

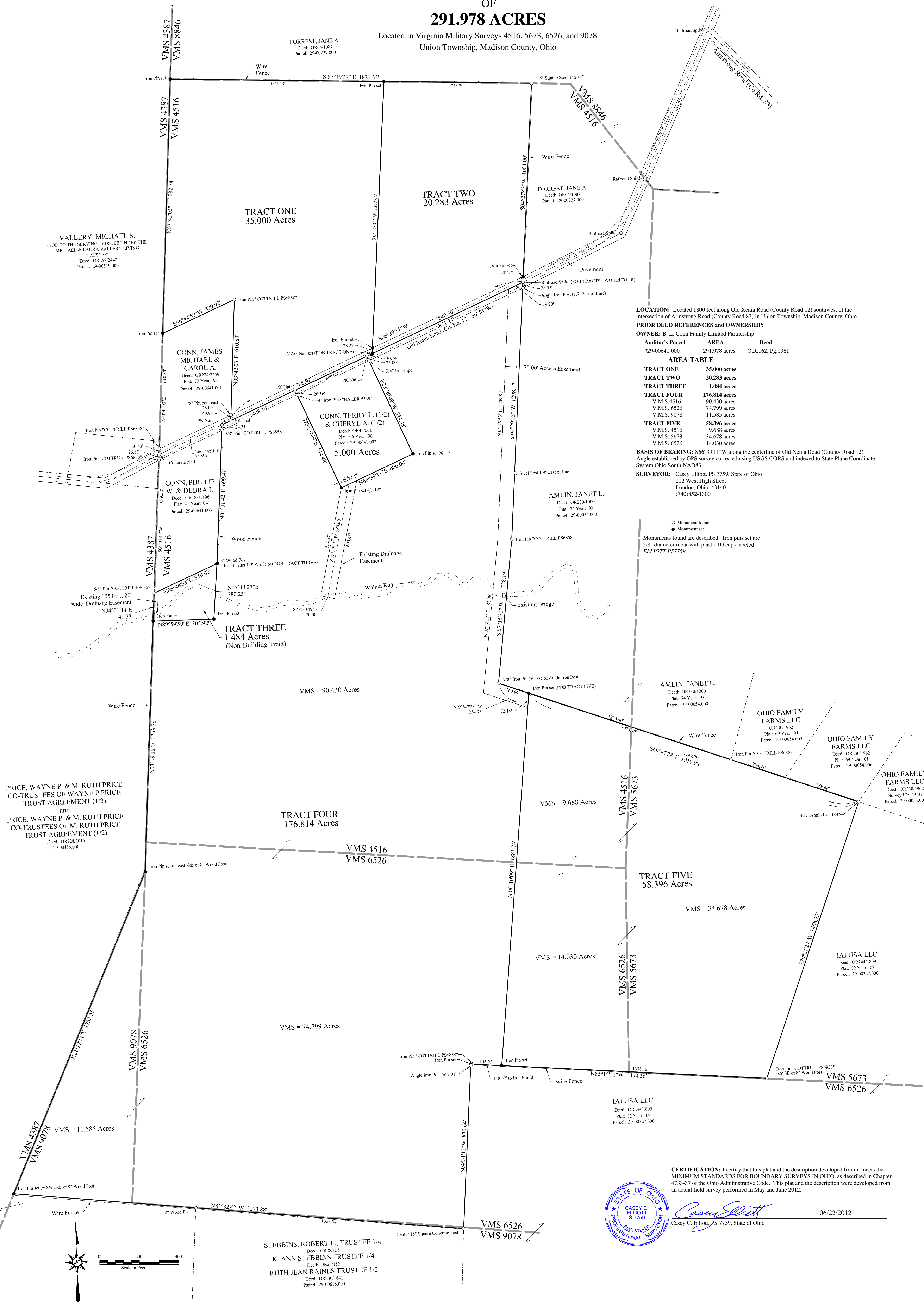
A SURVEY and LAND SPLIT

FOR

The B. L. CONN FAMILY LIMITED PARTNERSHIP

OF
291.978 ACRES

Located in Virginia Military Surveys 4516, 5673, 6526, and 9078
Union Township, Madison County, Ohio



LOCATION: Located 1800 feet along Old Xenia Road (County Road 12) southwest of the intersection of Armstrong Road (County Road 83) in Union Township, Madison County, Ohio

PRIOR DEED REFERENCES AND OWNERSHIP:

