

DEED DESCRIPTION
5.448 ACRES {Parcel 2, entire}
BRUNER LAND COMPANY, INC. PROPERTY {part}
AUDITOR'S PARCEL # D010010020402 {entire}

BEING A PART OF THE NORTHWEST QUARTER OF SECTION #24, TOWNSHIP 7 NORTH, RANGE 12 WEST, BERN TOWNSHIP, ATHENS COUNTY, OHIO [ALSO BEING A RESURVEY OF "PARCEL 2" OF THE PROPERTY OF **BRUNER LAND COMPANY, INC.** OF OFFICIAL RECORD BOOK 506, PAGE 2635 OF THE ATHENS COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION #24 [ALSO BEING IN THE BOUNDARY LINE OF "ATHENS COUNTY" AND MORGAN COUNTY AND BEING THE NORTHEAST CORNER OF THE PROPERTY OF JOE and BEVERLY LUCAS, etal. OF OFFICIAL RECORD BOOK 397, PAGE 842];

THENCE, LEAVING SAID "COUNTY BOUNDARY", S 0° 53' 37" E 285.39 FEET, IN THE MID LINE {north & south} OF SECTION #24, TO AN EXISTING IRON PIN AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "5.448 ACRES PARCEL";

THENCE S 0° 53' 37" E 296.86 FEET, IN THE MID LINE {north & south} OF SECTION #24, TO AN EXISTING IRON PIN;

THENCE, LEAVING THE "MID LINE OF SECTION #24", S 65° 17' 58" W 567.85 FEET TO AN EXISTING IRON PIN;

THENCE N 89° 24' 26" W 190.18 FEET TO A POINT IN, ASPHALT SURFACED, STATE ROUTE #377 AND IN THE AFORESAID "LUCAS" BOUNDARY, PASSING AN EXISTING IRON PIN AT 147.26 FEET;

THENCE THE FOLLOWING TWO [2] COURSES ARE TO POINTS IN "STATE ROUTE #377" AND ARE IN SAID "LUCAS" BOUNDARY:

COURSE #1 = N 6° 59' 13" E 100.66 FEET;

COURSE #2 = N 5° 37' 00" W 279.07 FEET;

THENCE, LEAVING "STATE ROUTE #377", S 87° 40' 41" E 267.05 FEET, IN SAID "LUCAS" BOUNDARY, TO AN EXISTING IRON PIN, PASSING AN EXISTING IRON PIN AT 102.87 FEET;

THENCE N 69° 48' 53" E 479.10 FEET, IN SAID "LUCAS" BOUNDARY, TO AN "EXISTING IRON PIN" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, "5.448 ACRES PARCEL".

THE PARCEL AS DESCRIBED CONTAINS 5.448 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION #24 AS BEING N 89° 12' 06" E i.e. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

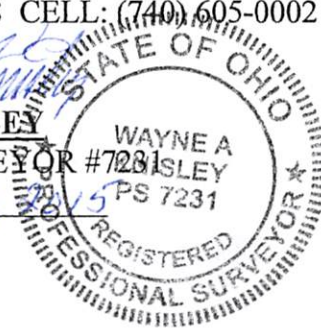
THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. # 7231, ON NOVEMBER 11, 2015. SEE THE PLAT ATTACHED.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231. ALL EXISTING IRON PIN, AS DESCRIBED ABOVE, ARE 5/8" STEEL ROD, WITH NO IDENTIFICATION.

THE RIGHT OF WAY WIDTH OF "STATE ROUTE #377" IS ASSUMED TO BE 60.00 FEET.

A & E
3284 TOWNSHIP ROAD 121 NW
SOMERSET, OHIO 43783
PHONE: (740) 743-2201 FAX: 743-2498 CELL: (740) 605-0002

Wayne A. Knisley
WAYNE A. KNISLEY
OHIO REGISTERED SURVEYOR #7231
DATE: *November 11, 2015*



Excepting all oil, gas, and minerals within and underlying the above real estate by Mineral Deed from Sam Troyer and Katie Troyer, husband and wife; Mary Yoder and Niva Yoder to Ridgetop Capital V, LP, dated September 4, 2014, and filed for record on September 10, 2014, in Volume 501, Page 1019, Athens County Official Records.

Plat - Of - Survey

BEING A PART OF THE NORTHEAST QUARTER OF SECTION # 24 AND A PART OF THE NORTHWEST QUARTER OF SECTION # 24, BOTH IN TOWNSHIP 7 NORTH, RANGE 12 WEST, BERN TOWNSHIP, ATHENS COUNTY, OHIO. ALSO BEING A RESURVEY OF THE PROPERTY OF BRUNER LAND COMPANY, INC. OF OFFICIAL RECORD BOOK 506, PAGE 2635 OF THE ATHENS COUNTY RECORDER, ATHENS, OHIO.

