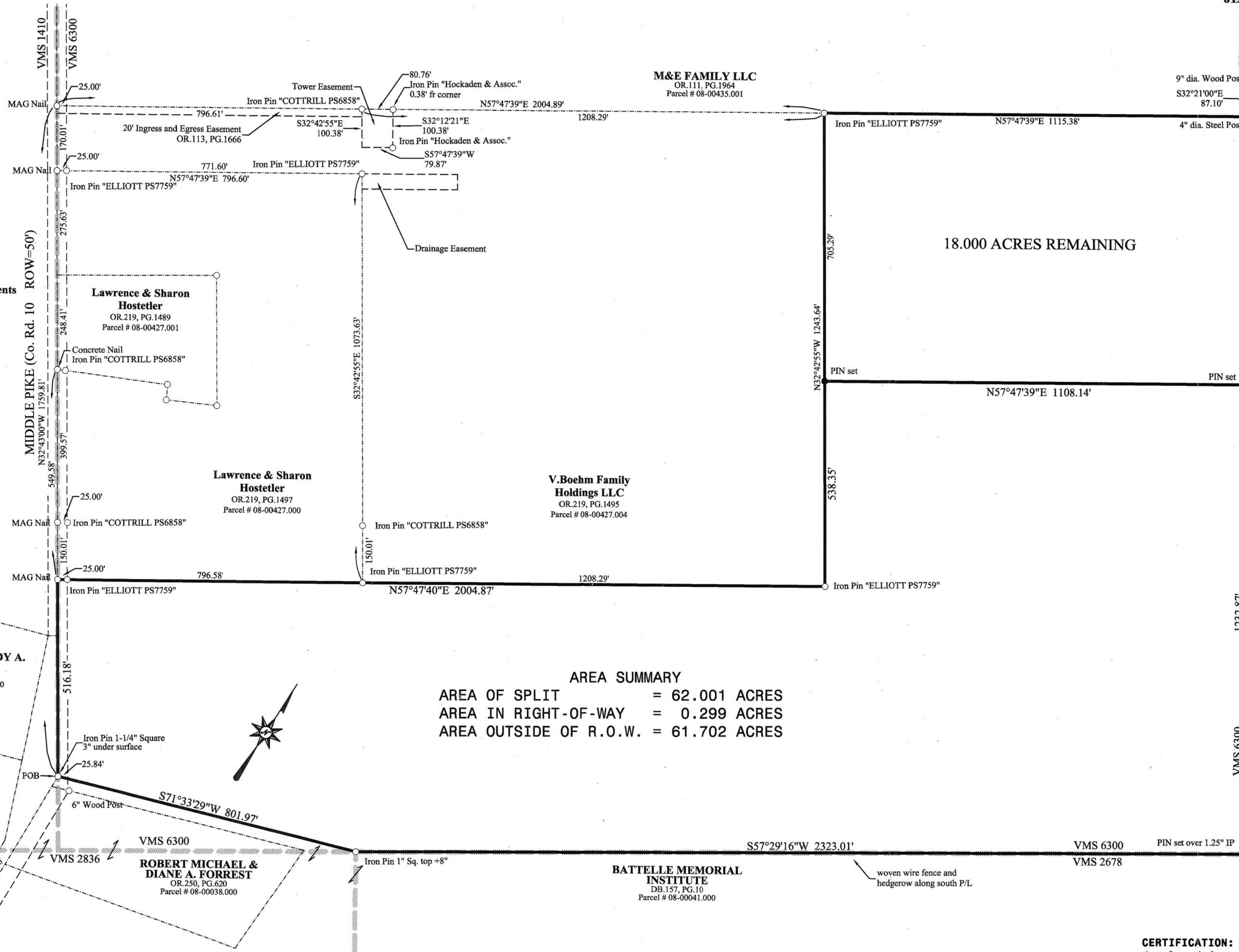


**PLAT OF SURVEY
FOR A
62.001 ACRE SPLIT
In VIRGINIA MILITARY SURVEY 6300
JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO**



PARCEL NUMBER: 08-00427.002

LOCATION: Located on the east side County Road 10, Middle Pike (Right-of-way 50 feet), approximately 800 feet north of the bridge over Little Darby Creek in Virginia Military Survey 6300, Jefferson Township, Madison County, Ohio.

OWNERS & PRIOR DEED REFERENCE:
V. Boehm Family Holdings LLC (originally 117.240 Acres, now 80.001 acres), Official Records 190, Page 1906.

BASIS OF BEARING: N32°43'00"W - Centerline of Middle Pike (County Road 10) as described Deed Book 297, Page 792.
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 and previous surveys.

AREA SUMMARY

AREA OF SPLIT = 62.001 ACRES
 AREA IN RIGHT-OF-WAY = 0.299 ACRES
 AREA OUTSIDE OF R.O.W. = 61.702 ACRES

LEGEND

- Monument found
- Monument set

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



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 and in October 2009.

