The 326 Acre Parcel

Situated in the Township of Cross Creek, County of Jefferson and the State of Ohio; Known as being part of Section 2 and Section 8, Township 6 of Range 2, also being the tract of Cyprus Amax Mineral Company as recorded in Volume 912, Page 561 of Official Record, said tract being more particularly described as follows:

Beginning at a 5/8" iron pin, w/cap, set on the North line of Section 8 at the Northeast corner of a 40.923 acre tract of J. McFall as recorded in Volume 786, Page 833 of Official Record and the TRUE PLACE OF BEGINNING,

Thence with the North line of Section 8, South 89°-23'46" East 2545.16' feet to a 5/8" iron pin, w/cap, set at the Northwest corner of a 0.051 acre tract of P.C.C. & St. L. Railroad as recorded in Volume 55, Page 328 of Deed Records,

Thence with said 0.051 acre tract, South 45°-43'-47" East 94.57' feet to a 5/8" iron pin, w/cap, set on the East line of Section 8,

Thence with the East line of Section 8 and the West line of a 13.521 acre tract of P.C.C. & St. L. Railroad as recorded in Volume D#2, Page 544 of Deed Records, South 00°-51'-23" West 480.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said 13.521 acre tract and a South line of a 14.054 acre tract of B. Weldon as recorded in Volume 58, Page 53 of Official Record, South 89°-33'-37" East 181.50' feet to a point in creek, passing through a 5/8" iron pin, w/cap, set at 106.50 feet as reference,

Thence with said Weldon tract, South 23°-26'-23" West 198.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said Weldon tract, South 14°-58'-37" East 528.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said Weldon tract, South 33°-23'-31" East 222.80' feet to a point in Cross Creek on the Northerly right-of-way of the Wheeling and Lake Erie Railroad as recorded in Volume 19, Page 620 of Official Record,

Thence with said railroad and a curve to the left, 935.41' feet to a 5/8" iron pin, w/cap, set, said curve having a delta angle of 09°-04'-06", a radius of 5910.15' feet and a chord bearing of South 44°-38'-53" West 934.44' feet,

Thence with said railroad, South 40°-06'-39" West 101.81' feet to a 5/8" iron pin, w/cap, set at the intersection of a spur of said railroad,

Thence with the North right-of-way of said spur and a curve to the right, 435.58' feet to a 5/8" iron pin, w/cap, set, said curve having a delta angle of 44°-40'-13", a radius of 558.686' feet and a chord bearing of North 82°-20'-31" West 424.63' feet,

Thence with said spur, North 60°-00'-23" West 175.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said spur and a curve to the left, 472.71' feet to a 5/8" iron pin, w/cap, set, said curve having a delta angle of 54°-54'-01", a radius of 493.339' feet and a chord bearing of North 87°-27'-24" West 454.84' feet,

Thence with said spur, South 65°-05'-36" West 389.66' feet to a 5/8" iron pin, w/cap, set,

Thence with said spur, South 24°-54'-24" East 30.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said spur, North 65°-05'-36" East 389.66' feet to a 5/8" iron pin, w/cap, set,

Thence with said spur and a curve to the right, 443.97' feet to a 5/8" iron pin, w/cap, set, said curve having a delta angle of 54°-54'-01", a radius of 463.339' feet and a chord bearing of South 87°-27'-24" East 427.18' feet,

Thence with said spur, South 60°-00'-23" East 175.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said spur and a curve to the left, 418.40' feet to a 5/8" iron pin, w/cap, set on the right-of-way of the main line, said curve having a delta angle of 40°-43'-20", a radius of 588.686' feet and a chord bearing of South 80°-22'-04" East 409.65' feet,

Thence with the main line right-of-way, South 40°-06'-25" West 155.92' feet to a 5/8" inch iron pin, w/cap, set at the intersection of a second spur,

Thence with the North right-of-way of second spur and a curve to the right, 250.81' feet to a 5/8" iron pin, w/cap, set, said curve having a delta angle of 25°-43'-20", a radius of 558.686' feet and a chord bearing of North 85°-58'-36" West 248.71' feet,

