

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 - HAS BEEN OBTAINED SOUTH ZONE
 BASED UPON GPS OBSERVATION AND VALUES
 PUBLISHED BY THE GOVERNMENT OF THE UNITED STATES
 MONUMENTATION CODE: "GSA"

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

DESCRIPTION	BOUNDARY SURVEY		
LOCATION	93.047 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.	ORDER NO.	SHEET
SCALE: 1" = 300'	DATE: OCT '10	MAD	1 of 1

93.047 ACRES

SECONDARY POINT OF REFERENCE FOR 93.047 ACRES STONE FOUND

TRUE PLACE OF BEGINNING FOR 93.047 ACRES IRON PIN SET

POINT OF REFERENCE FOR 93.047 ACRES IRON PIN SET

BROOKS F. BEERY II,
JOSEPH R. BEERY,
STEPHEN L. BEERY
INST. #201200005507
277.336 ACRES
PARCEL #13-00011.000

ANNA B. WHITMER
DEED RECORD VOLUME 251, PAGE 191
143.79 ACRES BY DEED
143.328 ACRES BY SURVEY
PARCEL #13-00163.000

DAVID L. GAREN, TRUSTEE
BENITA S. SONY, TRUSTEE
VICKIE L. FINCHUM, TRUSTEE
BARBARA S. SHIRDEN, TRUSTEE
GAIL A. ORAVEC, TRUSTEE
OFFICIAL RECORD VOLUME 243, PAGE 114
OFFICIAL RECORD VOLUME 247, PAGE 2258
715.796 ACRES
PARCEL #13-00057.000

MTR FARMS LLC
OFFICIAL RECORD BOOK 240, PAGE 609
FIFTH TRACT
327.96 ACRES
PARCEL #13-00122.000

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OFFICIAL RECORD BOOK 240, PAGE 609
FIFTH TRACT
327.96 ACRES
PARCEL #13-00122.000

RWY FARMS, LTD.
DEED RECORD VOLUME 257, PAGE 652
369 ACRES
PARCEL #13-00171.000

ANNA B. WHITMER
DEED RECORD VOLUME 251, PAGE 191
TRACT ONE
134 ACRES ACRES
PARCEL #13-00163.000

JOSEPH REA BEERY
PATRICIA ANN BEERY
DEED RECORD VOLUME 254, PAGE 433
1.8074 ACRES
PARCEL #13-00016.000

FRANCES A. AND CLOYD E. EVERS, TRUSTEES
OFFICIAL RECORD VOLUME 51, PAGE 873
240.510 ACRES
PARCEL #13-00050.000

ROY A. HIRTH
DEED VOLUME 289, PAGE 600
390.002 ACRES
PARCEL #13-00014.000

LOWER GWYNNE FARMS LIMITED
OFFICIAL RECORD BOOK 233, PAGE 293
TRACT III - PARCEL NO. 1
2200 ACRES
PARCEL #13-00024.000

Situate in Virginia Military Surveys No. 12039, and 1727, Township of Oak Run, County of Madison, State of Ohio, and being **93.047 acres** of land all out of that 277.336 are 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 93.047 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, 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 93.047 acres, and being the southwest corner of said 277.336 acre tract;

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 1351.06 feet to an iron pin set;

Thence North $19^{\circ}21'02''$ East, into said 277.336 acre tract, a distance of 1694.13 feet to an iron pin set;

Thence South $85^{\circ}46'00''$ East, a distance of 95.69 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, owned by said Brooks F. Beery II, Joseph R. Beery, and Stephen L. Beery, of record in Official Record Book 105, Page 1168;

Thence North $18^{\circ}39'56''$ East, along the former line between said Tract One and Two, a distance of 962.50 feet to an iron pin set;

Thence North $18^{\circ}43'40''$ East, a distance of 705.24 feet to an iron pin set at the base of a concrete fence post, marking the southwest corner of a 1.8074 acre tract of land owned by Joseph Rea Beery and Patricia Ann Beery, of record in Deed Record Volume 254, Page 433, with the entire post being located upon 1.8074 acre tract ;

Thence North $19^{\circ}39'05''$ East, along an easterly line of said 1.8074 acre tract, being a line of said 277.336 acre tract, a distance of 152.46 feet to a point at the center of a 1.5 foot square concrete fence post;

Thence North $17^{\circ}10'37''$ East, along an easterly line of said 1.8074 acre tract, being a line of said 277.336 acre tract, 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

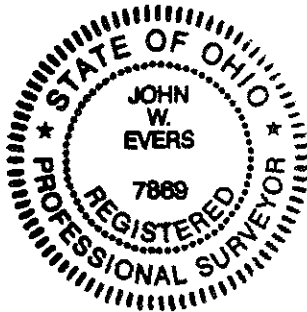
corner of said 1.8074 acre tract, a corner of said 277.336 acre tract, and being in the south line of a 369 acre tract of land owned by RWY Farms, Ltd., of record in Deed Record Volume 257, Page 652;

Thence South $63^{\circ}46'55''$ East, along the general center of State Route 56, being a north line of said 277.336 acre tract, being a south line of said 369 acre tract, a distance of 278.08 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;

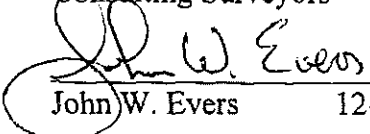
Thence South $53^{\circ}34'38''$ East, along the centerline of State Route 56, being the south line of said 369 acre tract, a northerly line of said 277.336 acre tract, a distance of 919.64 feet to a P.K. nail set at the northeast corner of said 277.336 acre, being the northwest corner of said 143.79 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 277.336 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 93.047 acres of land, of which 92.083 acres lie within Virginia Military Survey No. 12039, 0.965 acres lies within Survey No. 1727.

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PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors


John W. Evers

P.S. 7869
12-07-2012