

CERTIFICATE OF TITLE

Kingston, Ohio
June 12, 2017
8:30 A.M.

The Wendt Group
121 Jackson Street
Plain City, Ohio 43064

The undersigned hereby certifies that he has made a thorough examination of the records of Ross County, Ohio, as disclosed by the public indexes in accordance with the Ohio Marketable Title Act, relating to the following described premises:

PARCEL ONE: Situated in the City of Chillicothe, Township of Scioto, County of Ross, and State of Ohio, **containing 101.90 acres**, more or less, all of which is described on the attached Exhibit A.

PARCEL TWO: Situated in the City of Chillicothe, Township of Scioto, County of Ross, and State of Ohio, **containing 49.301 acres**, more or less, all of which is described on the attached Exhibit A.

PARCEL THREE: Situated in the City of Chillicothe, Township of Scioto, County of Ross, and State of Ohio, **containing 1.961 acres**, more or less, all of which is described on the attached Exhibit A.

PARCEL FOUR: Situated in the City of Chillicothe, Township of Scioto, County of Ross, and State of Ohio, **containing 0.431 acres**, more or less, all of which is described on the attached Exhibit A.

PARCEL FIVE: Situated in the City of Chillicothe, Township of Scioto, County of Ross, and State of Ohio, **containing 0.351 acres**, more or less, all of which is described on the attached Exhibit A.

PARCEL SIX: Situated in the City of Chillicothe, Township of Scioto, County of Ross, and State of Ohio, **containing 0.081 acres**, more or less, all of which is described on the attached Exhibit A.

PARCEL SEVEN: Situated in the City of Chillicothe, Township of Scioto, County of Ross, and State of Ohio, **containing 0.770 acres**, more or less, all of which is described on the attached Exhibit A.

PARCEL EIGHT: Situated in the City of Chillicothe, Township of Scioto, County of Ross, and State of Ohio, **containing 0.820 acres**, more or less, all of which is described on the attached Exhibit A.

PARCEL NINE: Situated in the City of Chillicothe, Township of Scioto, County of Ross, and State of Ohio, **containing 4.51 acres**, more or less, all of which is described on the attached Exhibit A.

PARCEL TEN: Situated in the City of Chillicothe, Township of Scioto, County of Ross, and State of Ohio, **containing 41.82 acres**, more or less, all of which is described on the attached Exhibit A.

PARCEL ELEVEN: Situated in the City of Chillicothe, Township of Scioto, County of Ross, and State of Ohio, **containing 60.34 acres**, more or less, all of which is described on the attached Exhibit A.

PARCEL TWELVE: Situated in the City of Chillicothe, Township of Scioto, County of Ross, and State of Ohio, **containing 0.77 acres**, more or less, all of which is described on the attached Exhibit A.

This certificate does not purport to cover matters not of record in said county, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanics' liens, special taxes and assessments not shown by the county treasurer's records, or zoning and other governmental regulations or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Superfund Amendments, and under Racketeering Influence and Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records of the county in which the property is located, compliance with any federal truth-in-lending or RESPA regulations, or defects arising under the doctrine of Heifner v. Bradford 4 OS 3d 49 (1983).

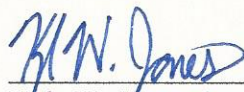
The undersigned further certifies that, in his opinion based upon said records, the fee simple title to said premises is vested in the name of Beck's Superior Hybrids, Inc., by virtue of a warranty deed from Lester E. Imboden, Jr., aka Lester E. Imboden, and Carol E. Imboden, dated December 18, 2012, filed for record December 18, 2012 at 3:45 p.m., and recorded in Vol. 434, Page 864, Ross County Official Records; and that, as appears from said records, the title is marketable and free from encumbrances except and subject to the following:

