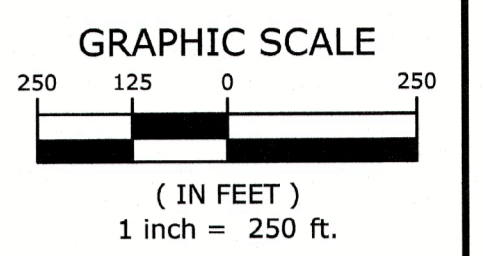
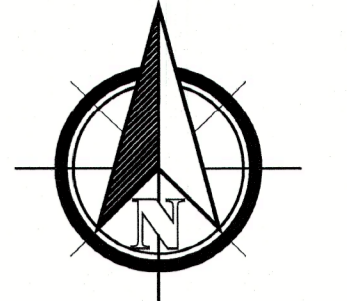


STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON
 VIRGINIA MILITARY SURVEY Nos. 5801, 8373 AND 9485



IBI GROUP
 8101 North High Street, Suite 100
 Columbus OH 43235 USA
 tel 614 818 4900 fax 614 818 4901
 arcadis.com

SUBMISSION:

REVISION:

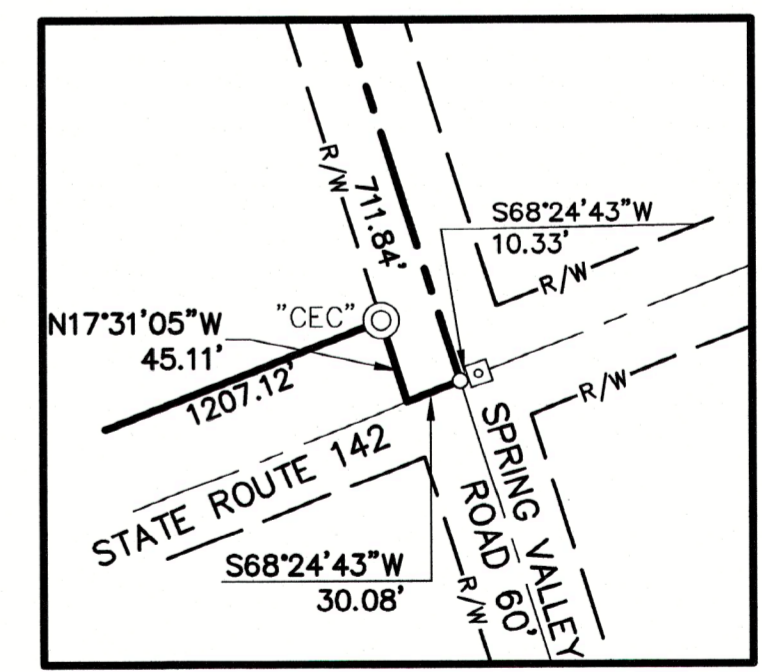
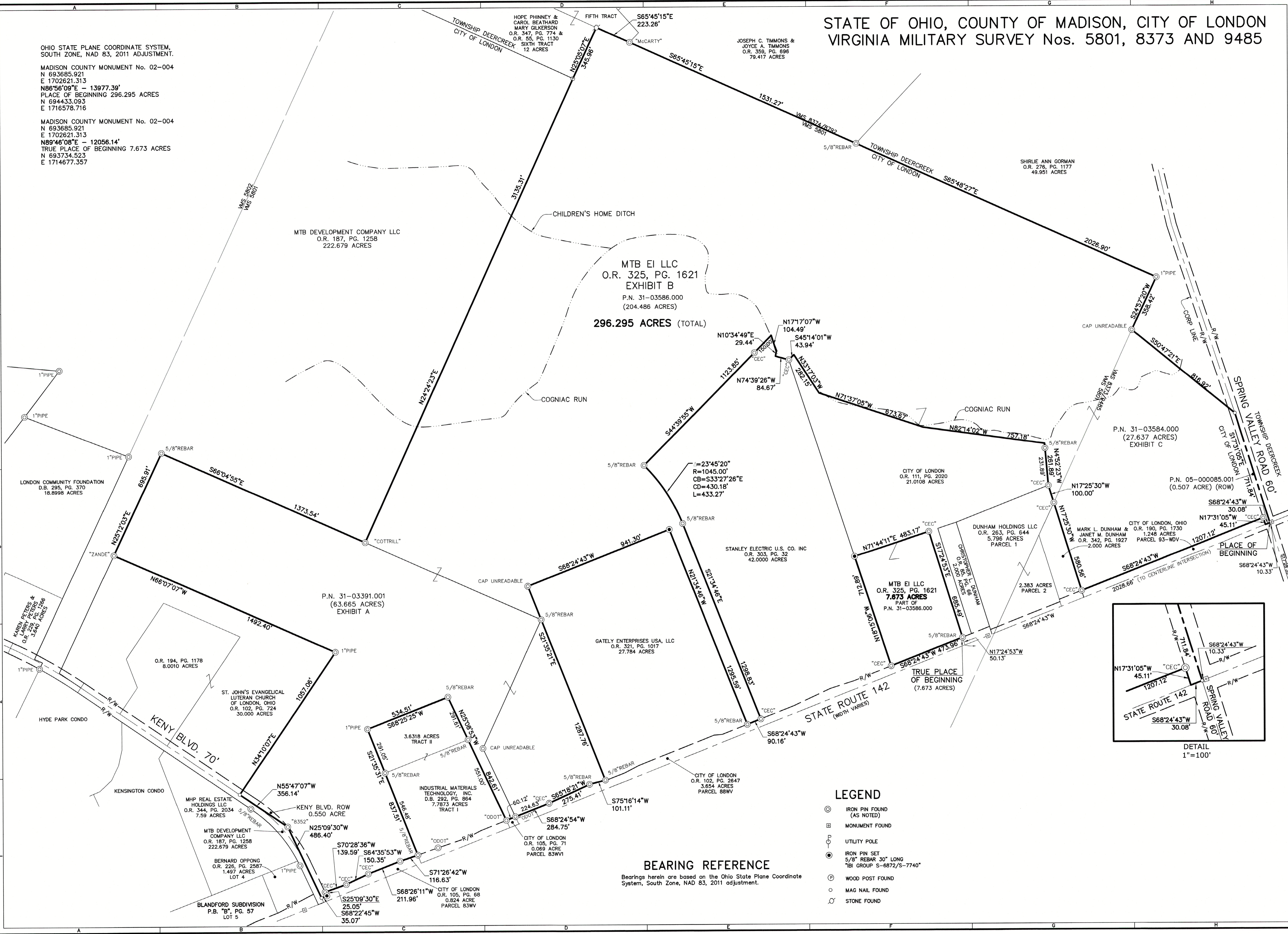
STAMP:



