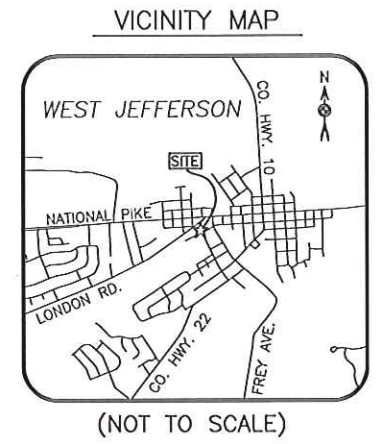


EXHIBIT "B"



PENNSYLVANIA LINES LLC
(LITTLE MIAMI RAILROAD)
RAILROAD PLAT MAP #8213004
PID: 10-01838.000



LEGEND

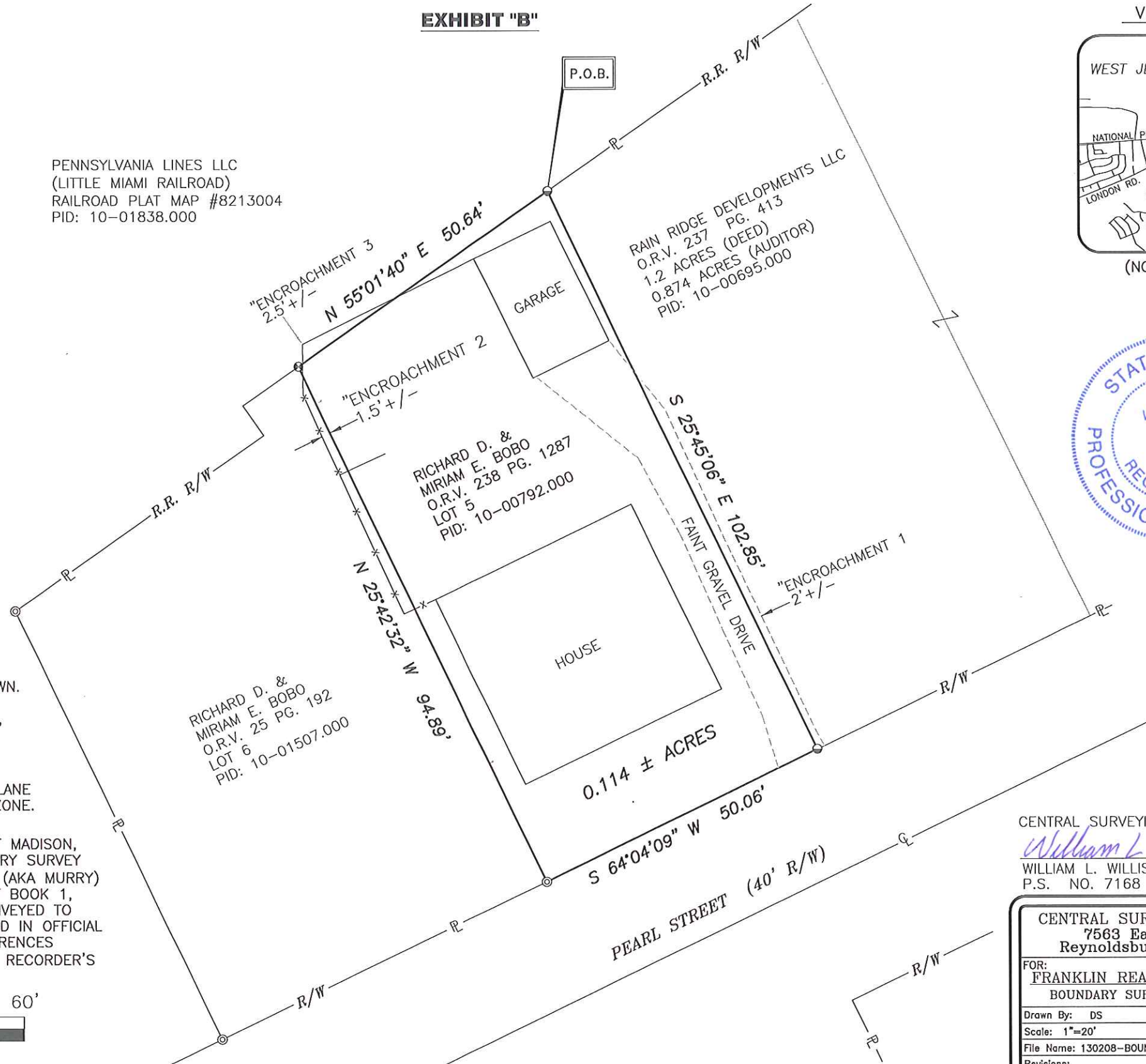
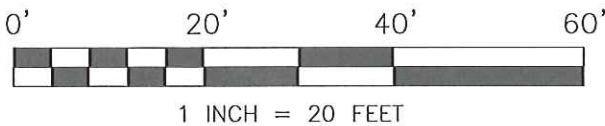
- 5/8" REBAR & CAP FOUND
STAMPED "ELLIOTT PS 7759"
- ⊗ 5/8" x 30" REBAR & CAP SET
STAMPED "CENTRAL SURV. CO., LTD."
- ⊙ 3/4" IRON PIPE FOUND
- FENCE