OWNER: B. L. Conn Family Limited Partnership

Auditor's Parcel	AREA	Deed
#29-00641.000	291.978 acres	O.R. 162, Pg. 1361

AREA TABLE

TRACT	ACRES
TRACT ONE	35.000 acres
TRACT TWO	20.283 acres
TRACT THREE	1.484 acres
TRACT FOUR	176.814 acres
V.M.S. 4516	90.430 acres
V.M.S. 6526	74.799 acres
V.M.S. 9078	11.585 acres
TRACT FIVE	58.396 acres
V.M.S. 4516	9.688 acres
V.M.S. 5673	34.678 acres
V.M.S. 6526	14.030 acres

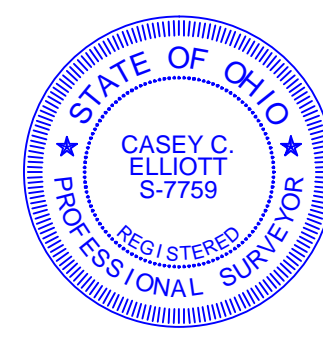
BASIS OF BEARING: S66°39'11"W along the centerline of Old Xenia Road (County Road 12). Angle established by GPS survey corrected using USGS CORS and indexed to State Plane Coordinate System Ohio South NAD83.

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

○ Monument found
● Monument set
Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.

PRICE, WAYNE P. & M. RUTH PRICE CO-TRUSTEES OF WAYNE P PRICE TRUST AGREEMENT (1/2) and PRICE, WAYNE P. & M. RUTH PRICE CO-TRUSTEES OF M. RUTH PRICE TRUST AGREEMENT (1/2)
Deed: OR2287015
29-00486.000

STEBBINS, ROBERT E., TRUSTEE 1/4
Deed: OR28155
K. ANN STEBBINS TRUSTEE 1/4
Deed: OR28152
RUTH JEAN RAINES TRUSTEE 1/2
Deed: OR2401841
Parcel: 29-00618.000



CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in May and June 2012.

Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio

06/22/2012

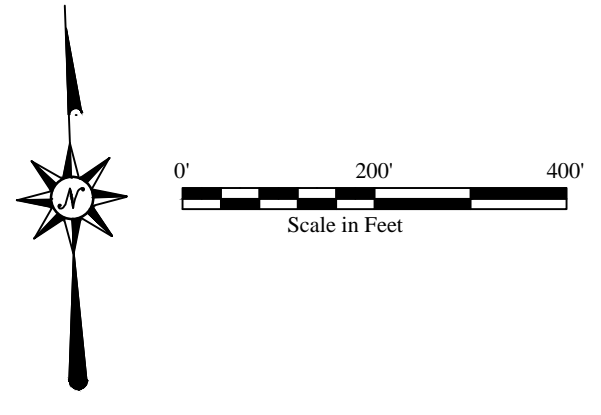


EXHIBIT A

**TRACT ONE
DESCRIPTION OF A
35.000 ACRE TRACT SPLIT FROM
A 291.978 ACRE PROPERTY
In the Name of *The B. L. Conn Family Limited Partnership*
in Virginia Military Survey 4516
Union Township, Madison County, Ohio**

This description is for a 35.000 acre tract of land (TRACT ONE) split from an original 291.978 acre property in the name of The B. L. Conn Family Limited Partnership (Official Records 162, Page 1361, Madison County Recorder, Auditor's Parcel #29-00641.000), in Virginia Military Survey 4516, Madison County, Ohio and is further described as follows:

Commencing at a railroad spike found at the intersection of Armstrong Road (County Road 83) and Old Xenia Road (Co. Rd. 12, 50 foot Right-of-way);

Thence S25°08'39"W, 1112.72 feet, along the centerline of said Old Xenia Road, passing a railroad spike found at 811.21 feet, to a point of intersection (described iron pin is missing);

Thence S65°23'52"W, 552.37 feet, along the centerline of the said Old Xenia Road to a railroad spike found at the east line of the said B. L. Conn Family property;

Thence S66°39'11"W, 840.50 feet, along the centerline of the said Olds Xenia Road, passing a PK Nail at the northeast corner of a property in the name of Terry L. And Cheryl A. Conn (O.R. 44, Pg. 561) at 30.74 feet, and a PK Nail found at the northwest corner of the said Terry Conn property at 430.74 feet, to a MAGNail™ set at the TRUE POINT OF BEGINNING;