Thence with said spur, North 73°-06'-56" West 82.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said spur and a curve to the left, 306.63' feet to a 5/8" iron pin, w/cap, set, said curve having a delta angle of 29°-50'-38", a radius of 588.686' feet and a chord bearing of North 86°-09'-21" West 303.18' feet,

Thence with said spur, South 76°-23'-04" West 153.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said spur, South 13°-36'-56" East 30.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said spur, North 76°-23'-04" East 153.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said spur and a curve to the right, 290.74' feet to a 5/8" iron pin, w/cap, set, said curve having a delta angle of 29°-49'-00", a radius of 588.686' feet and a chord bearing of North 85°-51'-20" East 287.47' feet,

Thence with said spur, South 73°-06'-56" East 82.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said spur and a curve to the left, 238.35' feet to a 5/8" iron pin, w/cap, set on the Westerly right-of-way of the main line, said curve having a delta angle of 23°-17'-45", a radius of 588.686' feet and a chord bearing of South 84°-45'-50" East 237.71' feet,

Thence with the main line right-of-way, South 35°-56'-01" West 1016.73' feet to a 5/8" iron pin, w/cap, set,

Thence with the main line right-of-way, North 76°-12'-10" West 229.79' feet to a 5/8" iron pin, w/cap, set,

Thence with the main line right-of-way, South 13°-47'-49" West 464.60' feet to a 5/8" iron pin, w/cap, set,

Thence with the main line right-of-way, South 35°-19'-23" West 300.30' feet to a 5/8" iron pin, w/cap, set,

Thence with the main line right-of-way, South 32°-23'-25" West 259.30' feet to a 5/8" iron pin, w/cap, set,

Thence with the main line right-of-way, South 44°-30'-35" West 388.30' feet to a 5/8" iron pin, w/cap, set,

Thence with the main line right-of-way, South 53°-29'-55" West 224.68' feet to a 5/8" iron pin, w/cap, set,

Thence with the main line right-of-way, South 85°-28'-56" West 483.68' feet to a 5/8" iron pin, w/cap, set,

Thence with the main line right-of-way, South 64°-10'-29" West 1351.18' feet to a point in the creek,

Thence with the main line right-of-way, South 83°-46'-01" West 365.35' feet to a point in the creek at the Southeast corner of a 0.434 acre tract of G. & P. Bickerstaff as recorded in Volume 527, Page 651 of Official Record,

Thence with the East line of said 0.434 acre tract, North 02°-36'-00" East 165.22' feet to a point in County Road 74, passing through a 5/8" iron pin, found at 50.22' and 145.22' feet as reference,

Thence with said road and 0.434 acre tract and the North line of a 0.527 acre tract of G. & P. Bickerstaff as recorded in Volume 158, Page 959 of Official Record, North 72°-03'-32" West 184.19' feet to a 5/8" iron pin, w/cap, set on the North side of said road pavement,

Thence leaving said road and with said 0.527 acre tract, South 02°-36'-00" West, 244.05' feet to a point in the creek on said railroad main line right-of-way, passing through a 5/8" iron pin, w/cap, set at 50.00' and 199.05' feet as reference,

Thence with the main line right-of-way, South 82°-32'-59" West 312.48' feet to a ½" iron pin, w/cap, found on the East line of a 6.0109 acre tract of J. & L. Raymond as recorded in Volume 449, Page 208 of Official Record,

Thence with said Raymond tract and the East line of a 7.943 acre tract of E. Paulman as recorded in Volume 301, Page 631 of Official Record and the East line of a 20.7375 acre tract of J. & L. Raymond as recorded in Volume 449, Page 208 of Official Record, North 07°-00'-55" West 993.29' feet to a 5/8" iron pin, found,

Thence with said 20.7375 acre tract and the East line of a 0.537 acre tract of C. Benzel as recorded in Volume 434, Page 967 of Official Record, North 25°-37'-29" West 230.95' feet to a 5/8" iron pin, found,