1. Real estate taxes for the second half 2016 and thereafter.
2. Legal highways.
3. A mortgage given by Beck's Superior Hybrids, Inc. to Farm Credit Services of Mid-America, FLCA, in the original amount of [REDACTED] dated December 17, 2012, and recorded in Vol. 434, Page 912, Ross County Official Records.
4. A mortgage given by Beck's Superior Hybrids, Inc. to Farm Credit Services of Mid-America, FLCA, in the original amount of [REDACTED] dated December 17, 2012, and recorded in Vol. 434, Page 1038, Ross County Official Records.
5. A mortgage given by Beck's Superior Hybrids, Inc. to Farm Credit Services of Mid-America, FLCA, in the original amount of [REDACTED] dated December 17, 2012, and recorded in Vol. 434, Page 1095, Ross County Official Records.
6. A mortgage given by Beck's Superior Hybrids, Inc. to Farm Credit Services of Mid-America, FLCA, in the original amount of [REDACTED] dated December 17, 2012, and recorded in Vol. 434, Page 1152, Ross County Official Records.
7. A mortgage given by Beck's Superior Hybrids, Inc. to Farm Credit Services of Mid-America, FLCA, in the original amount of [REDACTED] dated December 17, 2012, and recorded in Vol. 434, Page 1206, Ross County Official Records.
8. A financing statement given by Beck's Superior Hybrids, Inc. to Farm Credit Services, filed for record December 18, 2012, and recorded in Vol. 434, Page 1260, Ross County Official Records. This is filed as a real estate fixture lien.
9. As to Parcels One, Three, Four, Five and Six, an easement for electric lines given by Oliver Dale Grimes, et al. to Columbus and Southern Ohio Electric Company, by instrument dated March 4, 1974 and recorded in Vol. 391, Page 197, Ross County Deed Records.
10. As to Parcels One, Three, Four, Five and Six, an easement for sewer purposes given by O. Dale Grimes, et al. to the City of Chillicothe, by instrument dated July 14, 1977 and recorded in Vol. 417, Page 683, Ross County Deed Records.

11. As to Parcel Two, an easement for electric lines given by Walter D. Vollmar to Columbus and Southern Ohio Electric Company, by instrument dated April 1, 1977 and recorded in Vol. 415, Page 95, Ross County Deed Records.
12. As to Parcel One, an easement for ingress/egress, by instrument dated May 25, 1988 and recorded in Vol. 502, Page 608, Ross County Deed Records.
13. As to Parcels One, an easement for electric lines given by Co-Pro Golf, Inc. to Columbus Southern Power Company, by instrument dated September 16, 1988 and recorded in Vol. 508, Page 492, Ross County Deed Records.
14. As to Parcels Three, Four, Five and Six, an easement for ingress/egress, by instrument dated September 30, 1991 and recorded in Vol. 534, Page 263, Ross County Deed Records.
15. As to Parcel One, an easement for ingress/egress, by instrument dated December 21, 1993 and recorded in Vol. 550, Page 984, Ross County Deed Records.
16. As to Parcel Six, this parcel has been approved as an "ADJOINING PARCEL TRANSFER" and in the future shall be transferred only with the adjoining 0.351 acre tract, (Parcel Five), Parcel Number: 30-5459160.000, as recorded in Vol. 420, Page 2401, Ross County Official Records, and shall not be used as a separate building site. This restriction shall run with the land and may be modified only upon the written approval of the Ross County Regional Planning Commission.
17. As to Parcel Nine, saving and excepting therefrom an easement over and upon a strip of land 25 feet in width extending along the entire east boundary of the aforesaid premises, from the present termination of Meadow Lane to the William Houser land to the north, for roadway and utility purposes, and the right to dedicate same for a public street or road, the purpose of this easement being for future extension of Meadow Lane northwardly.
18. A conservation easement agreement given by Lester E. Imboden and Carol E. Imboden to The Ohio Valley Resource Conservation and Development Council, by instrument dated June 20, 2007, and recorded in Vol. 348, Page 318, Ross County Official Records.
19. As to Parcels Two and Eleven, any lien which may arise upon the premises on account of any recoupment of the advantage under the C.A.U.V. program.