MTB EI LLC
 LONDON, OHIO

FIELD	DRAFT	CHECK
JE	DC	BW
IBI NO.:	143916	
DATE:	AUGUST 2023	
SCALE:	HORIZONTAL: 1"=250' VERTICAL:	
SHEET TITLE:	BOUNDARY SURVEY	

SHEET NO.: 1/2



OHIO STATE PLANE COORDINATE SYSTEM,
 SOUTH ZONE, NAD 83, 2011 ADJUSTMENT.

MADISON COUNTY MONUMENT No. 02-004
 N 693685.921
 E 1702621.313
 N86°56'09"E - 13977.39'
 PLACE OF BEGINNING 296.295 ACRES
 N 694433.093
 E 1716578.716

MADISON COUNTY MONUMENT No. 02-004
 N 693685.921
 E 1702621.313
 N89°46'08"E - 12056.14'
 TRUE PLACE OF BEGINNING 7.673 ACRES
 N 693734.523
 E 1714677.357

MTB DEVELOPMENT COMPANY LLC
 O.R. 187, PG. 1258
 222.679 ACRES

LONDON COMMUNITY FOUNDATION
 D.B. 295, PG. 370
 18.8998 ACRES

O.R. 194, PG. 1178
 8.0010 ACRES

ST. JOHN'S EVANGELICAL
 LUTHERAN CHURCH
 OF LONDON, OHIO
 O.R. 102, PG. 724
 30.000 ACRES

MHP REAL ESTATE
 HOLDINGS LLC
 O.R. 344, PG. 2034
 7.59 ACRES

MTB DEVELOPMENT
 COMPANY LLC
 O.R. 187, PG. 1258
 222.679 ACRES

BERNARD OPFONG
 O.R. 226, PG. 2587
 1.497 ACRES
 LOT 4

BLANDFORD SUBDIVISION
 P.B. "B", PG. 57
 LOT 5

GATELY ENTERPRISES USA, LLC
 O.R. 321, PG. 1017
 27.784 ACRES

STANLEY ELECTRIC U.S. CO. INC
 O.R. 303, PG. 32
 42.0000 ACRES

CITY OF LONDON
 O.R. 111, PG. 2020
 21.0108 ACRES

DUNHAM HOLDINGS LLC
 O.R. 263, PG. 644
 5.796 ACRES
 PARCEL 1

MARK L. DUNHAM &
 JANET M. DUNHAM
 O.R. 342, PG. 1927
 2.000 ACRES
 PARCEL 2

CITY OF LONDON, OHIO
 O.R. 190, PG. 1730
 1.248 ACRES
 PARCEL 93-WDV

JOSEPH C. TIMMONS &
 JOYCE A. TIMMONS
 O.R. 359, PG. 696
 79.417 ACRES

SHIRLIE ANN GORMAN
 O.R. 276, PG. 1177
 49.951 ACRES

HOPE PHINNEY &
 CAROL BEATHARD
 MARY GILKESON
 O.R. 347, PG. 774 &
 O.R. 55, PG. 1130
 SIXTH TRACT
 12 ACRES

MTB EI LLC
 O.R. 325, PG. 1621
 EXHIBIT B
 P.N. 31-03586.000
 (204.486 ACRES)

296.295 ACRES (TOTAL)

P.N. 31-03584.000
 (27.637 ACRES)
 EXHIBIT C

P.N. 05-000085.001
 (0.507 ACRE) (ROW)

PLACE OF BEGINNING
 45.11'

PLACE OF BEGINNING
 10.33'

PLACE OF BEGINNING
 10.33'

PLACE OF BEGINNING
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PLACE OF BEGINNING
 10.33'

DESCRIPTION OF 296.295 ACRES
NORTH OF S.R. ROUTE 142
EAST OF KENY BOULEVARD
WEST OF SPRING VALLEY ROAD
CITY OF LONDON, MADISON COUNTY, OHIO

Situated in the State of Ohio, County of Madison, City of London and Township of Deer Creek, being part of Virginia Military Survey Nos. 5801, 8373 & 9485, being part of that land as described in a deed to MTB EI LLC, of record in Official Record 325, Page 1621, all references herein being to the records of the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning at a Mag Nail found at the original centerline intersection of State Route 142 (High Street), width varies, and Spring Valley Road, 60 feet in width, being also a southeasterly corner of the referenced MTB EI lands, said Mag Nail also being referenced by a highway monument found North $68^{\circ}24'43''$ East, along the centerline of S.R. 142, at a distance of 10.33 feet;

Thence South $68^{\circ}24'43''$ West, along the centerline of S.R. 142, a distance of 30.08 feet to the southeasterly corner of that 1.248-acre tract as described in a deed to the City of London, Ohio, of record in Official Record 190, Page 1730, also being in the London corporation line;

Thence North $17^{\circ}31'05''$ West, along the easterly line of said 1.248-acre tract, a distance of 45.11 feet to an iron pin found (capped CEC);

Thence South $68^{\circ}24'43''$ West, along the northerly line of said 1.248-acre tract, the northerly right-of-way line of S.R. 142, a distance of 1207.12 feet to an iron pin found (capped CEC) in the easterly line of that original 2.00-acre tract as described in a deed to Mark L. & Janet M. Dunham, of record in Official Record 342, Page 1927;

