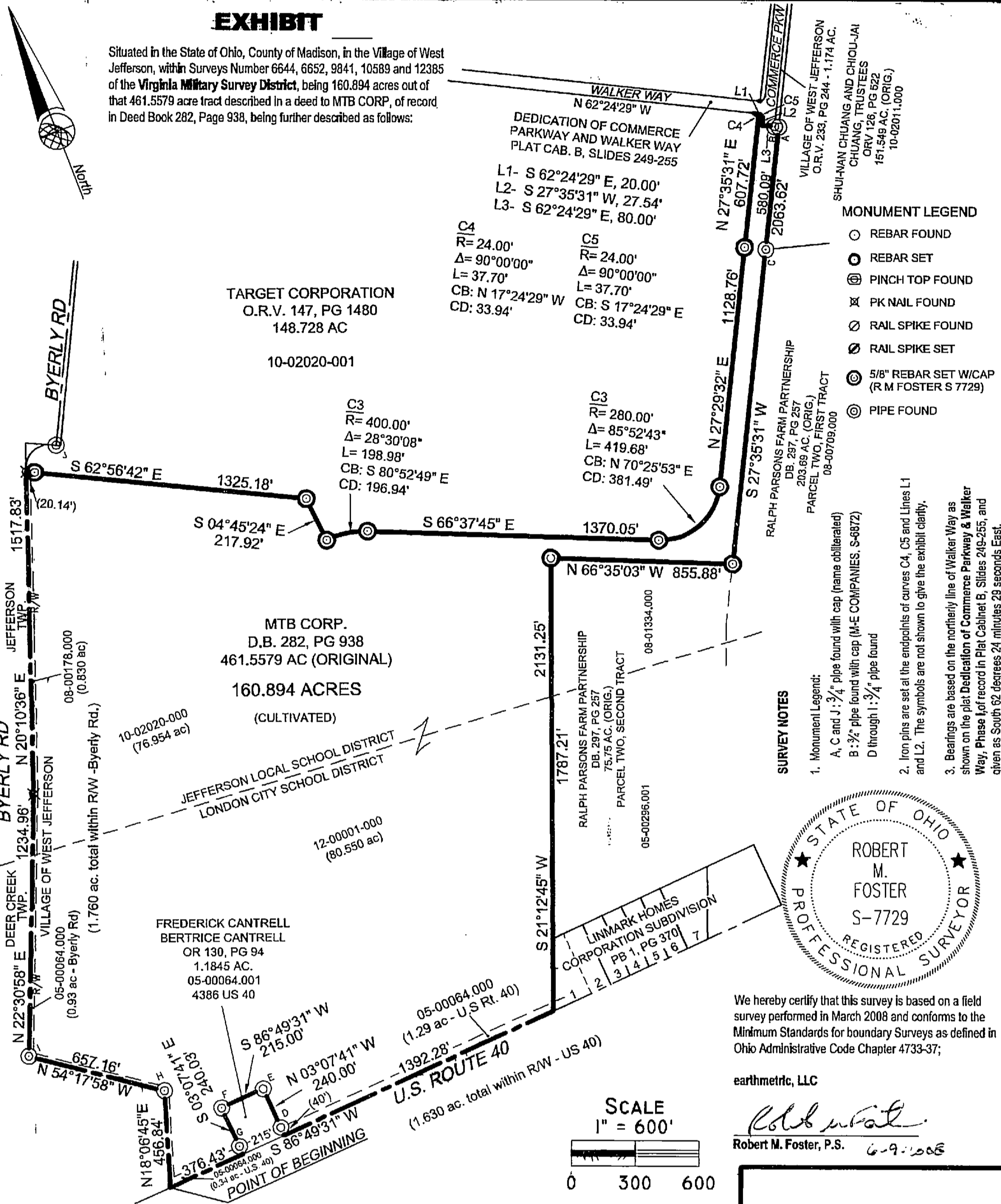
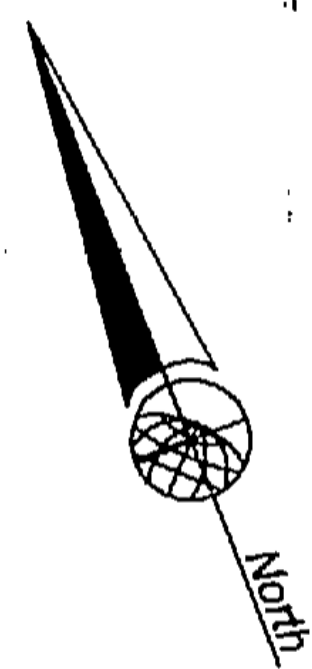