The opinions herein expressed are based upon an examination of the aforesaid public records of Ross County, Ohio, for forty years next preceding the date of this certificate.

Respectfully submitted,



Kyle W. Jones, Attorney at Law

EXHIBIT A

PARCEL ONE: Situated in the City of Chillicothe, County of Ross, in the State of Ohio, bounded and described as follows:

Being part of Fractional Section No. 5, Township 1 North, Range 22 West, also being a part of the tract of land, referred to as a 100 acre tract, conveyed by Oliver Newton Grimes to Oliver Dale Grimes and Sarabel Grimes by Certificate of Transfer of real estate dated August 27, 1935 and recorded in the Ross County, Ohio Deed Records, Volume 221, Page 250, and being more fully described as follows:

Beginning at an iron pin in the north line of said 100 acre tract, said iron pin being in the south right of way of Logan View and in the west right of way line of Caheloge Road as shown on the Grimes Subdivision plat recorded in Plat Book 3, Page 403, in the records of Ross County, Ohio, said iron pin also being the northeast corner of the tract herein described; thence with the west right-of-way line of Caheloge Road, South 03 degrees 50' 30" West 265.46 feet to an iron pin at the western terminus of the center line of Pawnee Road; thence with a new line through the said 100 acre tract South 00 degrees 02' 30" West 133.49 feet to an iron pin; thence continuing with a new line through the said 100 acre tract South 29 degrees 09' 42" East 738.88 feet to an iron pin in the center line of Taunton Road, said iron pin being in the east line of the 100 acre tract and also being in the east line of Fractional Section No. 5; thence with the center line of Taunton Road and the east line of the 100 acre tract South 03 degrees 33' 54" West 332.00 feet to an iron pin, said iron pin being the southeast corner of the 100 acre tract and also being the northeast corner of a tract of land belonging to the estate of Albert Wellenreiter; thence with the south line of the 100 acre tract and the north line of Wellenreiter Estate, North 87 degrees 27' 40" West, passing an iron pin at 2,302.84 feet and an iron pin at 2,760.88 feet, a total distance of 2,882.18 feet to the Scioto River; thence up said river with its meanderings, the following courses and distances: North 52 degrees 00' 44" West 410.14 feet, North 34 degrees 26' 20" West 212.19 feet, North 20 degrees 17' 21" West 351.83 feet, North 12 degrees 15' 53" West 235.37 feet, North 04 degrees 15' 44" East 470.44 feet; thence with the north line of the 100 acre tract, South 86 degrees 11' 50" East, passing a stone at 388.00 feet, a total distance of 2,472.54 feet to a stone; thence continuing with the north line of said 100 acre tract, South 86 degrees 08' 04" East 672.56 feet to the point of beginning, **containing 101.90 acres**, more or less.

Excepting therefrom a right-of-way along and parallel to the east property line 25.00 feet wide, for the purposes of ingress and egress to the tract of land belonging to the Wellenreiter Estate, and for general roadway purposes.

Surveyed by Ercolo A. Picciano, Registered Surveyor No. 6015, on August 20, 1973.

Parcel Number: 30-5459004.000

EXHIBIT A

PARCEL TWO: Situated in the City of Chillicothe, County of Ross, and State of Ohio.

