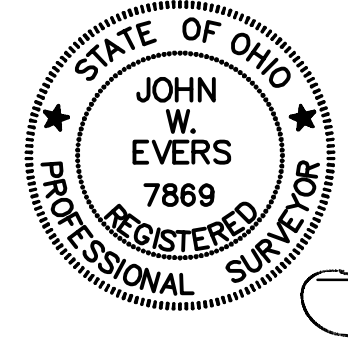


For the purpose of this exhibit, a bearing of North 87°45'14" West was used on the south line of that 143.79 acre tract of land owned by Anna B. Whitmer, of record in Deed Record Volume 251, Page 191, and identified therein as Tract Two, also being the north line of that 2200 acre tract of land owned by Lower Gwynne Farms Limited, of record in Official Record Book 233, Page 293, and identified therein as Tract III, Parcel No. 1, on file in the Office of the Recorder, Madison County, Ohio. Said bearing being determined by GPS observations and values as provided by the Government of the United States of America, through the Department of National Geodetic Survey, and is based upon the Ohio South Zone State Plane Coordinate System.

NORTH - NAD83, GRID SOUTH ZONE
 BASED UPON GPS OBSERVATION, AND VALUES
 PUBLISHED BY THE GOVERNMENT OF THE UNITED STATES
 MONUMENTATION CODE: "GAD"



PRECISION SURVEYING SERVICES, LLC
 CONSULTING SURVEYORS
 JOHN W. EVERS
 NOVEMBER 17, 2012
 JOHN W. EVERS P.S. 7869

DESCRIPTION	BOUNDARY SURVEY		
LOCATION	277.336 ACRES OAK RUN TOWNSHIP MADISON COUNTY, OHIO		
CLIENT	JOSEPH AND BROOKS BEERY		
CLIENT	PREPARED BY PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1422 ~ FAX ~ (740) 845-1422		
DRAWN BY: J.W.E.	CHECKED BY: J.W.E.	ORDER NO.	SHEET
SCALE: 1" = 300'	DATE: OCT '10	MAD	1 of 1

TRUE PLACE OF BEGINNING FOR 277.336 ACRES IRON PIN SET

POINT OF REFERENCE FOR 277.336 ACRES IRON PIN SET

APPROXIMATE LOCATION OF ORIGINAL LARGE CONCRETE CORNER POST ON P/L (REMOVED IN LATE 1970'S) DISTURBED GROUND EVIDENT

Situate in Virginia Military Surveys No. 12039, 8058, 1727, 6432 and 2696, Township of Oak Run, County of Madison, State of Ohio, and being **277.336 acres** of land, being the entirety of both that 174.46 acre Tract One, and that 101.5126 acre Tract Two, both owned by Brooks F. Beery II, Joseph R. Beery, and Stephen L. Beery, of record in Official Record Book 105, Page 1168, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 277.336 acre tract of land being further described as follows:

The **Point of Reference** being an iron pin set in the center of State Route 56, at the southeast corner of a 143.79 acre tract of land owned by Anna B. Whitmer, of record in Deed Record Volume 251, Page 191, and identified therein as Tract Two, being the northeast corner of a 2200 acre tract of land owned by Lower Gwynne Farms Limited, of record in Official Record Book 233, Page 293, and identified therein as Tract III, Parcel No. 1, being in a westerly line of a 715.796 acre tract of land owned by David L. Garen, Benita S. Sony, Vickie L. Finchum, Barbara S. Shirden, and Gail A. Oravec, Trustees of the Wilfred and Arlene Garen Trust, dated January 27, 1999, of record in Official Record Volume 243, Page 114; Thence from said **Point of Reference**, North $87^{\circ}45'14''$ West, along the south line of said 143.79 acre tract, being the north line of said 2200 acre tract, a distance of 3680.44 feet to an iron pin set and being the **True Place of Beginning** of the herein described 277.336 acres, and being the southwest corner of said 143.79 acre Tract Two, being the southeast corner of said 101.5126 acre Tract Two;

Thence North $87^{\circ}45'14''$ West, along the north line of said 2200 acre tract, being the south line of said 101.5126 acre Tract Two, and a southerly line of said 174.46 acre Tract One, a distance of 1892.18 feet to a stone found into which a hole has been drilled, and a P.K. nail set marking the northwest corner of said 2200 acre tract, being a corner of said 174.46 acre Tract One;