EXHIBIT

Situated in the State of Ohio, County of Madison, in the Village of West Jefferson, within Surveys Number 6644, 6652, 9841, 10589 and 12385 of the Virginia Military Survey District, being 160.894 acres out of that 461.5579 acre tract described in a deed to MTB CORP, of record in Deed Book 282, Page 938, being further described as follows:

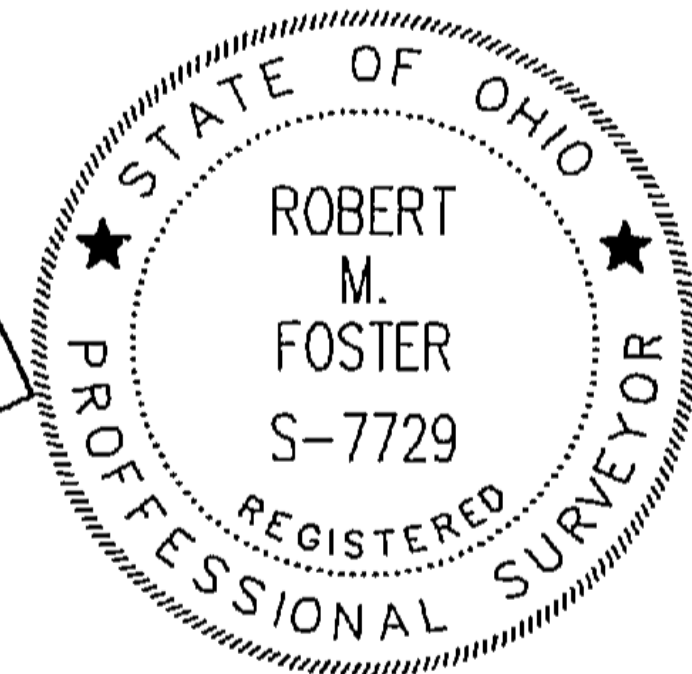


MONUMENT LEGEND

- REBAR FOUND
- REBAR SET
- ⊕ PINCH TOP FOUND
- ⊗ PK NAIL FOUND
- ⊙ RAIL SPIKE FOUND
- ⊚ RAIL SPIKE SET
- ⊙ 5/8" REBAR SET W/CAP (R M FOSTER S 7729)
- ⊙ PIPE FOUND

SURVEY NOTES

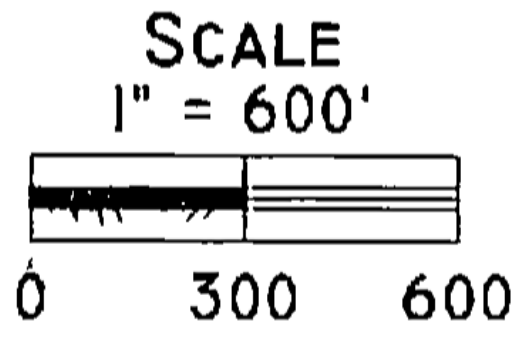
1. Monument Legend:
A, C and J: 3/4" pipe found with cap (name obliterated)
B: 3/4" pipe found with cap (M-E COMPANIES, S-6872)
D through I: 3/4" pipe found
2. Iron pins are set at the endpoints of curves C4, C5 and Lines L1 and L2. The symbols are not shown to give the exhibit clarity.
3. Bearings are based on the northerly line of Walker Way as shown on the plat Dedication of Commerce Parkway & Walker Way, Phase 1, of record in Plat Cabinet B, Slides 249-255, and given as South 62 degrees 24 minutes 29 seconds East.



We hereby certify that this survey is based on a field survey performed in March 2008 and conforms to the Minimum Standards for boundary Surveys as defined in Ohio Administrative Code Chapter 4733-37;

earthmetric, LLC

Robert M. Foster
Robert M. Foster, P.S. 6-9-2008



PREPARED FOR:
WEST JEFF PARTNERS, LLC

42-08

earthmetric, LLC
P.O. box 814
circleville, ohio
43113
740.420.7111
614.263.6800
866.258.1086 fax

DATE:

JUNE 9, 2008

SCALE:

1"=600'

JOB No:

02004-08-03

LOCATION CODE:

43162

9 June, 2008



**DESCRIPTION OF A 160.894 ACRE TRACT
North of U.S. Route 40
East of Byerly Road
Village of West Jefferson, Madison County, Ohio**

