

**SALES CONTRACT**

**by and between**

**the**

**UNITED STATES DEPARTMENT OF ENERGY**

**and the**

**MIAMISBURG MOUND COMMUNITY**

**IMPROVEMENT CORPORATION**

**August 28, 2008**

TI-IIS SATRS CONTRACT made, entered into, and effective the 28th day of August 2008, between the MIAMISBURG MOUND COMMUNITY IMPROVEMENT CORPORATION (MMCIC), an Ohio Corporation, located at P. O. Box 232, Miamisburg, OH 45343-0232, hereinafter referred to as "Buyer," and the UNITED STATES OF AMERICA, acting by and through the DEPARTMENT OF ENERGY, hereinafter referred to as "Seller." Buyer and Seller are hereinafter jointly referred to as "the Parties."

**WITNESSETH:**

WHEREAS, Seller has owned and maintained a facility at 1 Mound Road, City of Miamisburg, Montgomery County, Ohio, since late 1946 ("Mound Facility"); and

WHEREAS, Seller has determined that it is in the best interest of the United States of America to sell the real property comprising the facility and any improvements thereto; and

WHEREAS, Buyer is interested in minimizing the impact to the community caused by the closure of the Mound Facility. Buyer's mission is the reuse of the Mound Facility and creation of employment opportunities in the community; and

WHEREAS, pursuant to the Atomic Energy Act of 1954, Section 161(g) (42 USC §2201(g)) and 50 USC § 2811 the Department of Energy has the independent authority to sell, lease, grant, and dispose of such real and personal property as provided in that Act; and

WHEREAS, Seller has determined that the rapid cleanup and sale of the facility to Buyer will assist the community in adjusting to the changes resulting from the closure of the Mound Facility; and

NOW, THEREFORE, for the following-described consideration, the parties hereto agree as follows:

**I. DESCRIPTION OF PROPERTY:**

- A. In consideration of the payment hereinafter agreed to be paid by Buyer to Seller, and in consideration of the covenants of the respective Parties hereto, each to the other to be performed by them at the time and in the manner hereinafter provided, the Parties do hereby agree to the following transaction:

The purchase of real estate and improvements thereto located in Montgomery County, Ohio, and as described in Exhibit A, which contains a legal description of the real property, excepting real property excluded from sale as provided in Exhibit B, attached hereto and made a part hereof (hereinafter referred to as the "Premises").

Seller agrees to provide to Buyer an ingress and egress and utility easement to so much of the excluded real estate, known by the Parties as the Operable Unit 1 (OU-1) area, as is necessary for road construction to the west of OU-1 for so long as Buyer uses such easement for a public or private thoroughfare. In addition, Seller will provide Buyer with an easement to the balance of OU-1 terminable upon one hundred eighty (180) days notice from Seller to Buyer or upon less-than 180 days notice should Seller dispose of OU-1. If Seller decides to convey OU-1, Buyer shall have the right to purchase the property upon the same terms and conditions prior to Seller selling to another party.

- B. Accuracy of Description: The description of the Premises set forth in this Agreement, and any other information provided with regard to the Premises, is based on the best information available to the Seller and is believed to be correct, but all error or omission, including, but not limited to, the omission of any information related to the description available to the Seller or any other Federal agency, shall not constitute grounds or reason for nonperformance of this Agreement or any claim by the Buyer against the Seller. The Seller will, at no expense to it, cooperate in executing and delivering quit claim deeds necessary to convey omitted land intended to be included in the Premises and to correct any description of the Premises.

## **II. PURCHASE PRICE AND OTHER CONSIDERATION:**

- A. Seller agrees to sell and the Buyer agrees to buy the entire Premises described in Exhibit A for TEN DOLLARS (\$10.00) and other good and valuable consideration, (hereinafter the "purchase price").
- B. Seller has been engaged in environmental remediation work at the excluded property, OU-1. Upon completion of its work at the OU-1 area Seller shall leave the site in a condition that is consistent with, but not necessarily identical to, the adjoining undevelopable properties from the standpoint of appearance, vegetation, drainage, grading, boundary delineation and vegetation maintenance. In no event shall any use of the above-mentioned easements or the final OU-1 condition/appearance conflict with the final Record of Decision for OU-1, which takes precedence over any statement or agreement herein.

