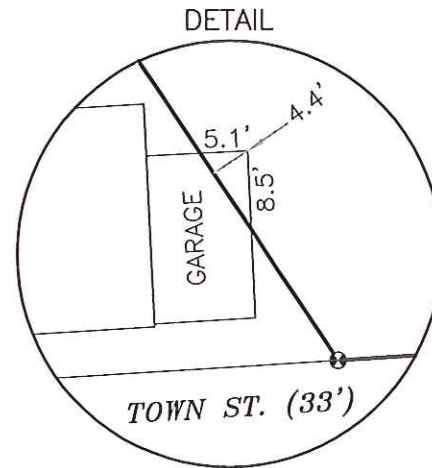


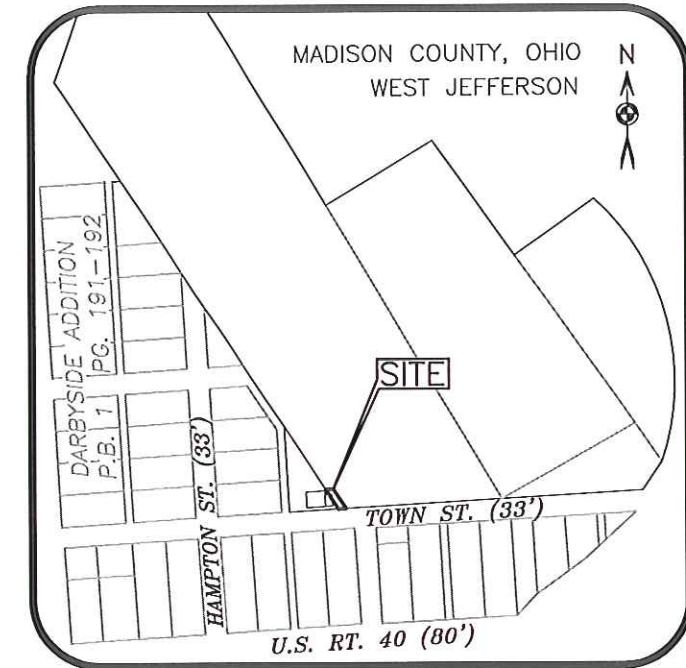
**EXHIBIT "B"**

**VICINITY MAP**  
(NOT TO SCALE)



(NOT TO SCALE)

J. QUINN DORGAN, JR.  
D.V. 281 PG. 140  
10.25 ACRES (DEED-TRACT II)  
6.395 ACRES (AUDITOR)  
PID: 10-00478.000



**LEGEND**

- 3/4" IRON PIPE (FOUND)
- ⊙ 5/8" x 30" REBAR & CAP (SET)  
"CENTRAL SURV. CO., LTD."



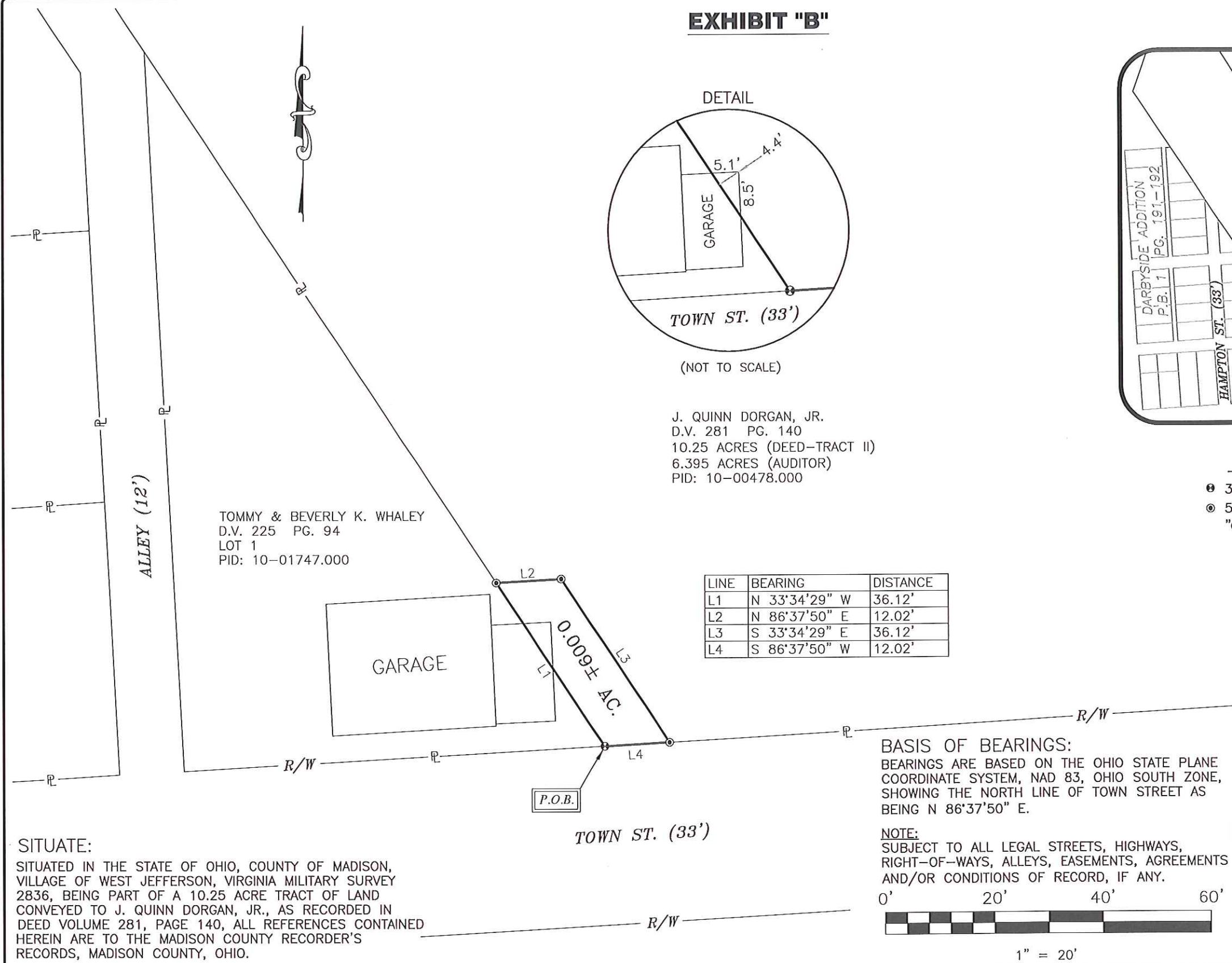
CENTRAL SURVEYING CO., LTD.

