

DESCRIPTION OF A 0.600 ACRE PARCEL

TRACT NO. 2

Situated in the State of Ohio, County of Athens, Township of York, City of Nelsonville and being a part of a parcel of land conveyed to SuperAmerica Group, Inc. (hereinafter referred to as "Grantor") in Official Record 85, Page 642 and located in River Lots 635 and 636 of Section 17, Township 12, Range 15 and being more particularly described as follows:

Commencing for reference at the Southerly corner of Lot No. 395 of the Longstreth Addition to the City of Nelsonville;

Thence S 38° 45' 00" E a distance of 242.88 feet to a point, said point being on the Southwesterly Right of Way line of Chestnut Street and a property corner of the Grantor;

Thence S 38° 42' 55" E continuing along the aforementioned Right of Way line and the Northeasterly property line of the Grantor a distance of 267.04 feet to a bolt found, said bolt being an angle point in the Grantor's Northeasterly property line and the aforementioned Right of Way line;

Thence S 41° 16' 32" E continuing along the Grantor's Northeasterly property line and the aforementioned Right of Way line a distance of 122.31 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence continuing S 41° 16' 32" E along the Grantor's Northeasterly property line and the aforementioned Right of Way line a distance of 183.13 feet to a 5/8 inch iron pin found, said iron pin being the Grantor's Easterly property corner and the Northerly property corner of a parcel of land conveyed to Leah Patterson in Deed Volume 381, Page 801;

Thence S 49° 05' 29" W along the Grantor's Southeasterly property line and the Northwesterly property line of the aforementioned Patterson parcel a distance of 133.24 feet to a 5/8 inch iron pin found, said iron pin being the Grantor's Southerly property corner, the Westerly property corner of the aforementioned Patterson parcel and on the Northeasterly Right of Way line of Canal Street (U.S. Route 33);

Thence along the Grantor's Southwesterly property line and the aforementioned Right of Way line the following three (3) courses:

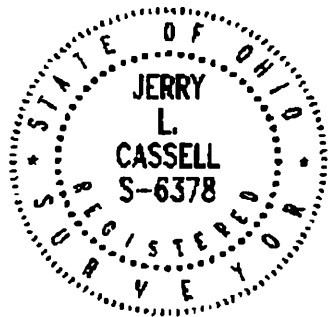
- 1) N 42° 55' 00" W a distance of 35.13 feet to an iron pin set;
- 2) S 49° 06' 26" W a distance of 11.00 feet to an iron pin set;
- 3) N 41° 19' 13" W a distance of 147.09 feet to an iron pin set;

Thence leaving the Grantor's Southwesterly property line and the aforementioned Right of Way line N 48° 43' 28" E through the Grantor's lands a distance of 145.36 feet to the point of beginning, containing 0.600 Acres, more or less, and subject to all legal easements and rights of way of record.

All iron pins set are 5/8-inch iron pins 30" in length with plastic identification caps inscribed "CASSELL S-6378."

The bearing system for this description is based on the centerline of Chestnut Street and bears N 40° 43' 17" W and is for the determination of angles only.

This description was prepared on May 14, 2005 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in April of 2005 and existing public records.