Thence North $17^{\circ}25'30''$ West, along said easterly line, a distance of 580.56 feet to an iron pin found at the northeasterly corner of said 2.00-acre tract, the southeasterly corner of that 5.796-acre tract as described in a deed to Dunham Holdings LLC, of record in Official Record 263, Page 644;

Thence North $17^{\circ}25'30''$ West, along the easterly line of said 5.796-acre tract, a distance of 100.00 feet to an iron pin found at the northeasterly corner of same, the southeasterly corner of that 21.0108-acre tract as described in a deed to the City of London, of record in Official Record 111, Page 2020;

Thence North $4^{\circ}52'23''$ West, passing a 5/8-inch rebar found at a distance of 231.89 feet, a total distance of 261.89 feet to the northeasterly corner said 21.0108-acre tract and in the middle of Cogniac Run;

Thence along said Cogniac Run the following courses:

1. North $82^{\circ}14'02''$ West, a distance of 757.18 feet to an angle point;
2. North $71^{\circ}37'05''$ West, a distance of 673.67 feet to an angle point;
3. North $33^{\circ}17'03''$ West, a distance of 282.15 feet to a point at the most northerly corner of said 21.0108-acre tract;

Thence South $45^{\circ}14'01''$ West, a distance of 43.94 feet to an iron pin found (capped CEC) at an angle point in the easterly line of that 42.0000-acre tract as described in a deed to Stanley Electric U.S. Co. Inc., of record in Official Record 303, Page 32;

Thence continuing along said easterly line and the middle of Cogniac Run the following courses:

1. North $74^{\circ}39'26''$ West, a distance of 84.67 feet to an angle point;
2. North $10^{\circ}34'49''$ East, a distance of 29.44 feet to an angle point;

3. North $17^{\circ}17'07''$ West, a distance of 104.49 feet to the most northerly corner of said 42.0000-acre tract;

Thence South $44^{\circ}39'55''$ West, along the northerly line of said 42.0000-acre tract, passing a 5/8-inch rebar found at a distance of 150.00 feet, a total distance of 1123.85 feet to a 5/8-inch rebar found at the northwesterly corner of same;

Thence along the westerly line of said 42.0000-acre tract with the arc of a non-tangent curve to the right, having a radius of 1045.00 feet, a central angle of $23^{\circ}45'20''$, an arc length of 433.27 feet, the chord of which bears South $33^{\circ}27'26''$ East, a chord distance of 430.18 feet to a 5/8-inch rebar found at the point of tangency;

Thence South $21^{\circ}34'46''$ East, continuing along said westerly line, a distance of 1298.83 feet to a 5/8-inch rebar found (capped CEC) in the northerly right-of-way line of S.R 142 (OR 102, PG. 2647);

Thence South $68^{\circ}24'43''$ West, along said right-of-way line, a distance of 90.16 feet to a 5/8-inch rebar found in the easterly line of that 27.784-acre tract as described in a deed to Gately Enterprises USA, LLC, of record in Official Record 321, Page 1017;

Thence North $21^{\circ}34'46''$ West, along the easterly line of said 27.784-acre tract, a distance of 1295.59 feet to an iron pin set at the northeasterly corner of same;

Thence South $68^{\circ}24'43''$ West, along the northerly line of said 27.784-acre tract, a distance of 941.30 feet to an iron pin found (unreadable cap) at the northwesterly corner of same;

Thence South $21^{\circ}35'21''$ East, along the westerly line of said 27.784-acre tract, a distance of 1287.76 feet to a 5/8-inch rebar found in the northerly right-of-way line of S.R 142 (OR 102, PG 2647);

Thence South $75^{\circ}16'14''$ West, along said right-of-way line, a distance of 101.11 feet to a 5/8-inch rebar found at an angle point;

Thence South $65^{\circ}18'21''$ West, continuing along said right-of-way line, a distance of 275.41 feet to an iron pin found (capped CEC) at an angle point;

Thence South $68^{\circ}24'54''$ West, continuing along said right-of-way line, passing an iron pin found (capped ODOT) at a distance of 224.63 feet, a total distance of 284.75 feet to an iron pin found (capped ODOT) in the easterly line of that original 7.8683-acre tract (Tract I) as described in a deed to Industrial Materials Technology, Inc., of record in Deed Book 292, Page 864;

