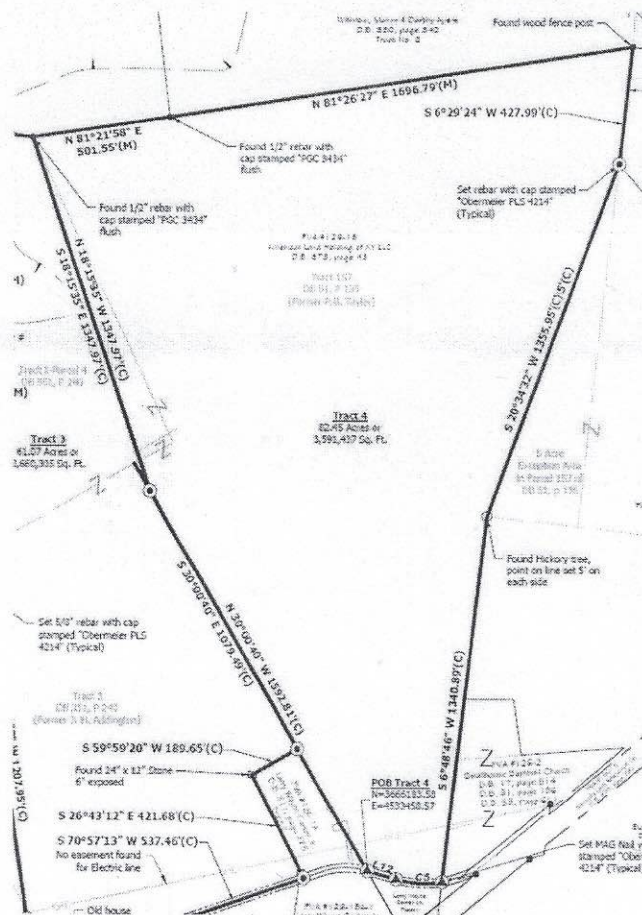


OHIO COUNTY
D453 PG441

DEPICTED AS FOLLOWS:



SUBJECT TO all covenants, declaration, conditions, restrictions, reservations, easements, rights of way and encumbrances visible, by prescription or of record, building, zoning and subdivision laws, ordinances and restrictions, and all matters that would be disclosed by an accurate survey and/or inspection of the real property.

Specifically subject to the right of way of Smallhouse Road, also known as Small House Lane.

ALSO SUBJECT TO a Coal Mining Lease entered into on the 3rd day of February, 2011, with Armstrong Coal Company, Inc., the Short Form of Coal Mining Lease being recorded in D387 at Page 714 in the Office of Ohio County Clerk, Ohio County, Kentucky.

Excepting the coal, oil, gas, gaseous hydrocarbons found in underground coal mine workings and voids, coalbed methane, and other hydrocarbons in gaseous or liquid form associated with in situ coal, and all other mineral estates underlying the surface of the land and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, together with the rights to explore for, mine and remove the same, all in accordance with and subject to the terms and conditions of the Contract.

End of Exhibit A

OHIO COUNTY
D453 PG440

EXHIBIT A

Legal Description

TRACT 4

A part of items 71, and 72 of the American Land Holding of KY, LLC (Cyprus Creek Land Resources, LLC) real estate recorded in Deed Book 373, page 43 in the Office of the Clerk of Ohio County, Kentucky, being Southwest of the community of Equality, Ohio County, Kentucky and lying North of Smallhous Road and 0.7 miles East of Green River in Ohio County, Kentucky, and being more particularly described as follows:

Beginning at a set MAG nail with washer stamped "Obermeier PLS 4214", herein called a set nail and washer, in the center of Smallhous Road, having a Kentucky Single Zone State Plane Coordinate (NAD83) of North 3666183.58, East 4533458.57; thence North 30 degrees 00 minutes 40 seconds West (bearings based upon Kentucky single zone state plane coordinates), 1592.81 feet to a set 5/8" rebar with cap stamped "Obermeier PLS 4214", herein called a set monument; thence North 18 degrees 15 minutes 35 minutes West, passing a set monument at 513.32 feet, for a total distance of 1347.97 feet to a found 1/2" rebar with cap stamped "PGC 3434", flush on the Southerly line of a tract of land conveyed to Garry and Etal Igleheart as described in Deed Book 438, page 209 in said Clerk's Office; thence along said Southerly line, North 81 degrees 21 minutes 58 seconds East, 501.55 feet to a found 1/2" rebar with cap stamped "PGC 3434", flush at the Southwest corner of a tract of land conveyed to Marvin and Dorthy Ayers Withrow, as described in Deed Book 380, page 340 as Tract No. 2 in said Clerk's Office; thence along the Southerly line of said Withrow tract, North 81 degrees 26 minutes 27 seconds East, 1696.79 feet to an existing wood post with set nail and washer at the Northwest corner of a tract of land conveyed to Garry F. and Joel Igleheart, as described in Deed Book 390, page 604 in said Clerk's Office; thence along the Westerly line of said Igleheart tract, South 6 degrees 29 minutes 24 seconds West, 427.99 feet to a set monument at the North corner of a tract of land conveyed to Jonaka Hall and Kimberly Greenwell, as described in Deed Book 377, page 126 in said Clerk's Office, thence along the Westerly line of said Hall tract, South 20 degrees 34 minutes 32 seconds West, 1355.95 feet to an 18" Hickory Tree (called for in historic deeds), witnessed by two set monuments 5.00 feet each side on line; thence continuing along said Hall tract and tracts of land conveyed to Smallhous Baptist Church, as described in Deed Book 17, page 514, Deed Book 31, page 186 and Deed Book 53, page 611 in said Clerk's Office, South 06 degrees 48 minutes 46 seconds West, 1340.89 feet to a set nail and washer in the center of Smallhous Road, being the Northerly line of a tract of land conveyed to Larry Wayne Carter Jr. described in Deed Book 311, page 373 as Tract 1 (conveyed in Will Book 16, page 215) in said Clerk's Office, and being on a non-tangent curve to the right, having a radius of 371.38 feet, from which a chord bears North 86 degrees 55 minutes 48 seconds West, 166.79 feet; thence along the centerline of Smallhous Road the remaining two (2) calls, (1) along said non-tangent curve to the right, 168.22 feet to a set nail and washer; (2) North 73 degrees 57 minutes 13 seconds West, 108.38 feet to the **place of beginning**, containing 3,591,437 square feet or 82.45 acres more or less.

OHIO COUNTY
D453 PG442

EXHIBIT B
TO SPECIAL WARRANTY DEED - PERMITTED EXCEPTIONS

1. Any covenants, conditions, limitations, restrictions, rights-of-way, liens, encumbrances, encroachments, defects, reservations, easements, agreements and other matters of fact or record.
2. Rights of eminent domain, governmental rights of police power and other governmental or quasi-governmental rights, including, without limitation, rights of the public, the State of Kentucky and the municipality in and to that part of the Property, if any, taken or used for roadway purposes.
3. Covenants, conditions, limitations, restrictions, rights, rights-of-way, encumbrances, encroachments, reservations, easements, agreements or other matters of fact or record. Roads, ways, streams or easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.
4. Present and future zoning, subdivision, building, land use, and environmental laws, ordinances, restrictions, resolutions, orders and regulations and all present and future ordinances, laws, regulations and orders of all federal, state, county, municipal or other governments, agencies, boards, bureaus, commissions, authorities and bodies now or hereafter having or acquiring jurisdiction of the Property and the use and improvement thereof.
5. Any encroachments, easements, measurements, variations in area or content, party walls or other facts which a correct survey of the Property would show.
6. Rights of the public to use any part or parts of the Property falling within public roadways.
7. All utility easements and building set-back lines affecting the Property.
8. Any underground feeders, laterals, tiles, cables, conduits, mains and pipes and any drainage ditches or drain tiles and any rights of way for drainage ditches, feeders, tiles and/or laterals, if any.
9. Special assessments hereafter becoming a lien.
10. General property taxes for the current tax fiscal year and subsequent tax fiscal years, none now due and payable.
11. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees. Rights or claims of parties in possession not shown by the public records.
12. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
13. All permitted Exceptions as reflected on the title report and approved in accordance with the terms of the Contract.
14. All Agricultural Leases, if any, in effect as of the Closing Date.

End of Exhibit B