Thence with said 0.537 acre tract and the East line of a 2.355 acre tract of M. Benzel as recorded in Volume 293, Page 775 of Official Record, North 16°-59'-00" East 65.89' feet to an axle, found,

Thence with said 2.355 acre tract, North 70°-41'-08" East 99.00' feet to a point in the creek on the West line of a 39.50 acre tract of Gould, Koalmont, Long Run Wildlife Association as recorded in Volume 348, Page 368 of Deed Records, passing through a 5/8" inch iron pin, w/cap, set at 70.00' feet as reference,

Thence with said 39.50 acre tract, South 11°-18'-52" East 759.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said 39.50 acre tract, North 79°-56'-08" East 231.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said 39.50 acre tract, North 45°-11'-08" East 165.00' feet to a 5/8" iron pin, w/cap, set,

Thence with said 39.50 acre tract, North 29°-41'-08" East 247.50' feet to a 5/8" iron pin, w/cap, set,

Thence with said 39.50 acre tract, North 56°-41'-08" East 303.20' feet to a 5/8" iron pin, w/cap, set,

Thence with said 39.50 acre tract, North 00°-48'-52" West 1520.10' feet to a 5/8" iron pin, w/cap, set,

Thence with said 39.50 acre tract, South 89°-18'-29" West 759.86' feet to a point in the creek on the South line of a 1 acre tract of M. Christoff as recorded in Volume 434, Page 35 of Official Record, passing through a 5/8" iron pin, w/cap, set at 659.86' feet as reference,

Thence with said Christoff tract and the South lines of two 1 acre tracts of B. Donley as recorded in Volume 725, Page 547 of Official Record, the South line of a 33.034 acre tract of V. Quinn as recorded in Volume 600, Page 76 of Official Record and the South line of a 0.44 acre tract of Ohio Power Co. as recorded in Volume 338, Page 96 of Deed Records, North 54°-24'-52" East 820.93' feet to a 5/8" iron pin, w/cap, set on the South edge of Township Road 166,

Thence with said Township Road and 33.034 acre tract, North 47°-32'-52" East 387.92 feet to a 5/8" iron pin, w/cap, set,

Thence with said 33.034 acre tract, North 00°-10'-08" West 579.03' feet to a point in the creek on the South line of said McFall tract,

Thence with said McFall tract, South 88°-50'-53" East 1199.01' feet to a stone, found, passing through a 5/8" iron pin, w/cap, set at 100.00' feet as reference,

Thence with said McFall tract, North 01°-00'-43" East 1318.97' feet to an iron pin and THE TRUE PLACE OF BEGINNING, the herein described tract containing 332.427 acres more or less, excepting out a 5.650 acre tract of the residue of a tract of Foote Mineral Co. as recorded in Volume 467, Page 458 of Deed Records and being more particularly described as follows,

Beginning for reference at a 5/8" iron pin, w/cap, set at the Northwest corner of the above 332.419 acre tract on the North line of Section 8 and the Northeast corner of said Eddy tract,

Thence South 01°-00'-43" West 1970.38' feet to a 5/8" iron prin, w/cap, set and THE TRUE PLACE OF BEGINNING,

Thence South 61°-37'-17" East 145.00' feet to a 5/8" iron pin, w/cap, set,

Thence South 37°-00'-43" West 756.28' feet to a 5/8" iron pin, w/cap, set,

Thence North 44°-21'-17" West 354.01' feet to a 5/8" iron pin, w/cap, set,

Thence North 37°-00'-43" East 650.00' feet to a 5/8" iron pin, w/cap, set,

Thence South 61°-37'-15" East 209.01' feet to an iron pin and THE TRUE PLACE OF BEGINNING, there herein described tract containing 5.650 acres more or less, leaving 326.777 acres more or less, 321.265 acres in Section 8 subject to all legal highways, easements or restrictions of record,

The basis of bearing was taken from County Monuments 154 and 155 and based on State Plane Coordinates,

Description of said tract on survey by Bonar Surveying Registered Surveyor #7134, January 8, 2007.