## **III. CONVEYANCE:**

Seller agrees to convey the entire Premises by discrete parcels, subject to the Comprehensive Environmental Response, Compensation and Liabilities Act (CERCLA) §120(h) which may require coordination with the United States Environmental Protection Agency (USEPA) on each transfer of each discrete parcel. Each discrete parcel shall be conveyed to Buyer via a series of quit claim deed (or deed without warranty) transfers as Seller relinquishes each discrete parcel; when appropriate regulatory agency approval for deed transfer is received; and after completion

of any necessary National Environmental Policy Act (NEPA) review. Upon the Seller's notice to Buyer of readiness to convey any such parcel(s), the Buyer shall accept the tender in a timely manner, not to exceed thirty (30) calendar days from receipt of the notice. Notwithstanding the foregoing, the Parties may mutually agree to defer any conveyance(s) for a reasonable period of time in order to accommodate the Buyer's need to reasonably create economically useful parcel(s). The Buyer shall provide its reasons for deferral, in writing, to the Director, Miamisburg Environmental Management Project, within fifteen (15) calendar days of its receipt of Seller's notice of readiness to convey. Such deferral shall not extend beyond the date when the requirements of CERCLA §120(h) have been satisfied as to the entire Premises nor shall any deferral have any cost impact upon the Seller. If the Parties are unable to agree to the deferral of a conveyance, the matter shall be resolved under Section XXIV as set forth herein.

**IV. TITLE EVIDENCE:**

Buyer reserves the right to procure a title report and/or obtain a title insurance commitment issued by an Ohio licensed title insurer agreeing to issue to Buyer, upon recording of the deed to Buyer, a standard owner's policy of title insurance in the amount of the purchase price (with fee owner's title policy premium to be paid by Buyer), insuring Buyer's good and marketable title to the Premises, subject only to those standard exceptions appearing in the owner's title policy, which from Buyer's reasonable standpoint does not unduly affect title, and those items which shall be discharged by Seller at or before the Closing Date.

**V. INGRESS AND EGRESS:**

Seller warrants that there is ingress and egress to the Premises. Buyer agrees that Seller will be granted at no cost temporary easements as are deemed necessary by Seller after conveyance of any particular parcel(s). Seller agrees to utilize best efforts to avoid interfering with ordinary and reasonable use of conveyed parcels. The USEPA and the Ohio Environmental Protection Agency (OEPA) and/or their Authorized Representatives shall have the authority to enter the Premises at all reasonable times for purposes consistent with the Federal Facilities Agreement (FFA).

**VI. DOCUMENTARY STAMPS AND COST OF RECORDING:**

The Buyer shall pay all taxes and fees imposed on these transaction(s) and shall obtain at Buyer's own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by the Federal, State, and local law. All instruments of conveyance and security documents shall be recorded in the manner prescribed by State and local recording statutes at the Buyer's expense.

**VII. CLOSING PROCEDURE:**

Buyer and Seller will conduct closings at the transfer of each discrete parcel to assure that conditions for transfer have been met. The consideration payable by Buyer shall be made at the closing for the first discrete parcel.

**VIII. PRORATIONS:**

Taxes, assessments, insurance, and other expenses and revenue of the Premises, if any, shall be prorated through the day prior to closing for each parcel. The costs for all utility and other support service contracts as they pertain to each parcel will be the responsibility of the Buyer after the date and time of closing for each parcel. In the event such services are provided under Seller's utility or support service contracts, Buyer shall be billed the costs associated with each of its parcels and shall make payment within thirty (30) calendar days of receipt of an invoice. This does not imply an obligation on Buyer's part to retain such contracts after transfer of any discrete parcel.