Beginning at a stone on the bank of the Scioto River corner of Fractional Section No. 6, Township No. 1, of Range 22, and upper corner on the river to the section of land granted by the United States to Ebenezer Zane; thence up the river with the meanders thereof and binding thereon, North 32 degrees West 81 poles; thence North 51 degrees West 64 poles; thence North 61 degrees 40' West 40 poles; thence North 50 degrees West 18 poles to a stake from which a black walnut 24 inches in diameter bears North 80 degrees East 40 links; thence East 142.50 poles to a stone in the west line of said Zane Section; thence with said line South 00 degrees 50' West 139 poles and 23-1/2 links to the beginning, containing fifty (50) acres, more or less, it being the whole of Fractional Section No. 6 and the south part of Fractional Section No. 5, Township No. 1 of Range 22; also a right of way conveyed to Adam Seelinger by Jacob Hammerle on the 29th day of December, 1862, and recorded in the records of Ross County, Ohio, in Volume 66, Page 39 to which reference is here made for a more particular description, etc. Said real estate and said right of way being the same premises conveyed to Jacob Knecht, now deceased, by Adam Seelinger and wife by deed dated December 21, 1863, and recorded in Vol. 66, Page 550 and 551 of the Ross County, Ohio, Deed Records.

Excepting, therefrom 0.699 of an acre, appropriated by the State of Ohio for highway improvement purposes by Entry filed December 16, 1965, as recorded in Vol. 350, Page 154, Ross County, Ohio, Deed Records.

Leaving, after said exception, 49.301 acres, more or less.

Parcel Number: 30-5459007.000

EXHIBIT A

PARCEL THREE: Situated in the City of Chillicothe, Township of Scioto, County of Ross, and State of Ohio.

Being a part of Fractional Section No. 5, Township 1 North, Range 22 West, also being part of the tract of land referred to as a 100 acre tract conveyed by Oliver Newton Grimes to Oliver Dale Grimes and Sarabel Grimes by Certificate for Transfer of Real Estate dated August 27, 1935 and recorded in the Ross County, Ohio Deed Records, Volume 221, Page 250; and being more fully described as follows:

Beginning at an iron pin, said iron pin being the western terminus of the centerline of Pawnee Road as shown on the Grimes Subdivision plat recorded in Plat Book 3, Page 403 in the records of Ross County, Ohio; thence with the centerline of Pawnee Road S. 86 deg. 07' 28" E. 199.90 feet to an iron pin, said iron pin being the northwest corner of a 1.079 acre tract of land conveyed to O.D. Grimes and wife by O.D. Grimes and Sarabel Grimes Timmons by deed recorded in Volume 335, Page 363 of the Ross County, Ohio Deed Records; thence with the west line of the above mentioned 1.079 acre tract S. 4 deg. 50' 32" W. passing an iron pin at 25.00 feet, a total distance of 225.00 feet to an iron pin; thence with the south line of the above mentioned 1.079 acre tract S. 86 deg. 07' 28" E. 213.07 feet to an iron pin, said iron pin being in the centerline of Taunton Road and also being in the east line of Fractional Section No. 5 and of the originally referred to 100 acre tract; thence with the east line of the originally referred to 100 acre tract, the east line of Fractional Section No. 5 and the centerline of Taunton Road S. 3 deg. 45' 45" W. 82.88 feet to an iron pin; thence continuing with the east line of the originally referred to 100 acre tract, the east line of Fractional Section No. 5 and the centerline of Taunton Road S. 3 deg. 33' 54" W. 444.75 feet to an iron pin; thence with a new line through the originally referred to 100 acre tract N. 29 deg. 09' 42" W. 738.88 feet to an iron pin; thence continuing with another new line through the originally referred to 100 acre tract N. 0 deg. 02' 30" W. 133.49 feet to the point of beginning containing 2.988 acres, more or less.

Excepting therefrom a right-of-way 25.00 feet wide, along and parallel to the east property line for the purposes of ingress and egress to a tract of land belonging to the Albert Wellenreiter Estate and for general roadway purposes.

Also excepting therefrom a right-of-way 25.00 feet wide along the parallel to the northern most property line of the herein described tract, for public highway and road purposes.

Surveyed by Ercolo A. Picciano, Registered Surveyor No. 6015, July 16, 1973.

SAVE AND EXCEPT 0.431 acres as recorded in Volume 370, Page 115, Ross County Official Records.

SAVE AND EXCEPT 0.351 acres as recorded in Volume 370, Page 115, Ross County Official Records.