The 6 Acre Parcel

A 5.650 acre tract of the residue of a tract of Foote Mineral Co. as recorded in Volume 467, page 458 of Deed Records and being more particularly described as follows,

Beginning for reference at a 5/8" iron pin, w/cap, set at the Northwest corner of the above 332.419 acre tract on the North line of Section 8 and the Northeast corner of said Eddy tract,

Thence South 01°-00'-43" West 1970.38' feet to a 5/8" iron pin, w/cap, set and THE TRUE PLACE OF BEGINNING,

Thence South 61°-37'-17" East 145.00' feet to a 5/8" iron pin, w/cap, set,

Thence South 37°-00'-43" West 756.28' feet to a 5/8" iron pin, w/cap, set,

Thence North 44°-21'-17" West 354.01' feet to a 5/8" iron pin, w/cap, set,

Thence North 37°-00'-43" East 650.00' feet to a 5/8" iron pin, w/cap, set,

Thence South 61°-37'-15" East 209.01' feet to an iron pin and THE TRUE PLACE OF BEGINNING, the herein described tract containing 5.650 acres more or less.

2540151/25100-0508

1.5 Acre Rail Spur Parcels

BEING A PART OF SECTION 8, TOWNSHIP 6, RANGE 2.

PARCEL "A": Beginning at a point in the northerly right of way line of The Pittsburgh & West Virginia Railway Company, said point being 180.00′ perpendicularly distant from the monumented center line of The Pittsburgh & West Virginia Railway Company at Survey Station 2267 plus 10.64, said point being also at Survey Station 8 plus 66.27 of the established center line of a spur track to Vanadium Corporation of America known as the "High Track", said beginning point being also 258.46 feet, more or less, when measured North 45 deg. 30′ 30″ East from the most westerly corner of The Pittsburgh & West Virginia Railway Company tract of land recorded in Vol. No. 90, page 488 of the Record of Deeds; thence along the northerly right of way line of The Pittsburgh & West Virginia Railway Company South 45 deg. 30′ 30″ West a distance of 24.30 feet to a point; thence along the dividing line between land of the Vanadium Corporation of America and land herein described by a line curving to the right having a radius of 588.686 feet and being 15.00′ from the established center line of said spur track an arc distance of 420.62 feet to a point of tangent, said curve having a chord distance of 411.73 feet when measured North 74 deg. 58′ 08″ West; thence continuing along the dividing line between land of Vanadium Corporation of America and land herein described by a line parallel to and 15.00 feet perpendicularly distant from said established center line of said spur track North 54 deg. 30′ West a distance of 175.00 feet to a point of curve; thence continuing along said dividing line by a line curving to the left having a radius of 463.339 feet and being 15.00 feet radially distant from said established center line, an arc distance of 444.77 feet to a point of tangent said curve having a chord distance of 427.89 feet when measured North 82 deg. 00′ West; thence continuing further along said dividing line by a line parallel to and 15.00 feet perpendicularly distant from said established center line South 70 deg. 30′ West a distance of 389.66 feet to a point; thence continuing further along said dividing line and crossing said established center line at Survey Station 23 plus 18 of said spur track North 19 deg. 30′ West a distance of 30.00 feet to a point; thence continuing along said dividing line by a line parallel to and 15.00 feet perpendicularly distant from said established center line North 70 deg. 30′ East a distance of 389.66 feet to a point of curve; thence continuing further along said dividing line by a line curving to the right, having a radius of 493.339 feet and being 15.00 feet radially distant from said established center line an arc distance of 473.57 feet to a point of tangent, said curve having a chord distance of 455.60 feet when measured South 82 deg. 00′ East; thence continuing further along said dividing line by a line parallel to and 15.00 feet perpendicularly distant from said established center line South 54 deg. 30′ East a distance of 175.00 feet to a point of curve; thence continuing further along said dividing line by a line curving to the left, having a radius of 558.686 feet and being 15.00 feet radially distant from said established center line, an arc distance of 437.84 feet to a point in the northerly right of way line of The Pittsburgh & West Virginia Railway Company, said curve having a chord distance of 426.71 feet when measured South 76 deg. 57′ 03″ East; thence along the northerly right of way line of The Pittsburgh & West Virginia Railway Company South 45 deg. 30′ 30″ West a distance of 25.43 feet to a point in the established center line of spur track to Vanadium Corporation of America, the point of beginning.