Situated in the State of Ohio, County of Madison, in the Village of West Jefferson, within Surveys Number 6644, 6652, 9841, 10589 and 12385 of the **Virginia Military Survey District**, being 160.894 acres out of that 461.5579 acre tract described in a deed to MTB CORP, of record in Deed Book 282, Page 938, being further described as follows:

Beginning at a nail found at the intersection of U.S. Route 40 (westbound lanes) with Byerly Road, at the southwesterly corner of said 461.5579 acre tract;

thence along the westerly lines of said 461.5579 acre tract, the centerline of Byerly Road, the following four (4) courses and distances:

- (1) North 18 degrees 06 minutes 45 seconds East, a distance of 456.84 feet to a ¾ inch iron pipe found;
- (2) North 54 degrees 17 minutes 58 seconds West, a distance of 657.16 feet to a ¾ inch iron pipe found;
- (3) North 22 degrees 30 minutes 58 seconds East, a distance of 1234.96 feet to a nail set;
- (4) North 20 degrees 10 minutes 36 seconds East, a distance of 1517.83 feet to a nail set at the southwesterly corner of a 148.728 acre tract described in a deed to TARGET COPORATION, of record in Official Records Volume 147, Page 1480;

thence along the southerly and easterly lines of said 148.728 acre tract, the following eight (8) courses and distances:

- (1) South 62 degrees 56 minutes 42 seconds East with the southerly line of said 148.728 acre tract, passing an iron pin set in the easterly right of way line of Byerly Road at a distance of 20.14 feet, a total distance of 1325.18 feet to an iron pin set;
- (2) South 04 degrees 45 minutes 24 seconds East, a distance of 217.92 feet to an iron pin set in the arc of a non-tangent curve;
- (3) along the arc of a curve to the right having a radius of 400.00 feet, an arc distance of 198.98 feet (through a central angle of 28 degrees 30 minutes 08 seconds) to an iron pin set, said arc subtended by a chord bearing South 80 degrees 52 minutes 49 seconds East, a chord distance of 196.94 feet;
- (4) South 66 degrees 37 minutes 45 seconds East, a distance of 1370.05 feet to an iron pin set at a point of curvature;

earthmetric, LLC

P.O. Box 814
Circleville, Ohio 43113

740.420.7111
614.263.6600

fax: 866.258.1086

www.earthmetric.com

- (5) along the arc of a curve to the left having a radius of 280.00 feet, an arc distance of 419.68 feet (through a central angle of 85 degrees 52 minutes 43 seconds) to an iron pin set, said arc subtended by a chord bearing North 70 degrees 25 minutes 53 seconds East, a chord distance of 381.49 feet;
- (6) North 27 degrees 29 minutes 32 seconds East, a distance of 1128.76 feet to an iron pin set;
- (7) North 27 degrees 35 minutes 31 seconds East, a distance of 607.72 feet to an iron pin set at a point of curvature;
- (8) along the arc of a curve to the left having a radius of 24.00 feet, an arc distance of 37.70 feet (through a central angle of 90 degrees 00 minutes 00 seconds) to an iron pin set in the southerly line of Walker Way, as shown on the plat Dedication of Commerce Parkway and Walker Way, of record in Plat Cabinet B, Slides 249-255, said arc subtended by a chord bearing North 17 degrees 24 minutes 29 seconds West, a chord distance of 33.94 feet;

thence South 62 degrees 24 minutes 29 seconds East along the southerly line of Walker Way, a distance of 20.00 feet to an iron pin set at a point of curvature;

thence along the arc of a curve to the right having a radius of 24.00 feet, an arc distance of 37.70 feet (through a central angle of 90 degrees 00 minutes 00 seconds) to an iron pin set in the westerly line of Commerce Parkway, as shown on the plat Dedication of Commerce Parkway and Walker Way, of record in Plat Cabinet B, Slides 249-255, said arc subtended by a chord bearing South 17 degrees 24 minutes 29 seconds East, a chord distance of 33.94 feet;

thence South 27 degrees 35 minutes 31 seconds West along the westerly line of Commerce Parkway, a distance of 27.54 feet to an iron pin set in the southerly line of Commerce Parkway;