Thence North $25^{\circ}08'53''$ West, along said easterly line, passing a 5/8-inch rebar found at a distance of 551.00 at the northeasterly corner of Tract I, the southeasterly corner of Tract II, a total distance of 842.61 feet to a 5/8-inch rebar found at the northeasterly corner of Tract II;

Thence South $68^{\circ}25'25''$ West, along the northerly line of Tract II, a distance of 534.51 feet to an iron pin found at the northwesterly corner of same;

Thence South $21^{\circ}35'31''$ East, along the westerly lines of Tract II and Tract I, passing the common corner to said Tracts at a distance of 291.05 feet, a total distance of 837.51 feet to a 5/8-inch rebar found in the northerly right-of-way line of S.R 142 at the northeasterly corner of that 0.824-acre tract as described in a deed to the City of London, of record in Official record 105, Page 68;

Thence along said right-of-way line the following courses:

1. South $71^{\circ}26'42''$ West, a distance of 116.63 feet to an iron pin found at an angle point;
2. South $68^{\circ}26'11''$ West, a distance of 211.96 feet to an iron pin found (capped CEC) at an angle point;
3. South $64^{\circ}35'53''$ West, a distance of 150.35 feet to an iron pin found (capped CEC) at an angle point;
4. South $70^{\circ}28'36''$ West, a distance of 139.59 feet to an iron pin found (capped CEC) at a point in the easterly right-of-way line of Keny Boulevard, 70 feet in width;

Thence South $25^{\circ}09'30''$ East, along said right-of-way line, a distance of 25.05 feet to an iron pin set;

Thence South $68^{\circ}22'45''$ West, a distance of 35.07 feet to a Mag Nail found in the centerline of Keny Boulevard, as shown on the plat for Blandford Subdivision, of record in Plat Book B, Page 57, and in an easterly line of that 222.679-acre tract as described in a deed to MTB Development Company LLC., of record in Official Record 187, Page 1258;

Thence North $25^{\circ}09'30''$ West, along said easterly line and along said centerline (being also along the tangent line of a 913.00 radius curve in said centerline), a distance of 486.40 feet to an iron pin found (capped 8352) at an angle point in said easterly line;

Thence North $55^{\circ}47'07''$ West, continuing along said easterly line, a distance of 356.14 feet to a Mag Nail found at the southeasterly corner of that 30.000-acre tract as described in a deed to St. John's Evangelical Lutheran Church of London Ohio, of record in Official Record 102, Page 724;

Thence North $34^{\circ}10'07''$ East, along the easterly line of said 30.000-acre tract, a distance of 1057.06 feet to an iron pin found at the northeasterly corner of same;

Thence North $66^{\circ}07'07''$ West, along the northerly line of said 30.000-acre tract, a distance of 1492.40 feet to an iron pin found (capped Zande) at the northwesterly corner of same and again in the perimeter of said 222.679-acre tract;

Thence along said perimeter the following courses:

1. North $25^{\circ}12'03''$ East, a distance of 695.91 feet to a 5/8-inch rebar found;
2. South $66^{\circ}04'55''$ East, a distance of 1373.54 feet to an iron pin found (capped Cottrill) at a southeasterly corner;
3. North $24^{\circ}24'23''$ East, a distance of 3135.31 feet to a fence post at the southeasterly corner of that 12-acre tract (Sixth Tract) as described in a deed to Hope Phinney, Carol Beathard and Mary Gilkerson, of record in Official Record 347, Page 774 and Official Record 55, Page 1130;

Thence North $25^{\circ}05'07''$ East, along the easterly line of said Sixth Tract, a distance of 345.96 feet to a stone found at the northeasterly corner of same and in the southerly line of the Fifth Tract;

Thence South $65^{\circ}45'15''$ East, along said southerly line, a distance of 223.26 feet to an iron pin found (capped McCarty) at the southeasterly corner of said Fifth Tract and at a southwesterly corner of that 79.417-acre tract as described in a deed to Joseph C. & Joyce A. Timmons, Trustees, of record in Official Record 359, page 696;