Thence S66°39'11"W, 788.92 feet, continuing along the said Old Xenia Road to a PK Nail found at the southeast corner of a property in the name of James Michael and Carol A. Conn (O.R. 274, Page 2459);

Thence N03°42'03"E, 610.80 feet, along the east line of the said James Michael Conn property passing a 5/8" diameter iron pin bent east at 28.00 feet, to an iron pin found with an identification cap *COTTRILL PS6858*;

Thence S66°44'59"W, 399.92 feet, along the north line of the said James Michael Conn property to an iron pin set in the east line of a property in the name of Michael S. Vallery (O.R. 258, Pg. 2440);

Thence N03°42'03"E, 1282.74 feet, along the east line of the said Vallery property to an iron pin set;

Thence S87°19'27"E, 1077.53 feet, along the south line of a property in the name of Jane A. Forrest (O.R. 64, Pg. 1087) to an iron pin set;

Thence S04°27'43"W, 1372.93 feet, through the said B. L. Conn Family property passing an iron pin set in the R.O.W. of the said Old Xenia Road at 1344.66 feet, to the TRUE POINT OF BEGINNING.

The described tract of land contains 35.000 acres. The BASIS OF BEARINGS is S66°39'11"W along the centerline of Old Xenia Road as established using Global Positioning System data corrected using U.S.G.S. C.O.R.S. network indexed to the State Plane Coordinate System SOUTH OHIO NAD83. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in May and June 2012 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott 06/22/12
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A

**TRACT TWO
DESCRIPTION OF A
20.283 ACRE TRACT SPLIT FROM
A 291.978 ACRE PROPERTY
In the Name of *The B. L. Conn Family Limited Partnership*
in Virginia Military Survey 4516
Union Township, Madison County, Ohio**

This description is for a 20.283 acre tract of land (TRACT TWO) split from an original 291.978 acre property in the name of The B. L. Conn Family Limited Partnership (Official Records 162, Page 1361, Madison County Recorder, Auditor's Parcel #29-00641.000), in Virginia Military Survey 4516, Madison County, Ohio and is further described as follows:

Commencing at a railroad spike found at the intersection of Armstrong Road (County Road 83) and Old Xenia Road (Co. Rd. 12, 50 foot Right-of-way);

Thence S25°08'39"W, 1112.72 feet, along the centerline of said Old Xenia Road, passing a railroad spike found at 811.21 feet, to a point of intersection (described iron pin is missing);

Thence S65°23'52"W, 552.37 feet, along the centerline of the said Old Xenia Road to a railroad spike found at the east line of the said B. L. Conn Family property at the TRUE POINT OF BEGINNING;

Thence S66°39'11"W, 840.50 feet, along the centerline of the said Olds Xenia Road to a MAGNail™ set at the southwest corner of TRACT TWO;

Thence N04°27'43"E, 1372.93 feet, through the said B. L. Conn Family property, passing an iron pin set in the north R.O.W. of the said Old Xenia Road at 28.27 feet, to an iron pin set in the south line of a property in the name of Jane A. Forrest (O.R. 64, Pg. 1087);

Thence S87°19'27"E, 743.79 feet, along the south line of the said Forrest property to a 1-1/2" square steel pin exposed 4 inches at the northeast corner of the said Conn Family property;

Thence S04°27'43"W, 1004.00 feet, along an east line of the said Forrest property, passing an iron pin set in the north R.O.W. of the said Old Xenia Road at 975.73 feet, to the TRUE POINT OF BEGINNING.

The described tract of land contains 20.283 acres. The BASIS OF BEARINGS is S66°39'11"W along the centerline of Old Xenia Road as established using Global Positioning System data corrected using U.S.G.S. C.O.R.S. network indexed to the State Plane Coordinate System SOUTH OHIO NAD83. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in May and June 2012 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey Elliott 04/22/12
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A

TRACT THREE DESCRIPTION OF A

1.484 ACRE TRACT SPLIT FROM A 291.978 ACRE PROPERTY

**In the Name of *The B. L. Conn Family Limited Partnership*
in Virginia Military Survey 4516
Union Township, Madison County, Ohio**

This description is for a 1.484 acre tract of land (TRACT THREE) split from an original 291.978 acre property in the name of The B. L. Conn Family Limited Partnership (Official Records 162, Page 1361, Madison County Recorder, Auditor's Parcel #29-00641.000), in Virginia Military Survey 4516, Madison County, Ohio and is further described as follows:

