

EXHIBIT "A"

**DESCRIPTION OF A 1.537 ACRE TRACT SPLIT FROM TRACT I OF PARCEL 01-00076.000
STATE OF OHIO - COUNTY OF MADISON - CANAAN TOWNSHIP - VMS 1187**

Situated in the State of Ohio, County of Madison, Canaan Township, V.M.S. 1187, and being a **1.537 acre** tract split from Tract I of an 11.3992 (deed) acre Parcel (Auditor Parcel 01-00076.000) owned by, Howard L. Downing, as recorded in OR 308 Page 0286 Madison County Recorder's Office, with the record area of Tract I being calculated from deed to be 6.780 acres (11.399 minus 4.619 acre Tract II of deed) and 6.771 acres by survey. Said **1.537 acre** split being more particularly described as follows:

Beginning for Reference at the intersection of the center line of Smith Calhoun Road with the center line of Amity Pike;

Thence **South 09° 07' 09" East a distance of 2,511.27 feet** to an angle point the centerline of Smith Calhoun;

Thence **South 06° 31' 52" East a distance of 412.02 feet** along the centerline of Smith Calhoun to a railroad spike set in the centerline of Smith Calhoun Road in the centerline of Smith Calhoun Road at the northeast corner of said Tract I owned by Howard L. Downing recorded in OR 308 Page 0286, also being the southeast corner of a 1.616 acre tract owned by Daniel R. and Sandra Thomas as recorded in OR 163, Page 1300;

Thence **South 06° 31' 52" East, a distance of 206.47 feet** along the centerline of Smith Calhoun Road and the easterly line of Downing Tract I to a railroad spike set at the northeast corner of a 3.352 acre parcel owned by, Kevin J. and Connie K. Shomper as recorded in OR 263 Page 1705;

Thence **South 76° 23' 10" West, a distance of 600.00 feet** along a southerly line of said Downing Tract I and the northerly line of said 3.352 acre parcel conveyed to Shomper to an Iron pipe set;

Thence **South 12° 08' 06" East, a distance of 297.97 feet** along the westerly line of said Shomper 3.352 acre parcel and the easterly line of Downing Tract I to a an Iron pipe set at the northeast corner and True Point of Beginning of the **1.537 acre** tract split described herein, also being the northwest corner of a 3.218 acre parcel also owned by Kevin J. and Connie K. Shomper as recorded in OR 192, Page 451;

Thence **South 12° 08' 06" East a distance of 298.16 feet** along the westerly line of said Shomper 3.318 acre parcel and the easterly line of Downing Tract I to a an Iron pipe set at the southeast of the **1.537 acre** tract split described herein, also being the southwest corner of said Shomper 3.218 acre parcel, and being the southeast corner of Downing Tract I in the northerly line of Tract II (4.619 acres) of OR 308 Page 0286 to Howard L. Downing;

Thence **South 57° 00' 55" West, a distance of 224.96 feet** along the line between Howard L. Downing's Tract I and Tract II described in OR 308 Page 0286, passing a reference Iron pipe

set at 196.58 feet, to the southwest corner of the **1.537 acre** tract split described herein in the easterly line and waters of un-titled lands of Big Darby Creek and also being the southwest corner of Downing Tract I;

Thence the following two courses with Big Darby Creek along the westerly line of said Downing Tract I:

North 10° 30' 05" West, a distance of 144.00 feet to a westerly corner of the **1. 537 acre** tract split described herein in the waters of Big Darby Creek;

And **North 16° 13' 05" West, a distance of 191.44 feet** continuing along the westerly line of said Downing Tract I, to the northwesterly corner of the **1. 537 acre** tract split described herein in the waters of Big Darby Creek;

Thence **North 66° 42' 39" East, a distance of 223.99 feet** with a new line across said Downing Tract I, passing a reference Iron pipe set at 99.05 feet, to the True Point of Beginning and containing **1.537 acres** of land, more or less.

Bearings are based on the centerline of Smith Calhoun Road with said bearing being assumed as **North 06° 31' 52" West**. All Iron pipes set consist of a 30" long iron pipe with a 1" (O.D.) with a plastic cap inscribed "S-7876". This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations of record, if any, and to zoning restrictions which have been imposed thereon, if any. This description is based on a field survey performed in December, 2015 by Diamond V, LLC, and is correct to the best of my knowledge, Steven L. Lamphear, Ohio Professional Surveyor registration #7876.