Thence South $65^{\circ}45'15''$ East, along the southerly line of said 79.417-acre tract, a distance of 1531.27 feet to a 5/8-inch rebar pin found at the southeasterly corner of same and at a southwesterly corner of that 49.951-acre tract as described in a deed to Shirly Ann Gorman, of record in Official Record 276, Page 1177;

Thence along the perimeter of said 49.951-acre tract the following courses:

1. South 65°48'27" East, a distance of 2026.90 feet to an iron pin found;
2. South 24°57'20" West, a distance of 358.42 feet to an iron pin found with an unreadable cap ;
3. South 50°47'21" East, a distance of 816.92 feet to a railroad spike found in the centerline of Spring Valley Road;

Thence South 17°31'05" East, along said centerline, a distance of 711.84 feet to the place of beginning and containing 296.295 acres of land, 204.486 acres in PN 31-03586.000, 63.665 acres in PN 31-03391.001, 27.637 acres in PN 31-03584.000 and 0.507 acre in PN 05-00085.001.

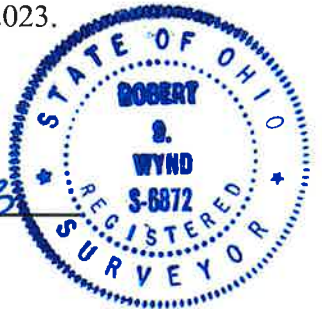
Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by Arcadis IBI Group Survey, based on information obtained from actual field surveys of the premises performed in July and August 2023.

Arcadis IBI Group Survey

By Robert S. Wynd 8/23/23
Robert S. Wynd date
Registered Surveyor No. 6872



DESCRIPTION OF 7.673 ACRES
NORTH OF S.R. ROUTE 142
WEST OF SPRING VALLEY ROAD
CITY OF LONDON, MADISON COUNTY, OHIO

Situated in the State of Ohio, County of Madison, City of London, being part of Virginia Military Survey Nos. 5801, being part of that land as described in a deed to MTB EI LLC, of record in Official Record 325, Page 1621, all references herein being to the records of the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at a Mag Nail found at the original centerline intersection of State Route 142 (High Street), width varies, and Spring Valley Road, 60 feet in width, being also a southeasterly corner of the referenced MTB EI lands, said Mag Nail also being referenced by a highway monument found North 68°24'43" East, along the centerline of S.R. 142, at a distance of 10.33 feet; thence South 68°24'43" West, along the centerline of S.R. 142, a distance of 2028.66 feet to a southwesterly corner of that 21.0108-acre tract as described in a deed to the City of London, of record in Official Record 111, Page 2020; thence North 17°24'53" West, along a westerly line of said 21.0108-acre tract, a distance of 50.13 feet to a 5/8-inch rebar found in the existing right-of-way line of S.R 142 (OR 102, Pg.2647), and at the **TRUE PLACE OF BEGINNING**:

Thence South 68°24'43" West, along said right-of-way line, a distance of 473.96 feet to an iron pin found (capped CEC) at a point in the easterly line of that 42.0000-acre tract as described in a deed to Stanley Electric U.S. Co. Inc., of record in Official Record 303, Page 32;

Thence North 18°15'06" West, along said easterly line, a distance of 712.89 feet to an iron pin set at a southwesterly corner of the aforementioned 21.0108-acre tract;

Thence along the perimeter of said 21.0108-acre tract the following courses:

1. North 71°44'11" East, a distance of 483.17 feet to an iron pin found (capped CEC);
2. South 17°24'53" East, a distance of 685.49 feet to the **TRUE PLACE OF BEGINNING** and containing 7.673 acres of land, all a part of PN 31-03586.000.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by Arcadis IBI Group Survey, based on information obtained from actual field surveys of the premises performed in July and August 2023.

Arcadis IBI Group Survey

By Robert S. Wynd 8/23/23
Robert S. Wynd date
Registered Surveyor No. 6872