thence South 62 degrees 24 minutes 29 seconds East along the southerly line of said Commerce Parkway, passing an iron pipe found with cap (M-E Companies/S-6872) at a distance of 60.00 feet in the easterly line of Commerce Parkway, the southwesterly corner of a 1.174 acre tract described in a deed to Village of West Jefferson, Ohio, of record in Official Records Volume 233, Page 244, and thence with the southerly line of said 1.174 acre tract, a total distance of 80.00 feet to an iron pin found in the easterly line of said 461.5579 acre tract, the westerly line of a 151.549 acre tract described in a deed to SHUI-NAN CHUANG AND CHIOU-JAI CHUANG, TRUSTEES OF THE SHUI-NAN CHUANG AND CHIOU-JAI CHUANG TRUST DATED JANUARY 28, 2000, of record in Official Records Volume 126, Page 522;

thence South 27 degrees 35 minutes 31 seconds West along the easterly line of said 461.5579 acre tract, the westerly line of said 151.549 acre tract, passing the northwesterly corner of a 203.69 acre (original) tract described in a deed to RALPH PARSONS FARM PARTNERSHIP, of record in Deed Book 297, Page 257, at a distance of 580.09 feet and thence with the westerly line of said 203.69 acre tract, a total distance of 2063.62 feet to an iron pin set at the northeasterly corner of a 75.75 acre (original) tract described in a deed to RALPH PARSONS FARM PARTNERSHIP, of record in Deed Book 297, Page 257;

thence North 66 degrees 35 minutes 03 seconds West along the southerly line of said 461.5579 acre tract, the northerly line of said 75.75 acre tract, a distance of 855.88 feet to an iron pin set;

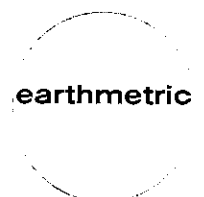
thence South 21 degrees 12 minutes 45 seconds West along the easterly line of said 461.5579 acre tract, the westerly line of said 75.75 acre tract, passing the northerly line of LINMARK HOMES CORPORATION SUBDIVISION, of record in Plat Book 1, Page 370 at a distance of 1787.21 feet, a total distance of 2131.25 feet to an nail set in the southerly line of said 461.5579 acre tract, in the centerline of U.S. Route 40;

thence South 86 degrees 49 minutes 31 seconds West along the southerly line of said 461.5579 acre tract, the centerline of U.S. Route 40, a distance of 1392.28 feet to a nail found at the southeasterly corner of a 1.1845 acre tract described in a deed to FREDERICK CANTRELL AND BEATRICE CANTRELL of record in Official Records Volume 130, Page 94;

thence along the lines of said 1.1845 acre tract, the following three (3) courses and distances:

- (1) North 03 degrees 07 minutes 41 seconds West, passing an iron pipe found at a distance of 40.00 feet, a total distance of 240.00 feet to an iron pipe found;
- (2) South 86 degrees 49 minutes 31 seconds West, a distance of 215.00 feet to an iron pipe found;
- (3) South 03 degrees 07 minutes 41 seconds East, a distance of 240.03 feet to a point in the centerline of U.S. Route 40, the southerly line of said 431.5579 acre tract;

thence South 86 degrees 49 minutes 31 seconds West along the southerly line of said 461.5579 acre tract, the centerline of U.S. Route 40, a distance of 376.43 feet to the **True Point of Beginning containing 160.894 acres, more or less**, of which 1.760 acres lies within the right of way of Byerly Road [forty (40) feet in width] and 1.630 acres lies within the right of way of US Route 40 [eighty (80) feet in width].



The above described tract contains a calculated area of 80.550 acres within Tax Parcel 12-00001.000 (London City School District) with no residual area remaining; a calculated area of 76.954 acres within Tax Parcel 10-02020.000 (Jefferson Local School District); a calculated area of 2.560 acres within Tax Parcel 05-00064.000 (Deer Creek Township, London City S.D.) with no residual area remaining; and a calculated area of 0.830 acres within Tax Parcel 08-00178.000 (Jefferson Twp., Jefferson Local S. D.).

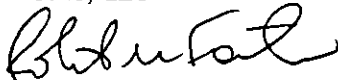
Bearings are based on the northerly line of Walker Way as shown on the plat Dedication of Commerce Parkway & Walker Way, Phase I, of record in Plat Cabinet B, Slides 249-255, and given as South 62 degrees 24 minutes 29 seconds East.

Iron pins set consist of a 5/8" rebar, thirty (30) inches in length, with a yellow plastic cap inscribed: "R M Foster S-7729." Nails set are a two (2) inch mag-nail.

References described hereon refer to those found in the Recorder's Office, Madison County, Ohio.

This description is based on a field survey by earthmetric, LLC in March 2008.

earthmetric, LLC



Robert M. Foster, P.S. *6-9-2008*
Registered Professional Surveyor No. S-7729