Casey C. Elliott 11/02/09
Casey C. Elliott, PS 7759, State of Ohio
 212 West High Street
 London, Ohio 43140
 (740)852-1300

11-10



EXHIBIT A

DESCRIPTION OF A 62.001 ACRE SPLIT FROM AN 80.001 ACRE TRACT in Virginia Military Survey 6300 Jefferson Township, Madison County, Ohio

This description is for a 62.001 acre split created from an 80.001 acre tract 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 800 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 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 N32°43'00"W, 516.18 feet, along the centerline of Middle Pike and the line between Virginia Military Surveys 1410 and 6300, to a MAG Nail found at the southernmost corner of a property in the name of Lawrence and Sharon Hostetler (O.R. 219, Pg. 1497);

thence N57°47'40"E, 2004.87 feet, passing an iron pin found with a plastic identification cap engraved *ELLIOTT PS 7759* at 25.00 feet in the northeast Right-of-way of Middle Pike, along the southeast line of the said Hostetler property, passing a second iron pin found with an ID cap engraved *ELLIOTT PS7759* at 796.58 feet at the easternmost corner of the said Hostetler property, continuing along the same line to an iron pin found with an ID cap engraved *ELLIOTT PS 7759* at the easternmost corner of a property in the name of V. Boehm Family Holdings LLC (O.R. 219, Pg. 1495);

thence N32°42'55"W, 538.35 feet, along the northeast line of the said V. Boehm property to an iron pin set;

thence N57°47'39"E, 1108.14 feet, through the 82.001 acre tract to an iron pin set in the line of a property in the name of Battelle Memorial Institute (Deed Book 157, Page 10);

thence S32°07'38"E, 1232.87 feet, along the southwest line of the said Battelle property in an iron pin set to replace a 1½ inch diameter iron pipe found rusted left in place, said pipe and new pin is at the corner of Virginia Military Surveys 6300, 2678 and 2679;

thence S57°29'16"W, 2323.01 feet, along a northwest line of the said Battelle property and generally along a woven wire fence and hedgerow, to an iron pin with a 1" inch square top, 8" exposed, said iron pin is at the corner of V.M.S. 2678 and V.M.S. 2836 and on the southeast line of V.M.S. 6300;

thence S71°33'29"W, 801.97 feet, continuing along a northwest line of the said Battelle property and a woven wire fence to the TRUE POINT OF BEGINNING.

Said tract contains 62.001 acres, which includes 0.299 acres within the Right-of-way of said Middle Pike, and is subject to all easements and rights-of-way of record. The remainder left from the 80.001 acre property is 18.000 acres. The BASIS OF BEARINGS is N32°43'00"W 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 and in October 2009 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 11/2/09
Casey C. Elliott, PS 7759

**DESCRIPTION OF AN 18.000 ACRE PROPERTY
IN THE NAME OF V. BOEHM FAMILY HOLDINGS LLC
in Virginia Military Survey 6300
Jefferson Township, Madison County, Ohio**

This description is for an 18.000 acre property in the name of V. Boehm Family Holdings LLC (Official Records 190, Page 1906, Madison County Recorder, Auditor's Parcel #08-00427.002) that is located approximately 2000 feet northeast 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:

COMMENCING at a 1/4" square iron pin found at a point of intersection of said Middle Pike, which is also the southernmost corner of a property in the name of Battelle Memorial Institute (O.R. 253, Pg. 741) and is approximately 594 feet north of the center of the bridge over Little Darby Creek;

thence N32°43'00"W, 1759.81 feet, along the center of said Middle Pike, passing a MAG nail at 516.18 feet, a MAG nail at 666.19 feet, a concrete nail at 1065.76 feet, and a MAG nail at 1589.80 feet, to a MAG nail at the westernmost corner of a property in the name of V. Boehm Family Holdings (O.R. 219, Pg.1495);

thence N57°47'39"E, 2004.89 feet, along the northwest line of the said V. Boehm property, and the southeast line of a property in the name of M&E Family LLC (O.R. 111, Pg.1964), passing an iron pin with a plastic ID cap engraved *COTTRILL PS6858* at 796.61 feet, and an iron pin with a plastic ID cap engraved *Hockaden & Assoc.* located 0.38 feet southeast of the property line at 877.37 feet, to an iron pin with a plastic ID cap engraved *ELLIOTT PS7759* at the **TRUE POINT OF BEGINNING**;

thence N57°47'39"E, 1115.38 feet, continuing along the southeast line of the said M&E Family LLC property to a 4 inch diameter steel corner post, said post is in the southwest line of a property in the name of Battelle Memorial Institute (D.B.157, Pg.10) which was annexed in O.R.247, Pg.1240 to the Village of West Jefferson, and in the line between V.M.S. 2679 and V.M.S. 6300;

thence S32°07'38"E, 705.26 feet, along the southwest line of the said Battelle property and V.M.S. 2679 to an iron pin found with a plastic cap engraved *ELLIOTT PS7759* located at the northernmost corner of a second property in the name of Battelle Memorial Institute (O.R.253, Pg.741);

thence S57°47'39"W, 1108.14 feet, along the northwest line of the second Battelle property to an iron pin found with a plastic ID cap engraved *ELLIOTT PS7759*;

thence N32°42'55"W, 705.29 feet, along the northeast line of the said V. Boehm property to the **TRUE POINT OF BEGINNING**.

Said tract contains 18.000 acres, and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is N32°43'00"W 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, October 2009, and April 2010 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 Elliott 05/17/2010
Casey C. Elliott, PS 7759