

Description of  
 The Westerly Portion of  
 Southwestern Portland Cement Company  
 Old U. S. Steel Site  
 Clark and Greene Counties, Ohio

September 26, 1997  
 Page 5

- 6) South fifty degrees forty minutes no seconds East (S50°40'00"E) for six hundred ten and 00/100 feet (610.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 7) South fifty-three degrees thirty-five minutes no seconds East (S53°35'00"E) for six hundred forty and 00/100 feet (640.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 8) North no degrees no minutes no seconds East (N00°00'00"E) for seventy-five and 00/100 feet (75.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 9) South forty degrees no minutes no seconds East (S40°00'00"E) for four hundred eighty and 00/100 feet (480.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 10) South forty-four degrees thirty minutes no seconds East (S44°30'00"E) for four hundred fifteen and 00/100 feet (415.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 11) South six degrees no minutes no seconds East (S06°00'00"E) for one hundred thirty and 00/100 feet (130.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 12) South forty degrees no minutes no seconds West (S40°00'00"W) for two hundred twenty and 00/100 feet (220.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 13) South sixty-three degrees no minutes no seconds West (S63°00'00"W) for one hundred and 00/100 feet (100.00') to a 5/8 inch iron pin with a Woolpert cap (set);
- 14) South forty degrees no minutes no seconds West (S40°00'00"W) for one hundred eighty-nine and 78/100 feet (189.78') to a 5/8 inch iron pin with a Woolpert cap (set);
- 15) South thirty-four degrees thirty minutes no seconds East (S34°30'00"E) for two hundred eighty-eight and 16/100 feet (288.16') to a set railroad spike in the centerline of State Route 444;

thence along the centerline of said State Route 444, South fifty-five degrees sixteen minutes thirty-eight seconds West (S55°16'38"W) for eighty-seven and 94/100 feet (87.94') to a railroad spike set at the northeast corner of a tract of land conveyed to C. J. And H. L. Perry as recorded in Official Record Volume 266, Page 809, Greene County Records, said point being in the centerline of Sandhill Road;

thence the following two (2) courses along the centerline of said Sandhill Road:

- 1) North eighty-three degrees thirty minutes forty-one seconds West (N83°30'41"W) for six hundred thirteen and 96/100 feet (613.96') to a railroad spike set at the northeast corner of a tract of land conveyed to Joe W. And Betty L. Flatter as recorded in Official Record Volume 362, Page 425;

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September 26, 1997  
 Page 6

2) along the north line of said Flatter land and said line's westward extension, said extension being the north line of a tract of land conveyed to St. Christopher's Episcopal Church as recorded in Deed Book 487, Page 458, Greene County Records; the north line of Loves Northern Hills Plat as recorded in Plat Volume 3, Page 4, the north line of Loves Northern Hills Plat, Section One as recorded in Plat Volume 3, Page 39, and the north line of M. M. Tritt Plat, all of the Greene County Records, North eighty-four degrees seven minutes thirty-one seconds West (N84°07'31"W) for one thousand six hundred five and 82/100 feet (1605.82') to a railroad spike set at the southeast corner of a tract of land conveyed to the City of Fairborn as recorded in Deed Volume 488, Page 121, Greene County Records;

thence departing said Sandhill Road and along the east lines of said City of Fairborn land and in part along the City of Fairborn corporation line for the following three (3) courses:

- 1) North five degrees forty minutes fifty-one seconds East (N05°40'51"E) for two hundred seventy-one and 69/100 feet (271.69') to a 5/8 inch iron pin with a Woolpert cap (set);
- 2) North thirty-nine degrees twenty-one minutes nineteen seconds West (N39°21'19"W) for seven hundred fourteen and 60/100 feet (714.60') to a 5/8 inch iron pin with a Woolpert cap (set);
- 3) North five degrees sixteen minutes one second East (N05°16'01"E) for five hundred eighty-one and 11/100 feet (581.11') to a 5/8 inch iron pin with a Woolpert cap (set) at the northeast corner of said City of Fairborn land;