Commencing at a railroad spike found at the intersection of Armstrong Road (County Road 83) and Old Xenia Road (Co. Rd. 12, 50 foot Right-of-way);

Thence S25°08'39"W, 1112.72 feet, along the centerline of said Old Xenia Road, passing a railroad spike found at 811.21 feet, to a point of intersection (described iron pin is missing);

Thence S65°23'52"W, 552.37 feet, along the centerline of the said Old Xenia Road to a railroad spike found at the east line of the said B. L. Conn Family property;

Thence S66°39'11"W, 1679.38 feet, along the centerline of the said Olds Xenia Road, passing a MAGNail™ set at 840.50 feet, a PK Nail found at 871.24 feet, a PK Nail found at 1271.24 feet, and a PK Nail found at 1629.43 feet, to a PK Nail found at the northeast corner of a property in the name of Phillip W. And Debra L. Conn (O.R. 183, Pg. 1196);

Thence S04°01'42"W, 699.41 feet, passing a 5/8" diameter iron pin with an ID cap engraved *COTTRILL PS6858* at 24.31 feet, to an iron pin set at the base of a wood fencepost at the TRUE POINT OF BEGINNING;

Thence S05°14'27"W, 280.23 feet, through the said B. L. Conn Family property, crossing Walnut Run at approximately 150 feet, to an iron pin set;

Thence S89°59'59"W, 305.92 feet, to an iron pin set in the west line of the said B. L. Conn Family property and the east line of a property in the name of Wayne P. And M. Ruth Price, Co-Trustees (O.R. 228, Pg.2015);

Thence N04°01'44"E, 141.23 feet, ;along the east line of the said Price property, along a wire fence, crossing Walnut Run at approximately 35 feet, to a 5/8" iron pin with an ID Cap engraved *COTTRILL PS6858* at the southwest corner of the said Phillip Conn property;

Thence N66°44'53"E, 350.02 feet, along the south line of the said Phillip Conn property to the TRUE POINT OF BEGINNING.

The described property is subject to a 20 foot wide *Drainage Easement* established in O.R. 183, Pg. 1196 that begins at the southwest corner of the said Phillip Conn property and extends 105.09 feet along the west line of the described property to Walnut Run.

The described tract of land contains 1.484 acres. The BASIS OF BEARINGS is S66°39'11"W along the centerline of Old Xenia Road as established using Global Positioning System data corrected using U.S.G.S. C.O.R.S. network indexed to the State Plane Coordinate System SOUTH OHIO NAD83. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in May and June 2012 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott 06/22/12
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A

**TRACT FOUR
DESCRIPTION OF A
176.814 ACRE TRACT SPLIT FROM
A 291.978 ACRE PROPERTY
In the Name of *The B. L. Conn Family Limited Partnership*
in Virginia Military Survey 4516
Union Township, Madison County, Ohio**

This description is for a 176.814 acre tract of land (TRACT FOUR) split from an original 291.978 acre property in the name of The B. L. Conn Family Limited Partnership (Official Records 162, Page 1361, Madison County Recorder, Auditor's Parcel #29-00641.000), in Virginia Military Surveys 4516, 6526, and 9078, Madison County, Ohio and is further described as follows:

Commencing at a railroad spike found at the intersection of Armstrong Road (County Road 83) and Old Xenia Road (Co. Rd. 12, 50 foot Right-of-way);

Thence S25°08'39"W, 1112.72 feet, along the centerline of said Old Xenia Road, passing a railroad spike found at 811.21 feet, to a point of intersection (described iron pin is missing);

Thence S65°23'52"W, 552.37 feet, along the centerline of the said Old Xenia Road to a railroad spike found at the east line of the said B. L. Conn Family property at the TRUE POINT OF BEGINNING;

Thence S04°29'53"W, 1298.17 feet, passing a double angle iron fencepost that is 1.7 feet east of the property line at 28.55 feet, along the east line of a property in the name of Janet L. Amlin (O.R. 230, Pg. 1000) to a 5/8" diameter iron pin with a plastic ID cap engraved *COTTRILL PS6858*;;

Thence S07°15'31"W, 728.19 feet, along an east line of the said Amlin property, crossing Walnut Run at approximately 280 feet, to a 7/8" diameter steel bar at the base of a double angle iron fencepost;

Thence S69°47'28"E, 160.99 feet, along the south line of the said Amlin property and a wire fence to an iron pin set;