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

ENCROACHMENT NOTES:
ENCROACHMENT 1: TRAVELED PORTION OF
GRAVEL DRIVE, ENCROACHING ONTO EAST
ADJOINER, AS SHOWN.
ENCROACHMENT 2: WOOD PRIVACY FENCE
ENCROACHING ONTO WEST ADJOINER, AS SHOWN.
ENCROACHMENT 3: WOOD PRIVACY FENCE
ENCROACHING ONTO RAILROAD RIGHT-OF-WAY,
AS SHOWN.

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM, NAD 83, OHIO SOUTH ZONE.

SITUATE:
SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON,
VILLAGE OF WEST JEFFERSON, VIRGINIA MILITARY SURVEY
2836, AND BEING LOT 5 IN JOHN MURRAY'S (AKA MURRY)
SUBDIVISION ADDITION, AS RECORDED IN PLAT BOOK 1,
PAGE 332, AND BEING THE SAME LANDS CONVEYED TO
RICHARD D. & MIRIAM E. BOBO, AS RECORDED IN OFFICIAL
RECORD VOLUME 238, PAGE 1287, ALL REFERENCES
CONTAINED HEREIN ARE TO MADISON COUNTY RECORDER'S
RECORDS, MADISON COUNTY, OHIO.



CENTRAL SURVEYING CO., LTD.
William L. Willis
WILLIAM L. WILLIS 03/07/2013
P.S. NO. 7168

| | |
|--|-----------------|
| CENTRAL SURVEYING CO., LTD. 7563 East Main Street Reynoldsburg, Ohio 43068 | |
| FOR: FRANKLIN REAL ESTATE COMPANY BOUNDARY SURVEY - 0.114± ACRES | |
| Drawn By: DS | Checked By: WW |
| Scale: 1"=20' | Date: 03/07/13 |
| File Name: 130208-BOUND. | Drawing Number: |
| Revisions: | 2013-0208 |

Exhibit "A"

DESCRIPTION OF 0.114 ACRES

for

FRANKLIN REAL ESTATE COMPANY

Situated in the state of Ohio, County of Madison, Village of West Jefferson, Virginia Military Survey 2836, John Murray's (aka Murry) Subdivision Addition, as recorded in Plat Book 1, page 332, being Lot 5 as conveyed to Richard D. & Miriam E. Bobo, recorded in Official Record Volume 238, page 1287, 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 5/8 inch rebar with yellow cap stamped "Elliott PS 7759" found at the northeast corner of said Lot 5, the northwest corner of a 1.2 acre tract conveyed to Rain Ridge Developments LLC, as recorded in Official Record Volume 237, page 413, also being on the southerly right of way of Pennsylvania Lines LLC (Little Miami Railroad), railroad plat map 8213004;

thence, **S 25°45'06" E, 102.85** feet running with the easterly line of said Lot 5 and the westerly line of said 1.2 acre Rain Ridge Developments LLC tract to a 5/8 inch rebar with yellow cap stamped "Elliott PS 7759" found at the southeast corner of said Lot 5, the southwest corner of said 1.2 acre Rain Ridge Developments LLC tract, also being on the northerly right of way of Pearl Street (40' R/W);

thence, **S 64°04'09" W, 50.06** feet running with said northerly right of way of Pearl Street, to a 3/4 inch iron pipe found at the southwest corner of said Lot 5, also being the southeast corner of Lot 6 conveyed to Richard D. & Miriam E. Bobo, as recorded in Official Record Volume 25, page 192;

thence, **N 25°42'32" W, 94.89** feet running with the westerly line of said Lot 5, the easterly line of said Lot 6, to a 5/8 inch rebar and cap set on the northwesterly corner of said Lot 5, the northeasterly corner of said Lot 6, also being on the southerly right of way of said Pennsylvania Lines LLC:

thence, **N 55°01'40" E, 50.64** feet running with the northerly of line of said Lot 5 and the southerly right of way of said Pennsylvania Lines LLC, to the point of beginning and containing **0.114 acres** of land, more or less, and being subject to all legal streets, highways, right-of-ways, alleys, 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 Fifth day of March, 2013.

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

Bearings are based on computations from the Ohio State Plane Coordinate System, Ohio South Zone.



William L. Willis
WILLIAM L. WILLIS, P.S. #7168

Central Surveying Co., Ltd.
7563 E. Main Street
Reynoldsburg, OH 43068