4-7-2016
Steven L. Lamphear, P.E., P.S.



EXHIBIT "B"

DESCRIPTION OF A 1.568 ACRE TRACT SPLIT FROM TRACT I OF PARCEL 01-00076.000 STATE OF OHIO - COUNTY OF MADISON - CANAAN TOWNSHIP - VMS 1187

Situated in the State of Ohio, County of Madison, Canaan Township, V.M.S. 1187, and being a **1.568 acre** tract split from Tract I of an 11.3992 (deed) acre Parcel (Auditor Parcel 01-00076.000) owned by, Howard L. Downing, as recorded in OR 308 Page 0286 Madison County Recorder's Office, with the record area of Tract I being calculated from deed to be 6.780 acres (11.399 minus 4.619 acre Tract II of deed) and 6.771 acres by survey. Said **1.568 acre** split being more particularly described as follows:

Beginning for Reference at the intersection of the center line of Smith Calhoun Road with the center line of Amity Pike;

Thence **South 09° 07' 09" East a distance of 2,511.27 feet** to an angle point the centerline of Smith Calhoun;

Thence **South 06° 31' 52" East a distance of 412.02 feet** along the centerline of Smith Calhoun to a railroad spike set in the centerline of Smith Calhoun Road in the centerline of Smith Calhoun Road at the northeast corner of said Tract I owned by Howard L. Downing recorded in OR 308 Page 0286, also being the southeast corner of a 1.616 acre tract owned by Daniel R. and Sandra Thomas as recorded in OR 163, Page 1300,;

Thence **South 06° 31' 52" East, a distance of 206.47 feet** along the centerline of Smith Calhoun Road and the easterly line of Downing Tract I to a railroad spike set at the northeast corner of a 3.352 acre parcel owned by, Kevin J. and Connie K. Shomper as recorded in OR 263 Page 1705;

Thence **South 76° 23' 10" West, a distance of 600.00 feet** along a southerly line of said Downing Tract I and the northerly line of said 3.352 acre parcel conveyed to Shomper to a an Iron pipe set at the northeast corner and True Point of Beginning of the **1.568 acre** tract split described herein;

Thence **South 12° 08' 06" East, a distance of 297.97 feet** along the westerly line of said Shomper 3.352 acre parcel and the easterly line of Downing Tract I to a an Iron pipe set at the southeast corner of the **1.568 acre** tract split described herein, also being the northwest corner of a 3.218 acre parcel also owned by Kevin J. and Connie K. Shomper, as recorded in OR 192, Page 451;

Thence **South 66° 42' 39" West, a distance of 223.99 feet** with a new line across said Downing Tract I, passing a reference Iron pipe set at 124.94 feet, to the westerly line of Downing Tract I in the waters of Big Darby Creek at the southwest corner of the **1.568 acre** tract split described herein, also being in the easterly line of un-titled lands of Big Darby Creek;

Thence the following two courses with Big Darby Creek along the westerly line of said Downing Tract I:

North 16° 13' 05" West, a distance of 218.56 feet to a westerly corner of the **1. 568 acre** tract split described herein in the waters of Big Darby Creek;

And **North 22° 26' 55" East, a distance of 144.95 feet** continuing along the westerly line of said Downing Tract I, to the northwesterly corner of the **1.568 acre** tract split described herein in the waters of Big Darby Creek;

Thence **North 76° 23' 10" East, a distance of 153.09 feet** with a new line across said Downing Tract I, passing a reference Iron pipe set at 82.94 feet, to the True Point of Beginning and containing **1.568 acres** of land, more or less.

Bearings are based on the centerline of Smith Calhoun Road with said bearing being assumed as **North 06° 31' 52" West**. All Iron pipes set consist of a 30" long iron pipe with a 1" (O.D.) with a plastic cap inscribed "S-7876". This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations of record, if any, and to zoning restrictions which have been imposed thereon, if any. This description is based on a field survey performed in December, 2015 by Diamond V, LLC, and is correct to the best of my knowledge, Steven L. Lamphear, Ohio Professional Surveyor registration #7876.

