

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"

JOHN W. EVERS
 PROFESSIONAL SURVEYOR
 PRECISION SURVEYING SERVICES, LLC
 CONSULTING SURVEYORS
 JOHN W. EVERS P.S. 7869
 DECEMBER 07, 2012

| | | | |
|-------------|--|-------------|---------|
| DESCRIPTION | BOUNDARY SURVEY | | |
| LOCATION | 184.289 ACRES OAK RUN TOWNSHIP MADISON COUNTY, OHIO | | |
| CLIENT | JOSEPH AND BROOKS BEERY | | |
| 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. |
| SCALE: | 1" = 300' | DATE: | OCT '10 |
| ORDER NO. | MAD | AREA NO. | |
| SHEET | | | 1 of 1 |

Situate in Virginia Military Surveys No. 12039, 1727, 2696, 8058, and 6432, Township of Oak Run, County of Madison, State of Ohio, and being **184.289 acres** of land all out of that 277.336 acre tract of land owned by Brooks F. Beery II, Joseph R. Beery, and Stephen L. Beery, of record in Instrument #201200005507, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 184.289 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; The **Secondary Point of Reference** which bears North $87^{\circ}45'14''$ West, along the south line of said 143.79 acre tract, and said 277.336 acre tract, being the north line of said 2200 acre tract, and being 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, a southerly corner of said 277.336 acre tract; Thence from said **Point of Reference**, North $87^{\circ}45'14''$ West, along the south line of said 143.79 acre tract and said 277.336 acre tract, being the north line of said 2200 acre tract, a distance of 5031.51 feet to an iron pin set and being the **True Place of Beginning** of the herein described 184.289 acres;

Thence North $87^{\circ}45'14''$ West, along the north line of said 2200 acre tract, being the south line of said 277.336 acre tract, a distance of 541.12 feet to said 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 277.336 acre tract, and also utilized herein as the Secondary Point of Reference;

Thence South $17^{\circ}55'10''$ West, along a westerly line of said 2200 acre tract, being a line of said 277.336 acre tract, a distance of 356.67 feet to a 4 inch steel braced fence post found at a corner of said 277.336 acre tract, 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 a south line of said 277.336 acre tract, 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 277.336 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 277.336 acre tract, 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 westerly line of said 277.336 acre tract, 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 westerly line of said 277.336 acre tract, 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 277.336 acre tract, 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 $51^{\circ}03'09''$ West, at a distance of 1271.72 feet;

Thence South $50^{\circ}44'56''$ East, along the general center of State Route 56, being a northerly line of said 277.336 acre tract, 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 $66^{\circ}08'01''$ East, along the general center of State Route 56, being a northerly line of said 277.336 acre tract, 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 $64^{\circ}09'23''$ East, along the general center of State Route 56, being a northerly line of said 277.336 acre tract, 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 $63^{\circ}28'14''$ 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 277.336 acre tract;

Thence South $27^{\circ}07'32''$ West, along the west line of said 1.8074 acre tract, being a line of said 277.336 acre tract, 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 $64^{\circ}05'50''$ East, along the south line of said 1.8074 acre tract, being a line of said 277.336 acre tract, 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;

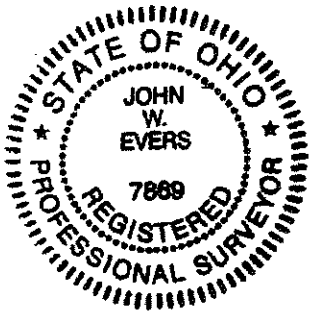
Thence South $18^{\circ}43'40''$ West, across said 277.336 acre tract, a distance of 705.24 feet to an iron pin set at a former corner of Tract One and Two, owned by said Brooks F. Beery II, Joseph R. Beery, and Stephen L. Beery, of record in Official Record Book 105, Page 1168;

Thence South $18^{\circ}39'56''$ West, across said 277.336 acre tract, and along the former line between said Tract One and Two, a distance of 962.50 feet to an iron pin set in the center of a 1 foot diameter concrete ring which formerly secured a fence post, marking an angle point in a parcel line between Tract One and Two;

Thence North 85°46'00" West, across said 277.336 acre tract, following an existing fence line, a distance of 95.69 feet to an iron pin set;

Thence South 19°21'02" West, across said 277.336 acre tract, a distance of 1694.13 feet to the True Place of Beginning and containing 184.289 acres of land, of which 148.174 acres lie within Virginia Military Survey No. 12039, 9.912 acres lies within Survey No. 1727, 1.760 acres lies within Survey No. 2696, 19.483 acres lies within Survey No. 8058, 4.600 acres lies within Survey No. 6432.

For the purpose of this description, 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.



PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors

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