**IX. DOCUMENTS FOR CLOSING:**

Prior to the closing upon any discrete parcel, Seller shall furnish or cause to be furnished, for Buyer's review, copies of the Quit Claim Deed or Deed Without Warranty, and closing statements.

**X. PLACE OF CLOSING:**

Closing shall be held at the offices of Seller, in the City of Miamisburg, Ohio or such other place as may be agreed upon.

**XI. RESTRICTIONS, EASEMENTS AND LIMITATIONS:**

Buyer shall take title subject to zoning regulations and restrictions appearing on the plat or otherwise common to the subdivision; public utility easements of record; taxes from the date of closing and subsequent years; and any other matters in the title report.

**XII. SUCCESSORS AND ASSIGNS:**

The covenants, provisions and agreements herein contained shall in every case be binding on and inure to the benefit of the Parties hereto respectively, and their respective successors. The rights and responsibilities under this Sales Contract may not be assigned by Buyer without the written consent of the Seller. Seller hereby consents to the assignment of Buyer's rights to indemnity provided in Article XXII.

### **XIII. BROKER:**

Seller and Buyer warrant and represent to each other, respectively, that they have engaged no real estate broker with respect to purchase of the Premises.

### **XIV. CONDITION OF PREMISES:**

It is understood and agreed that the Premises will be cleaned by the Seller to an "industrial use" standard as set forth in Section XVI of this Sales Contract. Except for the effects of Seller's plans for remediation activities, deferral of the transfer of any property to Buyer hereunder, and reasonable wear and tear, all buildings, utilities, and other property conveyed will be transferred in "as is" and "where is" condition as of January 23, 1998, without any warranty or guarantee, expressed or implied, of any kind or nature, except as otherwise expressly stated in this Sales Contract. Notwithstanding the foregoing, the Seller shall not be obligated to repair, replace or rebuild any structures required to be totally or partially removed as a result of remediation activities. Except as provided for in Section XXII, the Seller shall not be responsible for any liability to the Buyer or third persons arising from such condition of the Premises. The failure of the Buyer to inspect fully the Premises, or to be fully informed as to the condition thereof, will not constitute grounds for any noncompliance with the terms of this Sales Contract.

### **XV. RISK OF LOSS:**

If the Premises or any portion thereof are damaged by fire or other casualty prior to closing, Seller shall have no obligation to repair or rebuild the Premises. In the event such casualty occurs, Buyer shall complete the purchase on the terms presented herein, and accepts the Premises in its then "as is" condition. In the event of total loss of a facility or building prior to closing, Seller will be responsible for debris removal and grading.

### **XVI. WARRANTIES AND REPRESENTATIONS:**

- A. (1) Seller represents and warrants under its enabling legislation, the Atomic Energy Act, that (i) it has the full capacity, power and authority to enter into and perform this Sales Contract and the transactions contemplated herein, and (ii) the execution, delivery and performance by Seller of this Sales Contract has been duly authorized and approved by all necessary governmental action on the part of the Seller (except for as noted herein).
- (2) Buyer represents and warrants that (i) it is a corporation, duly organized and in good standing under the laws of the State of Ohio, (ii) it has full capacity, power and authority to enter into and perform this Sales Contract and the transaction contemplated herein, and (iii) the execution, delivery and performance by Buyer of this Sales Contract have been duly and validly authorized and approved by all necessary action on the part of Buyer.