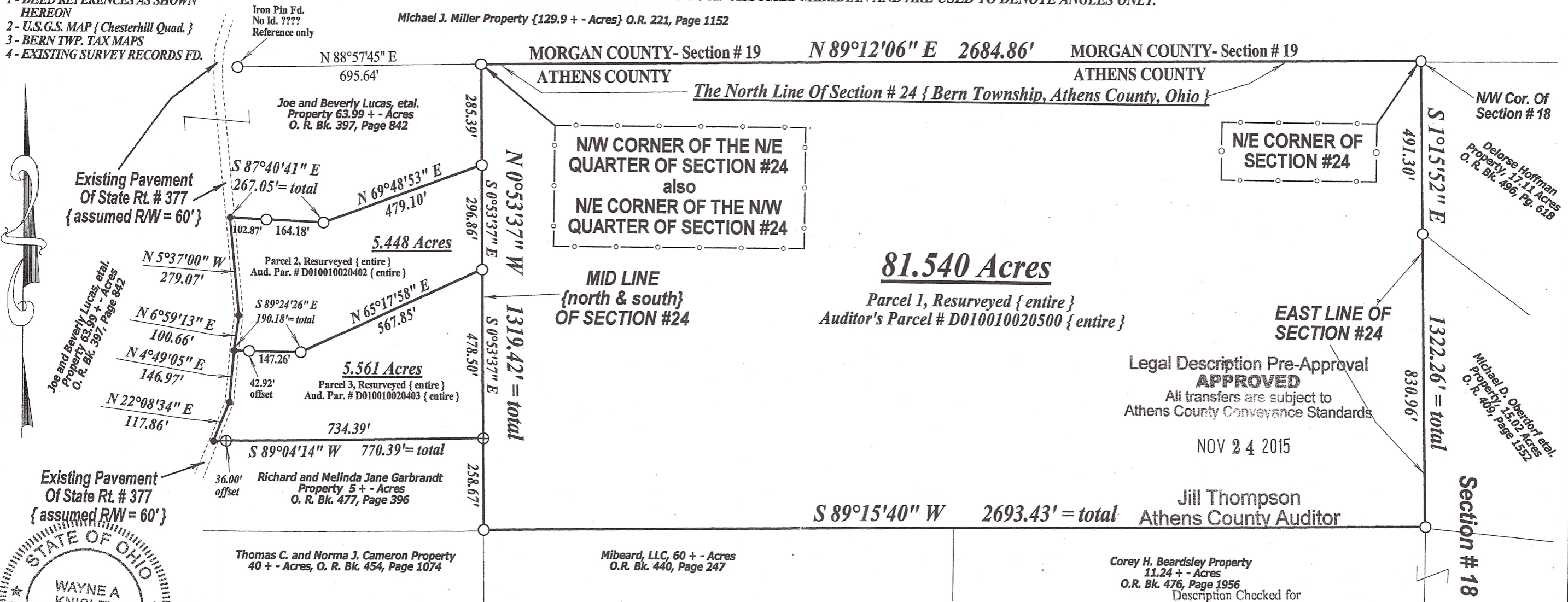
PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1 - DEED REFERENCES AS SHOWN HEREON
- 2 - U.S.G.S. MAP { Chesterhill Quad. }
- 3 - BERN TWP. TAX MAPS
- 4 - EXISTING SURVEY RECORDS FD.

Basis - Of - Bearings

ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 24 AS BEING N 89° 12' 06" E i.e.
ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

Michael J. Miller Property {129.9 + - Acres} O.R. 221, Page 1152



81.540 Acres

Parcel 1, Resurveyed { entire }
Auditor's Parcel # D010010020500 { entire }

EAST LINE OF SECTION #24

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

NOV 24 2015

Jill Thompson
Athens County Auditor

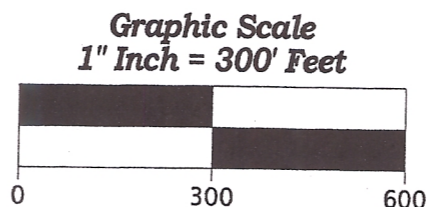


A & E
Wayne A. Knisley
Wayne A. Knisley

Ohio Professional Surveyor # 7231
3284 Twp. Rd. 121 N/W, Somerset, Ohio 43783
Ph. 740-743-2201, Fax 743-2498, Cell 605-0002
Job # B201527P --- Date: *November 11, 2015*

LEGEND

- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
- EXISTING IRON PIN [5/8" steel rod, no Id.]
- POINT {nothing set}



NOTES:

- 1- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN HEREON
- 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND EASEMENTS OF RECORD.
- 3- THIS SURVEY WAS PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, AS OF THE DATE SHOWN HEREON.