

PARCEL 2

DESCRIPTION OF 86.830 ACRE TRACT

REAL PROPERTY situated in Thompson Township, Delaware County, Ohio as described in deed volume 2371, page 246 and known as Tract II - Grigsby Farm, and bounded and described as follows:

Situated in the County of Delaware, State of Ohio and Township of Thompson and bounded and described as follows:

Being in the north part of Lot 17 in Survey No. 3021, and south part of Lot No. 18 in Survey No. 675 Virginia Military Lands, and beginning at a stone on post and brickbats in the center of the State Road on the west side of the Scioto River at the northeast corner of Joseph B. Russell's land; thence North 4° East along the center of said road, 20 and 9/25 rods to a stone on a post under the bridge; thence North 83 1/2° East, 2 rods to the mouth of Landon's Run; thence up the west bank of the Scioto River with its meanders, North 7 1/4° East 12 rods passing the corner of Surveys and Lots at 5 rods; thence North 18° East 10 rods; thence North 33 3/4° East 23 2/25 rods to a stone by a box elder, elm and hickory at the southeast corner of James Landon's lot red beech 12 inches in diameter South 42° West 36 1/4 links; thence South 87 1/2° West along James Landon's south line 237 7/25 rods to a stone on post on the west line of Lot 18 crossing

the State Road at 15 3/4 rods; and passing over a stone on post in the west edge of said road; thence South 6° 7 1/2' W. along line in Township Road 63 and 84/100 rods to a stone on post at the northwest corner of said Joseph B. Russell's land white ash 15 inches in diameter South 60 1/2° East 44 3/8 links black ash 10 inches in diameter North 78 1/4° East: 57 3/8 links thence N. 86 1/2° East along said Russell's north line 223 and 62/100 rods to the place of beginning, containing 87 and 10 81/100/160 acres.

55 acres being in the South part of Lot No. 18 in Survey No. 675 and 32 and 10 81/100/160 acres being in the North part of Lot 17 in Survey No. 3021.

Being the same premises conveyed by warranty deed from Martin L. Adams and wife to Andrew C. Grigsby, dated April 2nd, 1907, recorded in Vol. 130, page 17 of the Deed Records of Delaware County, Ohio.

Excepting therefrom the following 1.67 acre parcel conveyed in Deed Vol. 418, page 204, described as follows:

The following described tract of land is situated in the State of Ohio, County of Delaware, and Township of Thompson, Virginia Military Survey No. 3021, Lot 17, and is a part of Huston B. and Bernice M. Ackley's "32 and 10 81/100/160" acre tract which is part of an 87 and 10/81/100/160" acre tract described in Deed Volume 237, page 245, Delaware County records, being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the intersection of the centerline of Township Road No. 280 (T.R. #280) with the centerline of State Route No. 257 (S.R.#257), being in the south line of Huston B. and Bernice M. Ackley's "67 acres and 12 and 65/100 perches" as described in Deed Volume 237, page 210, Delaware County records; thence North 7° 00" West 832.90 feet, following the centerline of S.R. #257, to a railroad spike set and marking the principal place of beginning, said spike being in the east line of said Ackley's "87 and 10 81/100/160" acre tract; thence North 7° 00' West 110.00 feet, continuing along

the centerline of S.R. #257, to a railroad spike set at a deflection point in said road; thence North 4° 00' East 90.00 feet, continuing along the centerline of said road, to a railroad spike set; thence North 78° 48' 30" West 227.30 feet, departing said road and passing through an iron pin set for reference at 30.24 feet, to an iron pin set; thence South 88° 36' 30" West 139.65 feet to an iron pin set; thence South 5° 32' East 200.00 feet to an iron pin set; thence South 83° 24' East 352.76 feet, passing through an iron pin set for reference at 321.90 feet, to the principal place of beginning, containing 1.67 acres, more or less, and subject to any valid easements or restrictions of record.

The above description is the result of a survey completed in April of 1978 by Paul R. Clapsaddle, R.S. #6140.

LEAVING after such exception 86.830 acres, more or less.