- B. To the best of the Seller's knowledge there are no facts known to Seller materially affecting the value and condition of the Premises which are not readily observable by Buyer or which have not been disclosed to Buyer. The Parties acknowledge that in the course of the cleanup of the Premises, additional facts regarding the value and condition of the Premises will be identified and that such facts shall be disclosed to Buyer in a timely manner.
- C. Acceptance of Property: Prior to the conveyance of any discrete parcel, the Buyer shall acknowledge that it has reviewed the existing environmental reports provided by Seller for DOE's Mound Facility, Miamisburg, Ohio. Prior to the transfer of any discrete parcel, Buyer will be provided with an environmental summary of any hazardous constituents remaining on the property and an opportunity to inspect the parcel(s) being transferred.
- D. Notice of Hazardous Substances: Pursuant to §120(h)(1) of CERCLA, 42 U.S.C §9620(h)(1), and 40 CFR Part 373, the Government has made a complete search of its records concerning the Premises. These records indicate that hazardous substances, as defined by §101(14) of CERCLA, have been stored, disposed, or generated on the Premises during the time the Premises were owned by the Government. Exhibit C, attached hereto, more fully describes and documents the quantities of hazardous substances released or disposed of on the Premises by the Seller as of the date hereof. The Premises are listed on the National Priorities List and Seller agrees to meet all CERCLA §120(h) obligations associated with the transfer of the Premises.
- E. Remedial Action Covenant: All remedial action necessary to protect human health and the environment with respect to any such substances remaining on the Premises has been or will be taken before the date of transfer, and any additional remedial action found to be necessary by regulatory authorities with jurisdiction over the property due to contamination or hazardous substances present or in existence on the Premises as of closing, shall be conducted by the Seller.
- F. With respect to each parcel conveyed, the representations and warranties of Seller and Buyer contained in this Section XVI shall survive the closing.
- G. Seller has cleaned or will clean the Premises to an "industrial use" standard consistent with the exposure assumptions provided in the "Mound 2000 Residual Risk Evaluation Methodology," dated January 6, 1997 and endorsed by the USEPA and the OEPA, and attached hereto as Exhibit D and the Mound Building Disposition Process, as approved by USEPA and OEPA.

**XVII. FACILITY ENVIRONMENTAL PERMITTING:**

The Premises and the operations thereon are currently the subject of multiple environmental permits issued by various Federal, State, and local agencies. Some of the permits may be assigned or may be amended to encompass the operations of the Buyer. Seller agrees that it will cooperate in all applications sought by Buyer to acquire replacement permits for Buyer's operations and usage, where appropriate. If it is mandated by the appropriate regulatory agency that Buyer apply for a particular permit or assume the assignment of a particular permit, Buyer will make every reasonable effort to do so in a timely manner. Buyer is hereby notified that Seller's EPA identification number will not be transferred. Buyer is solely responsible, at its cost, for obtaining any Governmental approvals or permits that Buyer may need in connection with the transactions contemplated by this Sales Contract. Buyer's acquisition of such approvals or permits is not a condition precedent to the closing.

**XVIII. OTHER AGREEMENTS:**

No prior, present, or contemporaneous agreements shall be binding upon Buyer or Seller unless specifically referenced in this Sales Contract. No modification or change in this Sales Contract shall be valid or binding upon the Parties unless in writing and executed by a representative authorized to contract for each Party.

**XIX. NOTICES:**

Any notices required under this Sales Contract shall be forwarded to Buyer or Seller respectively by Registered or Certified mail, return receipt requested, or by overnight delivery, at the following addresses:

Realty Officer  
U.S. Department of Energy  
EM Consolidated Business Center  
250 E. 5<sup>th</sup> Street, Suite 600  
Cincinnati, OH 45202

President  
Miamisburg Mound Community Improvement Corporation  
P. O. Box 232  
Miamisburg, OH 45343-0232

**XX. LIMITATION OF BUYER'S AND SELLER'S OBLIGATION:**

- A. The responsibilities of the Seller, as described in this Sales Contract, are subject to the availability of appropriated Environmental Management program funds for cleanup of the Miamisburg Environmental Management Project and the Anti-Deficiency Act, 31 USC §§ 1341 and 1517. In the event that the remediation of any portion of the Mound Facility is extended beyond February 2, 2010, the Buyer will, at Buyer's option, be relieved from any further performance under this Sales Contract. Buyer must exercise such option by providing written notice to Seller on or before December 1, 2009. Should Buyer choose to exercise this option, then Buyer shall: (i) remit to Seller any profits received from the sale of any parcels to the extent such profits have not been invested into the Mound Facility, and (ii) provide such information and data as are requested by Seller to determine the profits and extent of investment in the Mound Facility. Notwithstanding the foregoing, the Seller will, commencing on October 1, 2008, and continuing until this Sales Contract is concluded, provide to the Buyer an annual written report on the current remediation schedule and such report will include the projected completion dates for remediation of all portions of the Premises.
  