Containing an area of 1.0003 acres, more or less.

Together with such additional land as is required in cuttings and embankments to maintain a roadbed 30.00 feet wide at grade.

For prior conveyance, see Volume 353, at page 263 of the Deed Records of Jefferson County, Ohio.

BEING A PART OF SECTION 8, TOWNSHIP 6, RANGE 2.

PARCEL "B": Beginning at a point in the northerly right of way line of The Pittsburgh & West Virginia Railway Company, said point being 180.00 feet perpendicularly distant from the monumented center line of The Pittsburgh & West Virginia Railway Company at Survey Station 2268 plus 66.03, said point being also at Survey Station 8 plus 52.08 of the established center line of spur track to Vanadium Corporation of America, known as the "Low Track", said beginning point being also 103.07 feet, more or less, when measured North 45 deg. 30′ 30″ East from the most westerly corner of The Pittsburgh & West Virginia Railway Company tract of land recorded in Vol. No. 90, page 488 of the Record of Deeds; thence along the northerly right of way line of The Pittsburgh & West Virginia Railway Company South 45 deg. 30′ 30″ West a distance of 21.70 feet to a point; thence along the dividing line between land of the Vanadium Corporation of America and land herein described by a line curving to the right having a radius of 568.686 feet and being 15.00 feet radially distant from the established center line of said spur track, an arc distance of 211.09 feet to a point of tangent, said curve having a chord distance of 209.96 feet when measured North 79 deg. 43′ 22″ West; thence continuing along said dividing line by a line parallel to and 15.00 feet perpendicularly distant from said established center line North 69 deg. 27′ West a distance of 82.00 feet to a point of curve; thence continuing along said dividing line by a line curving to the left, having a radius of 558.686 feet and being 15.00 feet radially distant from said established center line, an arc distance of 297.40 feet to a point of tangent, said curve having a chord distance of 293.91 feet when measured North 84 deg. 42′ West; thence continuing further along said dividing line by a line parallel to and 15.00 feet perpendicularly distant from said established center line South 80 deg. 03′ West a distance of 153.00 feet to a point; thence continuing further along said dividing line and crossing said established center line at Survey Station 16 plus 13 of said spur track North 9 deg. 57′ West a distance of 30.00 feet to a point; thence continuing further along said dividing line by a line parallel to and 15.00 feet perpendicularly distant from said established center line North 80 deg. 03′ East a distance of 153.00 feet to a point of curve; thence continuing further along said dividing line by a line curving to the right, having a radius of 588.686 feet and being 15.00 feet radially distant from said established center line, an arc distance of 313.37 feet to a point of tangent, said curve having a chord distance of 309.68 feet when measured South 84 deg. 42′ East; thence continuing further along said dividing line by a line parallel to and 15.00 feet perpendicularly distant from said established center line, South 69 deg. 27′ East a distance of 82.00 feet to a point of curve; thence continuing further along said dividing line by a line curving to the left, having a radius of 558.686 and being 15.00 feet radially distant from said established center line, an arc distance of 231.79 feet to a point in the northerly right of way line of The Pittsburgh & West Virginia Railway Company, said curve having a chord distance of 230.13 feet when measured South 81 deg. 20′ 08″ East; thence along the northerly right of way line of The

Pittsburgh & West Virginia Railway Company, South 45 deg. 30′ 30″ West a distance of 22.37 feet to a point in the established center line of spur track to Vanadium Corporation of America, the point of beginning.

Containing an area of 0.5248 of an acre, more or less.

Together with such additional land as is required in cuttings and embankments to maintain a roadbed 30.00 feet wide at grade.

2540191/25100-0508