Also excepting therefrom the following 5.009 acre tract described as follows:

Being part of V.M.S. #675, and part of V.M.S. #3021, and being part of an original 87 acre tract of land (Tract II), now or formerly owned by Wahnetta Barnes, et al, Deed Vol. 493, page 54, Thompson Township, Delaware County, State of Ohio and being more particularly described as follows:

Commencing at an existing railroad spike located at the intersection of the centerline of Township Road 280 (Grigsby Rd.) with the centerline of State Route 257 (Prospect-Dublin Rd.); Thence along the centerline of State Route 257 North 03 deg. 06 min 22 sec. West for a distance of 942.64 feet to a railroad spike found at an angle point (passing over survey nails set at distances of 463.51 feet and 732.64 feet and a railroad spike found at a distance of 832.64 feet); Thence continuing along said centerline North 07 deg. 45 min. 00 sec. East for a distance of 158.90 feet to a survey nail set at the Southwest corner of hereinafter described 5.009 acre tract (passing over a railroad spike found at a distance of 90.00 feet) and the point of beginning. Thence along the centerline of State Route 257 North 07 deg. 45 min. 00 sec. East for a distance of 324.60 feet to a Survey (MAG) spike set at an angle point; Thence continuing along said centerline North 00 deg. 50 min. 59 sec. East for a distance of 92.73 feet to a survey nail set; Thence crossing Grantor's original 87 acre tract (Tract II) South 85 deg. 57 min. 00 sec. West for a distance of 425.23 feet to an iron pin set (passing over an iron pin set at a distance of 30.00 feet); Thence along the West Line of said 5.009 acre tract North 01 deg. 37 min. 21 sec. West for a distance of 239.59 feet to a 5/8 inch dia. iron pin found at the Southwest corner of a 2.00 acre tract of land, now or formerly owned by Rustye Snyder, O.R. 1157, page 1846; Thence along Grantor's North Line and South Line of said 2.00 acre of land, North 85 deg. 57 min. 00 sec. East for a distance of 435.60 feet to a railroad spike found on the centerline of State Route 257 (passing over an iron pin set at a distance of 405.60 feet); Thence along said centerline North 01 deg. 56 min. 00 sec. East for a distance of 129.85 feet to a survey nail set at the Southwest corner of a 2.277 acre tract of land, now or formerly owned by Donald R. & L. Sue Seymour, O.R. 130, page 2528; Thence along the South Line of said 2.277 acre tract and Grantor's North Line North 87 deg. 02 min. 31 sec. East for a distance of 394.18 feet to a point on the Top of the Bank of the Scioto River (passing over iron pin set at a distance of 30.00 feet and a 5/8 inch dia. iron pin found at a distance of 364.18 feet); Thence along said Top of Bank the following courses and distances:
South 32 deg. 32 min. 49 sec. West for a distance of 703.74 feet to an iron pin set;
South 09 deg. 18 min. 32 sec. West for a distance of 147.04 feet to an iron pin set;
South 00 deg. 7 min. 51 sec. East for a distance of 72.61 feet to a point at the Northeast corner of a 1.78 acre tract of land, now or formerly owned by Alberta E. Hughes, Deed Vol. 522, page 337, D.V. 564, page 126, D.V. 567, page 229, said point being the Southeast corner of said 5.009 acre tract (passing over the Line between V.M.S. #675 and #3021 at a distance of 29.70 feet, more or less); Thence along the South Line of said 5.009 acre tract and North Line of said 1.78 acre tract North 82 deg. 15 min. 00 sec. West for a distance of 46.00 feet to a survey nail set on the centerline of State Route 257 (passing over an iron pin set at a distance of 16.00 feet) and the point of beginning. Containing 4.971 acres, more or less, in V.M.S. #675, and 0.038 acre, more or less, in V.M.S. #3021, for a total conveyed acreage by this description of 5.009 acres, more or less, of which 2.027 acres, more or less, lies on the West side of State Route 257, and 2.982 acres, more or less, lies on the East Side of State Route 257, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor and dated November 3, 2012. All 5/8 inch dia. iron pins set have a plastic identity cap with the inscription "Fox Surveying Co." Prior Deed Vol. 493, page 54 Basis of bearings, Survey by T.L. Boblenz, dated 12/27/1979, centerline S.R. 257, North 01 deg. 56 min. 00 sec. East

Parcel No.: 100.1000.1012.000