*William L. Willis*  
WILLIAM L. WILLIS 11/16/2012  
P.S. NO. 7168

CENTRAL SURVEYING CO., LTD.  
7563 East Main Street  
Reynoldsburg, Ohio 43068

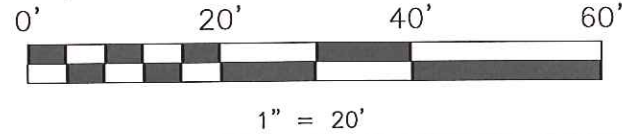
FOR:  
**FRANKLIN REAL ESTATE COMPANY**  
TRACT 3 - 0.009± ACRES

Drawn By: DS	Checked By: WW
Scale: 1"=20'	Date: 11/16/12
File Name: 120708-11X17	Drawing Number:
Revisions: -	2012-0708



**BASIS OF BEARINGS:**  
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83, OHIO SOUTH ZONE, SHOWING THE NORTH LINE OF TOWN STREET AS BEING N 86°37'50" E.

**NOTE:**  
SUBJECT TO ALL LEGAL STREETS, HIGHWAYS, RIGHT-OF-WAYS, ALLEYS, EASEMENTS, AGREEMENTS AND/OR CONDITIONS OF RECORD, IF ANY.



**SITUATE:**  
SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF WEST JEFFERSON, VIRGINIA MILITARY SURVEY 2836, BEING PART OF A 10.25 ACRE TRACT OF LAND CONVEYED TO J. QUINN DORGAN, JR., AS RECORDED IN DEED VOLUME 281, PAGE 140, ALL REFERENCES CONTAINED HEREIN ARE TO THE MADISON COUNTY RECORDER'S RECORDS, MADISON COUNTY, OHIO.

TOMMY & BEVERLY K. WHALEY  
D.V. 225 PG. 94  
LOT 1  
PID: 10-01747.000

P.O.B.

TOWN ST. (33')

0.009± AC.

ALLEY (12')

R/W

R/W

R/W

**Exhibit "A"**

**Description of a 0.009 Acre Tract  
Tract 3**

**for**

**Franklin Real Estate Company**

Situated in the State of Ohio, County of Madison, Village of West Jefferson, Virginia Military Survey 2836, and being a part of Tract II of the lands conveyed to Dr. J. Quinn Dorgan, Jr. (1/3 interest), as recorded in Deed Volume 219, Page 184, Deed Volume 259, page 106 (1/3 interest), and Deed Volume 281, Page 140 (1/3 interest), all references contained herein are to Madison County Recorder's records, Madison County, Ohio and being shown on Exhibit "B" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

Beginning at a 3/4 inch iron pipe found at the southwesterly corner of Tract II, said 3/4 inch pipe also being the southeasterly corner of Lot 1 in Darbyside Addition, as recorded in Plat Book 1, page 191 & 192, and the southeast corner of the lands conveyed to Tommy and Beverly K. Whaley, as recorded in Deed volume 225, page 94;

thence, **N 33° 34' 29" W, 36.12 feet** running with the westerly line of said Dorgan lands and on the easterly line of said Lot 1 in Darbyside Addition to a 5/8 inch rebar and cap set;

thence, running within said Dorgan lands the following two (2) consecutive courses:

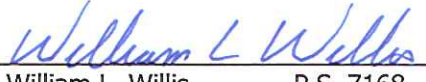
1. **N 86°37'50" E, 12.02 feet** to a 5/8 inch rebar and cap set;
2. **S 33° 34' 29" E, 36.12 feet** to a 5/8 inch rebar and cap set on the westerly line of said Dorgan lands, said point also being on the easterly line of said Lot 1 in Darbyside Addition;

thence, **S 86°37'50" W, 12.02 feet** running with the southerly line of said Dorgan lands and the northerly line of Town Street (33' R/W unimproved) to the point of beginning, and containing 0.009 acres, all of which lie in the Village of West Jefferson, and being subject to all legal easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me or under my supervision, this 10<sup>th</sup> day of October, 2012.

All pins set are 5/8" x 30" rebar with a yellow plastic cap stamped "Central Surv Co., Ltd."

Bearings are based on computations from the Ohio State Plane Coordinate System, Ohio South Zone, showing the north line of Town Street as being N 86°37'50" E.



  
William L. Willis, P.S. 7168  
CENTRAL SURVEYING CO., LTD.  
7563 E. Main Street  
Reynoldsburg, OH 43068