Thence S06°10'09"W, 1881.74 feet, through the said B. L. Conn Family property to an iron pin set in the north line of a property in the name of IAI USA LLC (O.R. 244, Pg. 1809);

Thence N85°15'22"W, 156.23 feet, along the north line of the said IAI property, passing a 5/8" diameter iron pin with an ID cap engraved *COTTRILL PS6858* at 148.57 feet, to an iron pin set;

Thence S04°31'12"W, 830.64 feet, along the west line of the said IAI property, passing an angle iron fencepost at 7.01 feet, to the center of an 18 inch square concrete post;

Thence N83°32'42"W, 2273.88 feet, along the north line of a property in the name of Robert E. Stebbins, Trustee (1/4 interest by O.R. 28, Pg. 155), K. Ann Stebbins, Trustee (1/4 interest by O.R. 28, Pg. 152) and K. Ruth Raines, Trustee (1/2 interest by O.R. 240, Pg. 1841) and a property in the name of Wayne P. And M. Ruth Price, Co-Trustees (O.R. 228, Pg. 2015), passing an 8" wood fence post at 1353.84 feet, to an iron pin set on the southwest side of a 9" wood post;

Thence N24°12'11"E, 1753.35 feet, along a wire fence and a southeast line of the said Price Trust property to an iron pin set on the east side of an 8" wood fencepost;

Thence N03°49'18"E, 1263.78 feet, along a wire fence and the east line of the said Price Trust property to an iron pin set;

Thence N89°59'59"E, 305.92 feet, through the said B. L. Conn Family property to an iron pin set;

Thence N05°14'27"E, 280.23 feet, crossing Walnut Run at approximately 130 feet, to an iron pin set at the southeast corner of a property in the name of Phillip W. And Debra L. Conn (O.R. 183, Pg. 1196);

Thence N04°01'42"E, 699.41 feet, along the east line of the said Phillip Conn property, passing a 5/8" diameter iron pin with an ID cap engraved *COTTRILL PS6858* at 672.54 feet, to a PK Nail found in the centerline of said Old Xenia Road;

Thence N66°39'11"E, 408.14 feet, along the centerline of Old Xenia Road to a PK Nail found at the northwest corner of a property in the name of Terry L. And Cheryl A. Conn (O.R. 44, Pg. 561);

Thence S23°20'49"E, 544.48 feet, passing a 3/4" diameter iron pipe with an ID Cap engraved *BAKER 5539* at 26.56 feet, along the east line of the said Terry Conn property to an iron pin set;

Thence N66°39'11"E, 400.00 feet, along the south line of the said Terry Conn property to an iron pin set;

Thence N23°20'49"W, 544.48 feet, along the east line of the said Terry Conn property, passing an iron pin set at 519.48 feet, to a MAG Nail set;

Thence N66°39'11"E, 871.24 feet, along the centerline of Old Xenia Road to the TRUE POINT OF BEGINNING.

The described property is subject to a *Drainage Easement* established in O.R. 44, Pg. 561 that begins at the southwest corner of the said Terry Conn property and extends to Walnut Run as further described:

EXHIBIT A (continued)

Beginning at an iron pin set at the southwest corner of the said Terry Conn property, thence S12°39'11"W, 554.57 feet;

Thence S77°20'49"E, 70 feet;

Thence N12°23'11"W, 605.43 feet, to a point on the south line of the said Terry Conn property;

Thence S66°39'11"W, 86.53 feet, to the point of beginning.

The described property is subject to an *Access Easement* established to provide access for farm equipment and supplies to a 58.396 acre (TRACT FIVE) property from Old Xenia Road as further described:

Beginning at a railroad spike which is the TRUE POINT OF BEGINNING for the description of the 176.814 acre TRACT FOUR

Thence S04°29'53"W, 1298.17 feet, passing a double angle iron fencepost that is 1.7 feet east of the property line at 28.55 feet, along the east line of a property in the name of Janet L. Amlin (O.R. 230, Pg. 1000) to a 5/8" diameter iron pin with a plastic ID cap engraved *COTTRILL PS6858*;;

Thence S07°15'31"W, 728.19 feet, along an east line of the said Amlin property, crossing Walnut Run at approximately 280 feet, to a 7/8" diameter steel bar at the base of a double angle iron fencepost;

Thence S69°47'28"E, 160.99 feet, along the south line of the said Amlin property and a wire fence to an iron pin set;

Thence S06°10'09"W, 72.16 feet, ;

Thence N69°47'28"W, 234.95 feet, ;

Thence N07°18'37"E, 782.08 feet, ;

Thence N04°29'53"E, 1259.51 feet, to a point in the centerline of Old Xenia Road;

Thence N66°39'11"E, 79.17 feet, along the centerline of Old Xenis Road to the *Point of Beginning* of this *Access Easement*.