- B. The Buyer shall, to the extent permitted under applicable law, indemnify and defend the United States against, and hold the United States harmless from damages, costs, expenses, liabilities, fines, or penalties incurred by Seller and/or third parties and resulting from Buyer's activities on the Premises, or any part thereof, including releases or threatened releases of, or any other acts or omissions related to, any hazardous wastes, substances, or materials by the Buyer and any subsequent lessee of the Premises or any subdivision thereof, their officers, agents, employees, contractors, sublessees, licensees, or the invitees of any of them.

**XXI. RIGHT OF ACTION:**

The provisions of this Sales Contract are not intended to benefit third persons, and breach thereof shall not be the basis for a cause of action by such third person against either Party.

**XXII. SELLER'S INDEMNIFICATION:**

In connection with this sales agreement, the Secretary of Energy agrees that Seller hereby indemnifies the Buyer, its successors and assigns, transferees, lenders and lessees, according to the provisions of 50 USCS 2811(b) and as limited by the scope, purposes and conditions contained in 50 USCS § 2811. This agreement to indemnify shall survive the closing of sales of land under this Agreement.

**XXIII. OFFICIALS NOT TO BENEFIT:**

No member of or delegate to the Congress, or resident commissioner, shall be admitted to share any part of this Sales Contract or to any benefit that may arise therefrom, but this provision shall not be construed to extend to the Sales Contract if made with a corporation for its general benefit.

**XXIV. DISPUTES:**

- A. Except as otherwise provided in this Sales Contract, any dispute concerning a question of fact arising under Section III of this Sales Contract which is not disposed of by agreement between the Parties shall be decided by the Director, Miamisburg Environmental Management Project (MEMP), or his successor in function. The Director, MEMP, shall within twenty (20) calendar days mail or otherwise furnish a written decision to the Buyer. The decision of the Director, MEMP, shall be final and conclusive unless, within twenty (20) calendar days from the date of receipt of such copy, the Buyer mails or otherwise furnishes to the Director, MEMP, a written appeal addressed to the Director of the Environmental Management, Consolidated Business Center (EMCBC). The decision of the Director, EMCBC, this officer's successor, or the duly authorized representative for the determination of such appeals shall be presented in writing within twenty (20) calendar days from receipt of notice of appeal and shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent or capricious, or arbitrary, or so grossly erroneous as necessarily to imply bad faith, or not supported by substantial evidence. In connection with any appeal proceeding under this Section, the Buyer shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending final decision of a dispute under this Section, the Buyer shall proceed diligently with the performance of this Sales Contract in accordance with the decision of the Director, MEMP.
- B. This Section shall not preclude consideration of questions of law in connection with decisions provided for herein. Nothing in this Section, however, shall be construed as making final the decision of any administrative official, representative, or board on a question of law.

**XXV. PLANNING AND DEVELOPMENT:**

- A. The Seller is aware that the Buyer is acquiring the Premises for development for industrial use. Accordingly, the Seller agrees that it shall cooperate reasonably with the Buyer and sign such documents and undertake such other acts, without incurring costs or liability, that are necessary for the Buyer to complete the planning, zoning, and development of the Premises, the resale and marketing of any portion of the

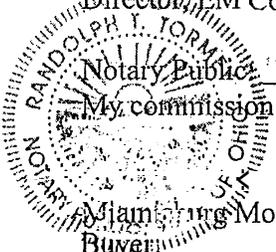
Premises, and the formation and operation of special districts, metropolitan districts, and other quasi-governmental entities organized for the purpose of providing infrastructure facilities and services to or for the benefit of the Premises.

