

EXHIBIT "B"

DESCRIPTION OF A 31.035 ACRE TRACT

Situated in L.L. 2 of Section 1 and L.L. 32 of Section 7, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Tract 3 and Tract 4 of the Larry F. and Shelley R. Conrath Tract as described in 225-764 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin found at the South-east corner of the Larry F. and Shelly R. Conrath 10.84 acre tract (384-883) said pin bears North 41 degrees 51 minutes 02 seconds East, 2248.66 feet from the South-west corner of of the east- half of Section 7;

Thence, along the east-line of said 10.84 acre tract
N 7°10'09" E, 581.18 feet to a point in the center-line of County Road 33-A, passing an iron pin found at 432.32 feet;

Thence, along said road:

S 75°12'58" E, 240.49 feet

S 68°42'14" E, 145.80 feet

S 60°07'16" E, 84.24 feet

S 53°45'57" E, 75.35 feet

S 46°06'40" E, 141.95 feet

S 37°11'43" E, 87.49 feet

S 31°55'39" E, 330.79 feet

S 30°14'36" E, 141.60 feet to a mag nail set;

Thence leaving said road and along the north-line of Barrows (300-78)

N 75°52'36" W, 181.30 feet to calculated north-east corner;

Thence, along a new line

S 84°08'26" W, 27.84 feet to an iron pin found;

S 17°54'09" W, 151.79 feet to an iron pin found;

S 83°58'14" E, 332.45 feet to a mag nail set in County road 33- A and at south-east corner of Barrows (300-78)

Thence, with the County Road 33-A

S 24°53'59" E, 122.56 feet to a mag nail set;

Thence, leaving said road and along a new line created by this survey

N 85°25'14" W, 2524.24 feet to an iron pin found at the South-east corner of Cooley(311-89);

Thence, along the east line of Cooley

N 1°56'24" E, 398.08 feet to an iron pin found in a creek;

Thence, along Eberts east-line (374-263)

N 5°03'33" E 323.66 feet to an iron pin found;

Thence, along the south -lines of Avenelle Conrath (212-416)

S 70°42'38" E, 355.30 feet to an iron pin found;

S 66°09'00" E, 87.86 feet to an iron pin found;

S 72°47'47" E, 157.50 feet

S 83°44'30" E, 53.96 feet to a point in an existing drive ;

Thence, along said drive and with the lines of the aforementioned 10.84 acre tract

S 31°53'29" E, 35.61 feet

S 38°22'42" E, 66.17 feet

S 24°33'41" E, 51.63 feet

S 9°44'09" E, 69.05 feet

S 29°55'29" E, 26.07 feet

S 49°57'15" E, 21.61 feet

Thence, continuing along drive and with new-lines created by this survey

S 61°18'50" E, 48.75 feet

S 69°43'23" E, 74.70 feet

S 80°47'39" E, 89.67 feet

S 86°20'16" E, 140.98 feet to an iron pin set;

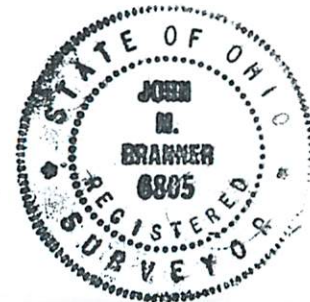
Thence, leaving said drive, N 83°02'51" E, 283.61 feet to the point of beginning and containing 31.035 acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8" by 30" long rebar with I.D. Cap