thence along the north line of said City of Fairborn land, and said lines westward extension, said extension being the north line of a tract of land conveyed to the United States of America as recorded in Deed Volume 201, Page 451, Greene County Records, North eighty-three degrees fifty-one minutes forty-one seconds West (N83°51'41"W) for six hundred fifty-two and 32/100 feet (652.32') to a 5/8 inch iron pin with a Woolpert cap (set) in the remains of a Linden Tree stump in the west line of said Section 22, said line also being the east line of another tract of land conveyed to the United States of America as recorded in Deed Volume 201, Page 449;

thence along the west line of said Section 22 and said United States land, North five degrees one minute forty-three seconds East (N05°01'43"E) for one thousand three hundred forty-four and 18/100 feet (1344.18') to the point of beginning, containing one hundred forty-eight and 982/1000 (148.982) acres, more or less, in Clark County and one hundred thirty-eight and 237/1000 (138.237) acres, more or less in Greene County, for a total of two hundred eighty-seven and 219/1000 (287.219) acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

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September 26, 1997  
Page 7

This parcel is subject to existing road rights-of-way. The right-of-way for Haddix Road (Clark County) contains no and 171/1000 (0.171) acres, more or less. The right-of-way for Sandhill Road and State Route 444 (Greene County) contains one and 098/1000 acres, more or less.

This results in a net acreage of one hundred forty-eight and 811/1000 (148.811) acres, more or less, in Clark County and one hundred thirty seven and 139/1000 (137.139) acres, more or less, in Greene County. The total net acreage is two hundred eighty-five and 950/100 (285.950), more or less.

This description was prepared from a field survey performed by Woolpert during February of 1995 through August of 1997, with bearings based upon The Ohio State Plane Coordinate System (South Zone).

WOOLPERT LLP

*Paul F. MacCallum*

Paul F. MacCallum  
Ohio Professional Surveyor #7561





DESCRIPTION OF AN  
AN INGRESS/EGRESS EASEMENT  
SANDHILL ROAD AND S. R. 444  
GREENE COUNTY, OHIO  
SEPTEMBER 26, 1997

Situate in Section 22, Township 3, Range 8 M.Rs, City of Fairborn, County of Greene, State of Ohio, and being a permanent easement for ingress/egress purposes over part of a tract of land conveyed to Southdown, Inc. as recorded in Deed Volume 527, Page 647 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Greene County Recorders Office, unless noted otherwise), said permanent easement being more particularly described as follows:

Beginning at a railroad spike (set) at the centerline intersection of State Route 444 and Sandhill Roads, said point being in the northwesterly line of said Southdown land;

thence along the centerline of said State Route 444 and the northwesterly line of said Southdown land for the following two (2) courses:

- 1) North fifty-five degrees sixteen minutes thirty-eight seconds East (N55°16'38"E) for eighty-seven and 94/100 feet (87.94');
- 2) North fifty-five degrees one minute eleven seconds East (N55°01'11"E) for forty-two and 06/100 feet (42.06');

thence over said Southdown land for the following two (2) courses:

- 1) South thirty-four degrees fifty-eight minutes forty-nine seconds East (S34°58'49"E) for three hundred and 00/100 feet (300.00');
- 2) South fifty-five degrees one minute eleven seconds West (S55°01'11"W) for one hundred ninety-one and 20/100 feet (191.20') to a point in the southwesterly line of said Southdown land, said line also being the centerline of a sixty foot (60') wide access easement as recorded in Deed Book 527, Page 642 and Deed Book 527, Page 661;

thence along the southwesterly line of said Southdown land and said easement centerline for the following two (2) courses:

- 1) North twenty-three degrees fifty minutes one second West (N23°50'01"W) for two hundred twenty-two and 10/100 feet (222.10');
- 2) North thirty-four degrees forty-eight minutes sixteen seconds West (N34°48'16"W) for eighty-two and 57/100 feet (82.57') to a point in the centerline of said State Route 444 and a corner of said Southdown land;

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