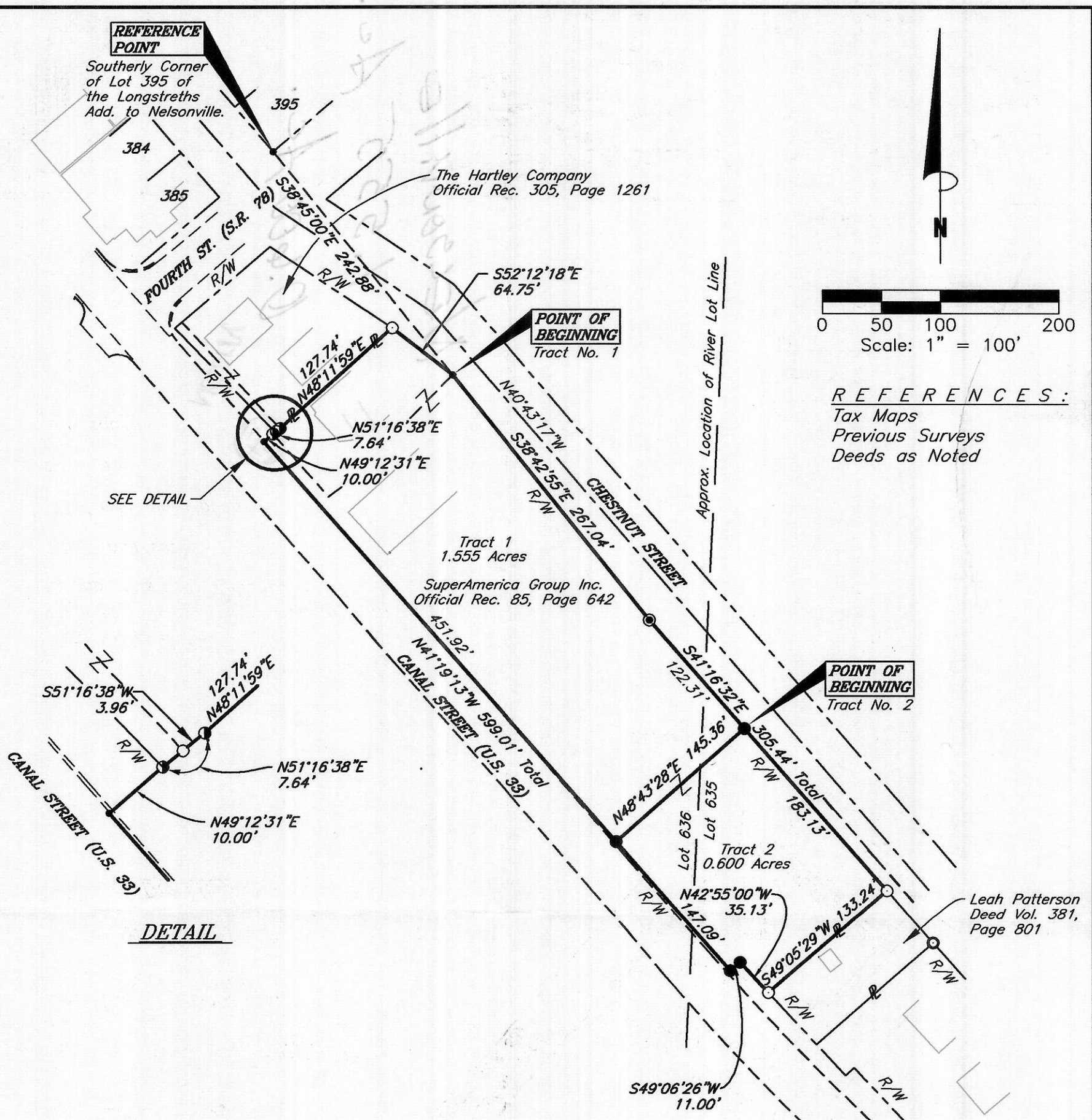
Jerry L. Cassell
Jerry L. Cassell, P.S.

MAY 14, 2005

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *R. Anthony*
DATE: 5-16-05

REFERENCE POINT

Southerly Corner of Lot 395 of the Longstreths Add. to Nelsonville.



LEGEND

- 5/8" iron pin set 30" in length with plastic ID cap inscribed "CASSELL S-6378"
- "MAG" nail set
- 3/4" Iron pipe found
- 5/8" Iron pin found
- Bolt found
- Point

NOTE:

The bearing system for this plat is based on evidence found on the centerline of Chestnut Street and bears N 40° 43' 17" W and is for the determination of angles only.

Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 5-16-05

I hereby certify that this plat was prepared from an actual field survey of the premises in April of 2005 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.

This certification was made by me on this 14th day of MAY, 2005.

[Signature]
Jerry L. Cassell
Ohio Professional Surveyor No. 6378



PLAT OF SURVEY

Situated in the State of Ohio, County of Athens, Township of York, City of Nelsonville and being all of a parcel of land conveyed to SuperAmerica Group, Inc. in Official Record 85, Page 642 and being located in River Lots 635 and 636, Section 17, Township 12, Range 15.

FOR:	Chris Baker
BY:	Jerry Cassell
DATE:	May 14, 2005
PROJ. NO.:	AT040905

CASSELL & ASSOCIATES, LLC

PROFESSIONAL LAND SURVEYING

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(740) 969-0024