Thence South $17^{\circ}55'10''$ West, along a westerly line of said 2200 acre tract, being a line of said 174.46 acre Tract One, a distance of 356.67 feet to a 4 inch steel braced fence post found at the southeasterly corner of said 174.46 acre Tract One, being the northeast corner of a 390.002 acre tract of land owned by Roy A. Hirth, of record in Deed Volume 289, Page 600, and being in a westerly line of said 2200 acre tract, and from which an iron pin was found to bear South $17^{\circ}55'10''$ West, at a distance of 5839.52 feet marking the corner of said 2200 acre tract, and said 390.002 acre tract;

Thence North $85^{\circ}59'08''$ West, along the south line of said 174.46 acre Tract One, being the north line of said 390.002 acre tract, a distance of 599.00 feet to an iron pin set at the west edge of a 1.5' diameter concrete fence post, marking the southwest corner of said 174.46 acre tract, being the southeast corner of a 327.96 acre tract of land owned by MTR FARMS LLC, of record in Official Record Book 240, Page 609, identified therein as Fifth Tract, and from which an iron pin was found marking the southwest corner of said 327.96 acre tract which bears North $85^{\circ}59'08''$ West, at a distance of 1658.80 feet;

Thence North $19^{\circ}21'02''$ East, along an easterly line of said 327.96 acre Fifth Tract, being a westerly line of said 174.96 acre Tract One, a distance of 2835.22 feet to a 1.5 foot diameter concrete fence post found, passing a 1 foot diameter concrete fence post found at a distance of 1399.07 feet, and a 3 inch diameter steel fence post filled with concrete, at a distance of 2074.95 feet, which is 0.2 feet east of said line;

Thence North $57^{\circ}55'04''$ West, along a line of said 327.96 acre Fifth Tract, being a line of said 174.46 acre Tract One, a distance of 2477.16 feet to a four inch diameter steel fence post found;

Thence North $34^{\circ}48'01''$ East, along a line of said 327.96 acre Fifth Tract, being a line of said 174.46 acre Tract One, a distance of 1624.21 feet to a 3/4 inch square iron bar

found 0.45 north of the centerline of State Route 56 at a depth of 10 inch, and being a corner of said 327.96 acre Fifth Tract, and said 174.46 acre Tract One, said 3/4 inch square bar being reference by a large headed railroad spike found marking the P.I. of a curve of said State Route 56, which bears North 51°03'09" West, at a distance of 1271.72 feet;

Thence South 50°44'56" East, along the general center of State Route 56, being a northerly line of said 174.46 acre Tract One, and a line of said 327.96 acre Fifth Tract, and passing along the south line of a 235 acre Tract 1, owned by Brooks F. Beery II and Jane E. Beery, of record in Official Record Book 248, Page 2206, and the south line of a 20.208 acre tract, also owned by Brooks F. Beery II and Jane E. Beery, of record in Official Record Volume 297, Page 0900, a distance of 1184.77 feet to a P.K. nail set at the P.I. of a curve, as reestablished by reference distances from still existing concrete posts which are depicted upon sheet 17 of 30 of the "STATE OF OHIO - DEPARTMENT OF HIGHWAYS - RIGHT OF WAY MAP of LONDON-CIRCLEVILLE ROAD, SH 243, dated 1932;

Thence South 66°08'01" East, along the general center of State Route 56, being the northerly line of said 174.46 acre Tract One, a southerly line of said 20.208 acre tract, and the south line of a 134 acre land owned by Anna B. Whitmer, of record in Deed Record Volume 251, Page 191, and identified therein as Tract One, a distance of 1066.39 feet to a P.K. nail set at the P.I. of a curve;

Thence South 64°09'23" East, along the general center of State Route 56, being a northerly line of said 174.46 acre Tract One, and a northerly line of said 101.5126 acre Tract Two, being the south line of said 134 acre Tract One, a distance of 581.37 feet to a P.K. nail set at the southeast corner of said 134 acre Tract One, being the southwest corner of a 369 acre tract of land owned by RWY Farms, Ltd., of record in Deed Record Volume 257, Page 652;