Steven L. Lamphear, P.E., P.S. 2016

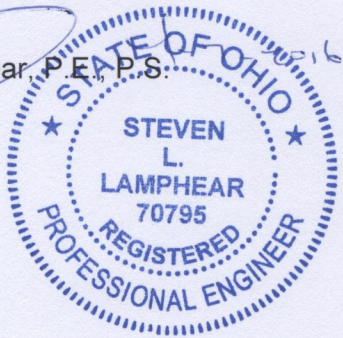


EXHIBIT "C"

DESCRIPTION OF A 3.6665 ACRE TRACT RESIDUE OF TRACT I OF PARCEL 01-00076.000 AFTER SPLITS OF 1.568 ACRES AND 1.537 ACRES STATE OF OHIO - COUNTY OF MADISON - CANAAN TOWNSHIP - VMS 1187

Situated in the State of Ohio, County of Madison, Canaan Township, V.M.S. 1187, and being a **3.6665 acre tract Residue**, after splits of 1.568 and 1.537 acres, from Tract I of an 11.3992 (deed) acre Parcel (Auditor Parcel 01-00076.000) owned by, Howard L. Downing, as recorded in OR 308 Page 0286 Madison County Recorder's Office, with the record area of Tract I being calculated from deed to be 6.780 acres (11.399 minus 4.619 acre Tract II of deed) and 6.771 acres by survey. Said **3.6665 acre Residue** being more particularly described as follows:

Beginning for Reference at the intersection of the center line of Smith Calhoun Road with the center line of Amity Pike;

Thence **South 09° 07' 09" East a distance of 2,511.27 feet** to an angle point the centerline of Smith Calhoun;

Thence **South 06° 31' 52" East a distance of 412.02 feet** along the centerline of Smith Calhoun to a railroad spike set in the centerline of Smith Calhoun Road at the northeast corner of said Tract I owned by Howard L. Downing recorded in OR 308 Page 0286, also being the southeast corner of a 1.616 acre tract owned by Daniel R. and Sandra Thomas as recorded in OR 163, Page 1300, and True Point of Beginning of the **3.6665 acre** tract residue described herein;

Thence **South 06° 31' 52" E a distance of 206.47 feet** along the centerline of Smith Calhoun Road and the easterly line of Downing Tract I to a railroad spike set at the northeast corner of a 3.352 acre parcel owned by, Kevin J. and Connie K. Shomper as recorded in OR 263 Page 1705, and being the southeast corner of the **3.6665 acre** tract residue described herein;

Thence **South 76° 23' 10" West, a distance of 600.00 feet** along a southerly line of said Downing Tract I and the northerly line of said 3.352 acre parcel conveyed to Shomper to an Iron pipe set at the northwest corner of said 3.352 Shomper parcel;

Thence **South 76° 23' 10" West, a distance of 153.09 feet** with a new line across said Downing Tract I, passing a reference iron pin set at 70.15 feet, to the westerly line of Downing Tract I, at the southwest corner of the **3.6665 acre** tract residue described herein, also being in the easterly line of un-titled lands of Big Darby Creek and in the waters of Big Darby Creek;

Thence the following two courses with Big Darby Creek along the westerly line of said Downing Tract I:

North 22° 26' 55" East, a distance of 182.05 feet to an Iron pipe set at a westerly corner of the **3.6665 acre** tract residue described herein in the waters of Big Darby Creek;

And **North 35° 24' 05" West, a distance of 112.43 feet** continuing along the westerly line of said Downing Tract I, the northwesterly corner of the **3.6665 acre** tract residue described herein in the waters of Big Darby Creek, and being the northwest corner of said Downing Tract I and the southwesterly corner of a 1.7222 acre parcel owned by Daniel R. and Sandra Thomas as recorded in OR 163, Page 1302;

Thence **North 80° 07' 49" East, a distance of 714.65 feet** along the northerly line of said Downing Tract I and the southerly line of said Thomas 1.7772 acres, passing a reference Iron pipe set at 45.60 feet, also passing the southwest corner of the aforementioned 1.616 acre tract owned by Daniel R. and Sandra Thomas at 355.83 feet and also passing a 1" O.D. pipe with "Baker" cap at 689.75 feet, to the True Point of Beginning containing **3.6665 acres** of land, more or less.

Bearings are based on the centerline of Smith Calhoun Road with said bearing being assumed as **North 06° 31' 52" West**. All Iron pipes set consist of a 30" long iron pipe with a 1" (O.D.) with a plastic cap inscribed "S-7876". This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations of record, if any, and to zoning restrictions which have been imposed thereon, if any. This description is based on a field survey performed in December, 2015 by Diamond V, LLC, and is correct to the best of my knowledge, Steven L. Lamphear, Ohio Professional Surveyor registration #7876.

Steven L. Lamphear, P.E., P.S.