SAVE AND EXCEPT 0.081 acres as recorded in Volume 370, Page 115, Ross County Official Records.

SAVE AND EXCEPT 0.164 acres as recorded in Volume 370, Page 115, Ross County Official Records.

Leaving, after said exceptions, 1.961 acres, more or less

Parcel Number: 30-5459040.000

15.13
15.13
15.13

EXHIBIT "A"
(0.431 ACRE TRACT)

Parcel Four:

Being a part of a tract of land that is now or formerly in the name of Co-Pro Golf, Inc. as recorded in Deed Volume 534, Page 263 of the Ross County Recorder's Office, said tract being situated in Fractional Section 5, T-1-N, R-22-W, City of Chillicothe, Scioto Township, Ross County, State of Ohio and being more particularly described as follows;

Beginning for reference on a found 5/8" iron pin located at the intersection of the west right of way of Taunton Road (25' R-O-W) and the south right of way of Pawnee Road (50' R-O-W);

Thence along the west right of way of Taunton Road, South 03° 41' 08" West a distance of 225.93 feet to a 5/8" iron pin found being the **principal place of beginning** of the tract herein described;

Thence continuing along the west right of way of Taunton Road the following two (2) courses:

1. South 03° 41' 08" West a distance of 82.72 feet to a 5/8" iron pin found, and;
2. South 03° 31' 58" West a distance of 67.28 feet to a magnetic nail set;

Thence leaving the west right of way of Taunton Road and with a line through the grantor's property the following two (2) courses:

1. North 86° 05' 21" West, passing a 5/8" iron pin with a plastic identification cap set at 25.00 feet, going a total distance of 125.18 feet to a 5/8" iron pin with a plastic identification cap set, and;
2. North 03° 41' 08" East a distance of 150.00 feet to a 5/8" iron pin with a plastic identification cap set on the south line of a 1.08 acre tract (Official Record 243, Page 2217);

Thence along the property line of the 1.08 acre tract, South 86° 05' 21" East, passing a 5/8" iron pin found at 111.63 feet, going a total distance of 125.00 feet to the **principal place of beginning**, containing 0.431 acres more or less and being subject to all legal easements and right of ways of record.

Being a part of Auditor's Parcel 54-59-40.

All iron pins set being 5/8" X 30" with plastic identification caps stamped "SHARRETT-8019".

All bearings based on the south right of way of Pawnee Road being, South 86° 11' 06" East and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, August 25, 2008.

Paul R. Sharrett



Parcel Number: 30-5459159.000

P.S.P.S. SURVEYING (740) 775-3548

P.S.P.S. SURVEYING

15.13
15.13
15.13

Parcel Five:

EXHIBIT "A"
(0.351 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Co-Pro Golf, Inc. as recorded in Deed Volume 534, Page 263 of the Ross County Recorder's Office, said tract being situated in Fractional Section 5, T-1-N, R-22-W, City of Chillicothe, Scioto Township, Ross County, State of Ohio and being more particularly described as follows;

Beginning for reference on a found 5/8" iron pin located at the intersection of the west right of way of Taunton Road (25' R-O-W) and the south right of way of Pawnee Road (50' R-O-W);

Thence along the west right of way of Taunton Road the following two (2) courses:

1. South 03° 41' 08" West a distance of 308.65 feet to a 5/8" iron pin found, and;
2. South 03° 31' 58" West a distance of 67.28 feet to a magnetic nail set being the **principal place of beginning** of the tract herein described;

Thence continuing along the west right of way of Taunton Road, South 03° 31' 58" West a distance of 150.00 feet to a magnetic nail set;

Thence leaving the west right of way of Taunton Road and with a line through the grantor's property the following six (6) courses:

1. North 86° 05' 21" West, passing a 5/8" iron pin with a plastic identification cap set at 25.00 feet, going a total distance of 60.46 feet to a 5/8" iron pin with a plastic identification cap set,
2. North 34° 29' 46" West a distance of 23.89 feet to a 5/8" iron pin with a plastic identification cap set,
3. North 21° 49' 50" West a distance of 69.77 feet to a 5/8" iron pin with a plastic identification cap set,
4. North 37° 59' 25" West a distance of 30.52 feet to a 5/8" iron pin with a plastic identification cap set,
5. North 03° 41' 08" East a distance of 45.71 feet to a 5/8" iron pin with a plastic identification cap set, and;
6. South 86° 05' 21" East, passing a 5/8" iron pin with a plastic identification cap set at 100.18 feet, going a total distance of 125.18 feet to the **principal place of beginning**, containing 0.351 acres more or less and being subject to all legal easements and right of ways of record.

Being a part of Auditor's Parcel 54-59-40.

All iron pins set being 5/8" X 30" with plastic identification caps stamped "SHARRETT-8019".

All bearings based on the south right of way of Pawnee Road being, South 86° 11' 06" East and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, August 25, 2008.

Paul Sharrett



Parcel Number: 30-5459160.000

P.S.P.S. SURVEYING (740) 775-3548

Parcel Six:

EXHIBIT "A"
(0.081 ACRE TRACT)

Being a part of a tract of land that is now or formerly in the name of Co-Pro Golf, Inc. as recorded in Deed Volume 534, Page 263 of the Ross County Recorder's Office, said tract being situated in Fractional Section 5, T-1-N, R-22-W, City of Chillicothe, Scioto Township, Ross County, State of Ohio and being more particularly described as follows;

Beginning for reference on a found 5/8" iron pin located at the intersection of the west right of way of Taunton Road (25' R-O-W) and the south right of way of Pawnee Road (50' R-O-W);

Thence along the west right of way of Taunton Road the following two (2) courses:

1. South 03° 41' 08" West a distance of 308.65 feet to a 5/8" iron pin found, and;
2. South 03° 31' 58" West a distance of 217.28 feet to a magnetic nail set;

Thence leaving the west right of way of Taunton Road and with a line through the grantor's property, North 86° 05' 21" West, passing a 5/8" iron pin with a plastic identification cap set at 25.00 feet, going a total distance of 60.46 feet to a 5/8" iron pin with a plastic identification cap set being the principal place of beginning of the tract herein described;

Thence continuing with a line through the grantor's property the following five (5) courses:

1. North 86° 05' 21" West a distance of 65.12 feet to a 5/8" iron pin with a plastic identification cap set,
2. North 03° 41' 08" East a distance of 104.29 feet to a 5/8" iron pin with a plastic identification cap set,
3. South 37° 59' 25" East a distance of 30.52 feet to a 5/8" iron pin with a plastic identification cap set,
4. South 21° 49' 50" East a distance of 69.77 feet to a 5/8" iron pin with a plastic identification cap set, and;
5. South 34° 29' 46" East a distance of 23.89 feet to the principal place of beginning, containing 0.081 acres more or less and being subject to all legal easements and right of ways of record.

Being a part of Auditor's Parcel 54-59-40.

All iron pins set being 5/8" X 30" with plastic identification caps stamped "SHARRETT-8019".

All bearings based on the south right of way of Pawnee Road being, South 86° 11' 06" East and are to be used to denote angles only.

The above described tract was surveyed by Paul R. Sharrett, Ohio Professional Surveyor No. 8019, August 25, 2008.