Thence South 63°28'14" East, along the general center of State Route 56, being a northerly line of said 101.5126 acre Tract Two, and the southerly line of said 369 acre tract, a distance of 132.41 feet to a 1 inch diameter solid iron bar found 3 inch deep, marking the northwest corner of a 1.8074 acre tract of land owned by Joseph Rea Beery and Patricia Ann Beery, and being a corner to said 101.5126 acre Tract Two;

Thence South 27°07'32" West, along the west line of said 1.8074 acre tract, being a line of said 101.5126 acre Tract Two, a distance of 285.00 feet to an iron pin set at the base of a concrete fence post, with the entire post being located upon 1.8074 acre tract;

Thence South 64°05'50" East, along the south line of said 1.8074 acre tract, being a line of said 101.5126 acre Tract Two, a distance of 297.12 feet to an iron pin set at the base of a concrete fence post, with the entire post being located upon 1.8074 acre tract;

Thence North 19°39'05" East, along an easterly line of said 1.8074 acre tract, being a line of said 101.5126 acre Tract Two, a distance of 152.46 feet to a point at the center of a 1.5 foot square concrete fence post;

Thence North 17°10'37" East, along an easterly line of said 1.8074 acre tract, being a line of said 101.5126 acre Tract Two, a distance of 133.13 feet to railroad spike found in the general centerline of State Route 56 at a depth of 4 inches, marking the northeast corner of said 1.8074 acre tract, a corner of said 101.5126 acre Tract Two, and being in the south line of said 369 acre tract;

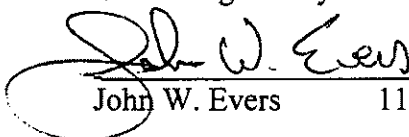
Thence South $63^{\circ}46'55''$ East, along the general center of State Route 56, being a north line of said 101.5126 acre Tract Two, being a south line of said 369 acre tract, a distance of 278.05 feet to railroad spike found at a depth of 10 inches marking the P.I. of a curve, and as verified by reference distances from still existing concrete posts which are depicted upon sheet 16 of 30 of the "STATE OF OHIO - DEPARTMENT OF HIGHWAYS - RIGHT OF WAY MAP of LONDON-CIRCLEVILLE ROAD, SH 243, dated 1932;

Thence South $53^{\circ}34'38''$ East, along the centerline of State Route 56, being the south line of said 369 acre tract, a northerly line of said 101.5126 acre Tract Two, a distance of 919.64 feet to a P.K. nail set at the northeast corner of said 101.5126 acre Tract Two, being the northwest corner of said 143.79 acre tract of land owned by Anna B. Whitmer, of record in Deed Record Volume 251, Page 191, and identified therein as Tract Two;

Thence South $18^{\circ}03'22''$ West, along the west line of said 143.79 acre tract, being the east line of said 101.5126 acre tract, passing an iron pin set on the southerly right of way line of said State Route 56 at a distance of 31.61 feet, an iron pin set in an east to west fence row at a distance of 1089.00 feet, a total distance of 2972.37 feet to the True Place of Beginning and containing 277.336 acres of land, of which 240.258 acres lie within Virginia Military Survey No. 12039, 19.843 acre lies within Survey No. 8058, 10.877 acres lies within Survey No. 1727, and 1.76 acre lies within Survey No. 2696, and 4.600 acres lies within Survey No. 6432

For the purpose of this description, a bearing of North $87^{\circ}45'14''$ West was used on the south line of that 143.79 acre tract of land owned by Anna B. Whitmer, of record in Deed Record Volume 251, Page 191, and identified therein as Tract Two, also being the north line of that 2200 acre tract of land owned by Lower Gwynne Farms Limited, of record in Official Record Book 233, Page 293, and identified therein as Tract III, Parcel No. 1, on file in the Office of the Recorder, Madison County, Ohio. Said bearing being determined by GPS observations and values as provided by the Government of the United States of America, through the Department of National Geodetic Survey, and is based upon the Ohio South Zone State Plane Coordinate System.

PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors

 P.S. 7869
John W. Evers 11-17-2012