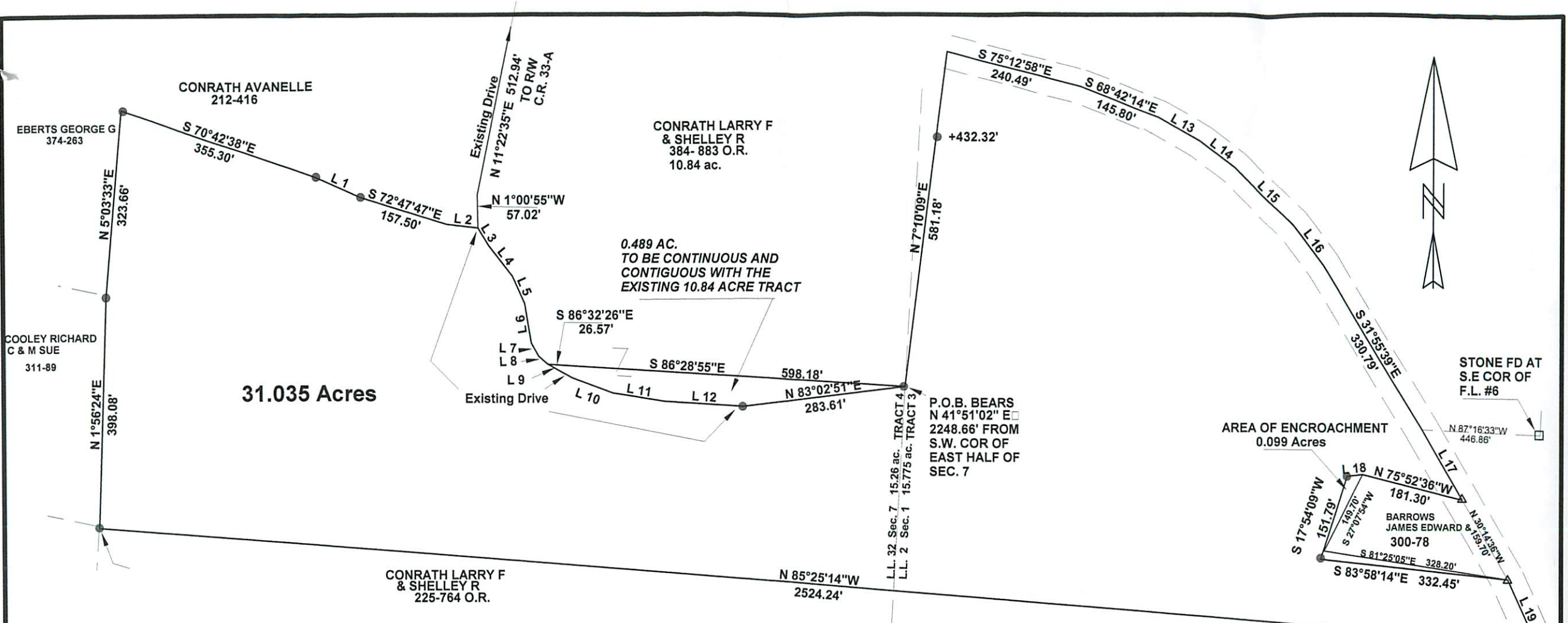
Bearings based on Grid North

Description is based on a field survey completed February 2011 by John M. Branner P.S. 6805



John M. Branner
John M. Branner

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 3-2-11



31.035 Acres

EBERTS GEORGE G
374-263

COOLEY RICHARD
C & M SUE
311-89

CONRATH AVANELLE
212-416

CONRATH LARRY F
& SHELLEY R
384-883 O.R.
10.84 ac.

0.489 AC.
TO BE CONTINUOUS AND
CONTIGUOUS WITH THE
EXISTING 10.84 ACRE TRACT

CONRATH LARRY F
& SHELLEY R
225-764 O.R.

P.O.B. BEARS
N 41°51'02" E
2248.66' FROM
S.W. COR OF
EAST HALF OF
SEC. 7

AREA OF ENCROACHMENT
0.099 Acres

STONE FD AT
S.E. COR OF
F.L. #6

Survey of Tracts in
L.L. #2 of Section 1 and L.L. #32
of Section 7, T.9, R.14, Athens Twp.
Athens Co., Ohio
Surveyed Feb. 2011

John N. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens, Ohio
740-592-5778

John N. Branner
JNB



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 3-2-11



Scale 1 inch = 200 feet
● = iron pin found
○ = iron pin set 5/8" x 30" long rebar
△ = Mag nail set
Bearings based on
Grid North NAD 83

Line	Bearing	Distance
1	S 66°09'00"E	87.86'
2	S 83°44'30"E	53.96'
3	S 31°53'29"E	35.61'
4	S 38°22'42"E	66.17'
5	S 24°33'41"E	51.63'
6	S 9°44'09"E	69.05'
7	S 29°55'29"E	26.07'
8	S 49°57'15"E	21.61'
9	S 61°18'50"E	48.75'
10	S 69°43'23"E	74.70'
11	S 80°47'39"E	89.67'
12	S 86°20'16"E	140.98'
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16	S 37°11'43"E	87.49'
17	S 30°14'36"E	141.60'
18	S 84°08'26"W	27.84'
19	S 24°53'59"E	122.56'