Parcel Number: 30-5459161.000

EXHIBIT A

PARCEL SEVEN: Situate in the Township of Scioto, in the County of Ross and the State of Ohio, bounded and described as follows:

Being part of Fractional Section 5, T 1 N, R 22 W, bounded and described as follows:

Beginning at an iron pin, the Northeast corner of the grantees herein (Lawrence T. Cox's 0.77 acre tract, as recorded in Vol. 405, Pg. 79, RCDR) and the present Southeast corner of the grantor herein (Shirley L. Houk); thence with the North line of said 0.77 acre tract N. 82 deg. 56' W. 372.45 feet to an iron pin, a corner of said Cox; thence with the West line of said Houk N. 4 deg. 34' E. 90.0 feet to an iron pin; thence through the tract of which this is a part S. 82 deg. 56' 31" E. 374.07 feet to an iron pin in the West line of Dorothy A. Molebash; thence with said West line S. 5 deg. 36' W. 90.0 feet to the place of beginning, **containing seventy-seven hundredths (0.77) acre**, not subject to any legal right of ways for highway purposes, as based on a survey numbered 2815-JJ by Eugene G. Vinings, Professional Surveyor, Reg. No. 4161, State of Ohio on July 27, 1982.

The above described 0.77 acre tract being a part of 8.92 acres conveyed to Shirley L. Houk by Raymond E. Houk on August 30, 1977 and recorded in Vol. 418, Pg. 613, Ross County Ohio Deed Records.

Parcel Number: 30-5461035.000

EXHIBIT A

PARCEL EIGHT:

Situated in the County of Ross, in the State of Ohio and in the Township of Scioto:

Beginning at an iron pin in the West line of Meadow Lane, located N. 7 deg. 04' E. 526.25' from the intersection of the West line of Meadow Lane with the South line of Central Avenue; thence with the West line of Meadow Lane N. 7 deg. 04' E. 92.00' to an iron pin; thence with the North line of the tract of which this is a part N. 83 deg. 03' W. 390.00' to an iron pin; thence with another new line S. 82 deg. 56' E. 390.00' to the point of beginning, **containing 0.82 acres**, more or less.

Being a part of the tract conveyed to Raymond E. Houk and Shirley L. Houk by Presley E. Caldwell and Wanda H. Caldwell by deed dated January 11, 1966, and recorded in Vol. 340, Pg. 739, RCDR. This deed corrects the deed recorded in Vol. 420, Pg. 734, and is the result of a Survey on Feb. 16, 1974 by Donald E. McHenry, Surveyor #4927.

Parcel Number: 30-5461039.000

EXHIBIT A

PARCEL NINE:

Situate in the County of Ross, in the State of Ohio, and the Township of Scioto.

Being a part of Fractional Section No. 4, Township 1, Range 22, and bounded as follows:

Beginning at an iron pin in the south line of the tract herein described, being the northwest corner of the C.A. Hirsch Subd., Zane Addition, recorded in Plat Book No. 4, Page 56; thence North 82 degrees 56' 35" West 110.50 feet to an iron pin; thence North 07 degrees 03' 25" East 1,451.14 feet to an iron pin; thence South 83 degrees 08' East 135.50 feet to an iron pin; thence South 07 degrees 03' 25" West 1,451.60 feet to an iron pin; thence North 82 degrees 56' 35" West 25.00 feet to the beginning, **containing 4.51 acres**, more or less.

Saving and excepting therefrom an easement over and upon a strip of land 25 feet in width extending along the entire east boundary of the aforesaid premises, from the present termination of Meadow Lane to the William Houser land to the north, for roadway and utility purposes, and the right to dedicate same for a public street or road, the purpose of this easement being for future extension of Meadow Lane northwardly.

Parcel Number: 30-5461032.000

EXHIBIT A

PARCEL TEN: Situated in the Township of Scioto, in the County of Ross, and the State of Ohio, bounded and described as follows:

Beginning at an iron pin on the bank of the Scioto River, said point being the northwest corner of the tract herein described; thence down the river with its meanders the following courses and distances, South 65 degrees 52' West 49.50 feet to a point; thence South 55 degrees 07' West 283.80 feet to a point; thence South 52 degrees 52' West 273.90 feet to a point; thence South 49 degrees 52' West 323.40 feet to a point; thence South 50 degrees 52' West 346.50 feet to a point; thence South 51 degrees 22' West 204.60 feet to a point; thence South 52 degrees 52' West 145.86 feet to a point; thence South 44 degrees 22' West 220.00 feet to a point; thence South 38 degrees 52' West 130.02 feet to a stone, the chord distance from the iron pin at the point of beginning to the stone at the southwest corner of the tract herein described being South 50 degrees 12' 30" West 1,986.49 feet to said stone; thence with the south line of said tract, South 82 degrees 56' 35" East 1,936.03 feet to a point; thence with a new line through the tract of which this is a part, North 07 degrees 03' 25" East 1,451.14 feet to a point in the north line of the tract of which this is a part; thence with said north line, North 83 degrees 08' West 577.51 feet to the point of beginning, **containing 41.82 acres.**

And being part of the lands conveyed by Ida L. Brigner to Mabel Zonner and Charles Zonner by deed dated December 9, 1960 and recorded in Vol. 316, Page 437 of the Ross County Deed Records.

Parcel Number: 30-5461033.000

EXHIBIT A

PARCEL ELEVEN: Situated in the County of Ross, in the State of Ohio, and in the Township of Scioto.

Being a part of Fractional Section 5 of Range 22, Township 1, and being further described as follows:

Beginning at an iron pin at the southwest corner of Lawrence T. Cox (Vol. 406, Page 79); thence with the north line of a tract leased to Co-Pro Golf, Inc. (Lease Record Vol. 25, Page 575), passing a stone at 2,042.00 feet, North 82 degrees 57' West 2,430.00 feet to a point on the east bank of the Scioto River; thence with the meanders of the Scioto River, North 17 degrees 35' East 414.95 feet and North 27 degrees 35' East 805.71 feet to a point; thence with the south line of Larry T. Cox (Vol. 342, Page 404), passing an iron pin at 440.00 feet to an iron pin; South 83 degrees 03' East 2,035.00 feet to an iron pin; thence with the west line of a land contract to Lawrence T. Cox (Mortgage Record Vol. 318, Page 211), South 07 degrees 04' West 91.21 feet to an iron pin; thence with a new line through the tract of which this is a part South 04 degrees 15' West 386.72 feet to an iron pin; thence with the west line of the Raymond E. Houk residence Tract No. 345 Meadow Lane, South 07 degrees 04' West 190.00 feet to an iron pin; thence with another new line through the tract of which this is a part, South 04 degrees 35' West 409.30 feet to an iron pin; thence with the west line of Lawrence T. Cox (Vol. 406, Page 79) South 07 degrees 04' West 89.65 feet to the point of beginning, **containing 60.34 acres**, more or less.

Being a part of the tract conveyed to Raymond E. Houk and Shirley L. Houk by Presely E. Caldwell by dated January 11, 1996 and recorded in Vol. 340, Page 739, Ross County Deed Records.

Parcel Number: 30-5461034.000

EXHIBIT A

PARCEL TWELVE: Situate in the Scioto Township, Ross County, State of Ohio.

Being a part of Fractional Section 5, of Range 22, Township 1, and being further described as follows:

Beginning at an iron pin in the south line of the tract of which this is a part said iron pin being the southwest corner of Ora Seldomridge's line, North 05 degrees 36' East 90.02 feet to an iron pin; thence with a new line through the tract of which this is a part North 82 degrees 56' West 372.45 feet to an iron pin; thence with another new line South 07 degrees 04' West 89.65 feet to an iron pin; thence with the south line of the tract of which this is a part and the north line of a tract leased to Co-Pro Golf Incorporated (Lease Record Vol. 25, Page 575) South 82 degrees 57' East 43.00 feet to a stone; thence continuing with said line South 82 degrees 53' East 331.76 feet to the point of beginning, **containing 0.77 acres**, more or less.

Subject to an easement of record.

Being the result of a survey made by Donald E. McHenry, Surveyor #4927, dated November 19, 1975.

Parcel Number: 30-5461041.000