- B. Without incurring costs or liability, the Seller will cooperate reasonably with the Buyer by signing such documents necessary for the Buyer to apply to the Auditor and to the Treasurer of Montgomery County, Ohio, for tax valuation reduction with regard to the Premises. Upon request by the Buyer, accompanied by a legal description, the Seller will execute and deliver to and in the name of the Buyer one or more easements, for subsequent re-grant to local utility providers, for the purpose of installing new utility systems and relocating any existing systems, on any portion of the Premises. Other easements include, without limitation, easements for ingress and egress and private utility lines required in connection with any portion of the Premises being conveyed. Such easement documents shall be in form and content reasonably satisfactory to the Seller and Buyer.

IN WITNESS WHEREOF, the Parties, by and through their authorized representatives have executed the foregoing Sales Contract, effective the date first above written.

United States of America by and through the Department of Energy  
Seller:

By: *Jack R. Craig*  
Jack R. Craig  
Director, EM Consolidated Business Center

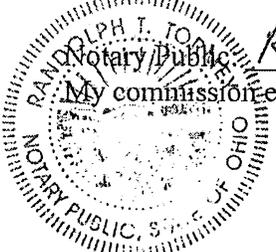


Notary Public: *Randolph Torney* 8-28-08  
My commission expires: \_\_\_\_\_

**RANDOLPH T. TORNEY**  
NOTARY PUBLIC-STATE OF OHIO  
My Commission Has No Expiration Date  
(O.R.C. Section 147.03)

*James Mound Community Improvement Corporation*  
Buyer

By: *Michael J. Grauwelman*  
Michael J. Grauwelman, President



Notary Public: *Randolph Torney* 8-28-08  
My commission expires: \_\_\_\_\_

**RANDOLPH T. TORNEY**  
NOTARY PUBLIC-STATE OF OHIO  
My Commission Has No Expiration Date  
(O.R.C. Section 147.03)

**EXHIBIT A**  
Legal Description of Mound

**EXHIBIT B**  
The "OU-1" area as shown in the attached diagram to be finally determined in the final Record of Decision for the OU-1 area.

**EXHIBIT C**  
CERCLA Notice of Hazardous Substances

**EXHIBIT D**  
Mound 2000 Residual Risk Evaluation Methodology

## EXHIBIT A

### 1) LEGAL DESCRIPTION

Situate in the State of Ohio. County of Montgomery, in the City of Miamisburg, being a part of section 30 and fractional sections 35 and 36. Town 2. Range 5, Miami Rivers Survey (M.R.S.), and being all of city lots numbered 3259, 2290, 3777, 4778, 4779, 6127 and 6128, and part of out lot 6 lying within the corporation limits of the City of Miamisburg, being all of the tracts of land conveyed to the United States of America by instruments as recorded in Deed Book 1314 pages 10, 12, 15, and 17, Deed Book 1215, page 347, Deed Book 1214 page 248, Deed Book 1246 page 45, Deed Book 1258 page 74, Deed Book 1258 page 56, Deed Book 1256 page 179, Micro-Fiche 81-376A01, and Micro-Fiche 81-323A11 of the Deed Records of said County; and being more particularly bounded and described with bearings referenced to the Ohio State Plane Coordinate System, South Zone, as follows:

Beginning at a spike found (0.5' deep) and reset in concrete, being the Southwest corner of said section 30 and the Southeast corner of fractional section 36, said point being in the center of Benner Road (40 feet R/W) and being referenced North  $84^{\circ} 28' 10''$  West 3102.92 feet from a spike found (0.5' deep) at the intersection of the centerline of Mound Road (60 feet R/W) with the centerline of said Benner Road in said Miami Township, and being the true point of beginning for the land herein described: thence along the centerline of Benner road South  $66^{\circ} 32' 35''$  West 958.79 feet to a railroad spike found and reset in concrete; thence continuing along said centerline of Benner Road South  $73' 18' 20''$  West 31.01 feet to a railroad spike found and reset in concrete, being a point in the East right-of-way line of the abandoned Miami and Erie Canal; thence leaving Benner Road and with said East right-of-way line for the following four courses: North  $14^{\circ} 05' 35''$  West 62.14 feet to an iron pin found; thence North  $14^{\circ} 11' 50''$  West 440.75 feet to an iron pin found; thence North  $14^{\circ} 47' 30''$  West 259.93 feet to an iron pin found; thence North  $14^{\circ} 45' 50''$  West 546.20 feet to an iron pin found and reset in concrete in the East right-of-way line of the Consolidated Railway Corporation; thence with said Conrail right-of-way line for the following 10 courses: North  $75^{\circ} 00' 55''$  East 85.04 feet to an iron pin found and reset in concrete; thence North  $37^{\circ} 16' 35''$  East 96.65 feet to an iron pin set in concrete; thence North  $80^{\circ} 28' 05''$  East 66.00 feet to an iron pin found and reset in concrete; thence North  $09^{\circ} 31' 55''$  West 499.80 feet to a concrete monument found; thence North  $09^{\circ} 26' 35''$  West 696.85 feet to an iron pin set in concrete; thence North  $0^{\circ} 48' 25''$  West 616.81 feet to a concrete monument found; thence North  $84^{\circ} 43' 35''$  East 75.08 feet to an iron pin set in concrete; thence along the arc of a curve to the right having a radius of 3669.83 feet, being concentric with and 150 feet distant, measured Eastwardly at right angles, from the centerline between main tracks of said railroad; for a distance of 744.94 feet to a concrete monument set, the chord of said curve bears North  $03^{\circ} 17' 05''$  East 743.66 feet; thence South  $84^{\circ} 39' 20''$  East 150.34 feet to a concrete monument set; thence along the arc of a curve to the right having a radius of 3519.53 feet, being concentric with and 300 feet distant, measured Eastwardly at right angles, from the centerline between main tracks of said railroad, for a distance of 1640.97 feet to a

concrete monument found, the chord of said curve bears North 22° 36' 55" East 1626.15 feet; thence leaving said railroad right-of-way line South 84° 14' 50" East 102.31 feet to a concrete monument found; thence South 05° 37' 45" West 90.03 feet to a concrete monument found; thence North 65° 35' 50" East 809.36 feet to an iron pipe found and being referenced South 05° 47' 45" West 130.89 Feet from a concrete monument found at the Northwest corner of said section 30 and the Northeast corner of fractional section 36; thence South 85° 04' 55" East 1023.90 feet to a concrete monument found: thence North 06° 53' 15" East 231.00 feet to a concrete monument found on the West right-of-way line of Mound Road (60 feet R/W); thence South 84° 38' 15" East 30.00 feet to an iron pin set in the centerline of Mound Road; thence South 06° 53' 15" West 100.00 feet to an iron pin set; thence South 84° 38' 15" East 193.40 feet to a concrete monument set; thence along the centerline of Mound Road South 05° 32' 40" West 2709.36 feet to a railroad spike found, thence leaving said Mound Road North 85° 28' 30" West 111.00 feet to an iron pipe found; thence South 07° 06' 55" East 714.44 feet to a concrete monument found; thence South 83° 59' 35" East 34.19 feet to a concrete monument found; thence South 04° 42' 45" West 2010.06 feet to a railroad spike found (0.1' deep) and reset in concrete located in the center of Benner Road; thence along the centerline of Benner Road North 84° 29' 45" West 1333.66 feet to the true point of beginning containing 305.16 acres more or less, and subject to all legal highways and easements of record.

(This description based upon an actual field survey of the described land conducted May, 1982. The description was prepared by Lockwood, Jones & Beals, Dayton, Ohio)

# Exhibit B