The described tract of land contains 176.814 acres of which 90.430 acres is in V.M.S. 4516, 74.799 acres is in V.M.S. 6526, and 11.585 acres is in V.M.S. 9078. The BASIS OF BEARINGS is S66°39'11"W along the centerline of Old Xenia Road as established using Global Positioning System data corrected using U.S.G.S. C.O.R.S. network indexed to the State Plane Coordinate System SOUTH OHIO NAD83. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in May and June 2012 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.




Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A

**TRACT FIVE
DESCRIPTION OF A
58.396 ACRE TRACT SPLIT FROM
A 291.978 ACRE PROPERTY
In the Name of *The B.L. Conn Family Limited Partnership*
in Virginia Military Survey 4516
Union Township, Madison County, Ohio**

This description is for a 58.396 acre tract of land (TRACT FIVE) split from an original 291.978 acre property in the name of The B.L. Conn Family Limited Partnership (Official Records 162, Page 1361, Madison County Recorder, Auditor's Parcel #29-00641.000), in Virginia Military Surveys 4516, 5673 and 6526, Madison County, Ohio and is further described as follows:

Commencing at a railroad spike found at the intersection of Armstrong Road (County Road 83) and Old Xenia Road (Co. Rd. 12, 50 foot Right-of-way);

Thence S25°08'39"W, 1112.72 feet, along the centerline of said Old Xenia Road, passing a railroad spike found at 811.21 feet, to a point of intersection (described iron pin is missing);

Thence S65°23'52"W, 552.37 feet, along the centerline of the said Old Xenia Road to a railroad spike found at the east line of the said B. L. Conn Family property;

Thence S04°29'53"W, 1298.17 feet, passing a double angle iron fencepost that is 1.7 feet east of the property line at 28.55 feet, along the east line of a property in the name of Janet L. Amlin (O.R. 230, Pg. 1000) to a 5/8" diameter iron pin with a plastic ID cap engraved *COTTRILL PS6858*;;

Thence S07°15'31"W, 728.19 feet, along an east line of the said Amlin property, crossing Walnut Run at approximately 280 feet, to a 7/8" diameter steel bar at the base of a double angle iron fencepost;

Thence S69°47'28"E, 160.99 feet, along the south line of the said Amlin property and a wire fence to an iron pin set at the TRUE POINT OF BEGINNING for this description;

Thence S69°47'28"E, 1749.99 feet, along the remains of a wire fence and the south line of the said Amlin property, passing a 5/8" diameter iron pin with a plastic ID Cap engraved *COTTRILL PS6858* at 1073.40 feet at the southwest corner of a property in the name of Ohio Family Farms LLC (O.R. 230, Pg. 1962), and a property corner (no marker found) at 1360.38, to a steel Angle Iron Post at a corner in common with two parcels owned by Ohio Family Farms LLC (O.R. 230, Pg. 1962);

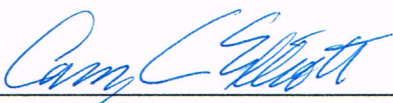
Thence S20°21'27"W, 1468.72 feet, along the west line of a property in the name of IAI USA LLC (O.R. 244, Pg. 1809) to a 5/8" diameter iron pin with a plastic ID Cap engraved *COTTRILL PS6858* located 0.5 feet southeast of an 8" wood fence post;

Thence N85°15'22"W, 1338.12 feet, along a north line of the said IAI USA LLC property and an old wire fence to an iron pin set;

Thence N06°10'09"E, 1881.74 feet, through the said Conn Family property to the TRUE POINT OF BEGINNING.

The described tract of land contains 58.396 acres of which 9.688 acres is in V.M.S. 4516, 34.678 acres is in V.M.S. 5673 and 14.030 acres is in V.M.S. 6526. The BASIS OF BEARINGS is S66°39'11"W along the centerline of Old Xenia Road as established using Global Positioning System data corrected using U.S.G.S. C.O.R.S. network indexed to the State Plane Coordinate System SOUTH OHIO NAD83. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in May and June 2012 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.




Casey C. Elliott, PS 7759, State of Ohio