

EXHIBIT "A"

12.304 Acre Tract

(Incorrectly FKA: 13.24 Acres Auditor's Parcel C0100100272.00)

1) Being all of the real estate in Athens County owned by Ruth Esther Linscott, as recorded in Deed Book 306 at page 907 in the Athens County Recorder's Office, Athens County, Ohio, and, being part of Section 23, and being situate in Town-6-North, Range-13-West, Ames Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

2) COMMENCING at a point in the Northwest corner of Section 23 as specified in the description for an adjoining 66.42 tract owned by David H. Noyes, etal, as recorded in Official Record 234 at page 278 in said Athens County Recorder's Office, and as surveyed by Leonard F. Swoyer, P.S., No. S-6765 on August 22, 1996:

3) Thence S 30°32'00" E along a random tie line as per the cited L. F. Swoyer, 1996 survey, 2,755.80 feet to a point in the centerline of Hooper Ridge Road (Athens County Road No. 36) and the most Westerly property corner of said Noyes, etal, 66.42 acre tract, said point being witnessed by an iron pin w/cap found stamped "L.F.Swoyer-R.L.S. 6765" that bears N 37°30'00" E, 36.73 feet FROM said point, said point also being the real POINT OF BEGINNING of the 12.304 acre tract herein described:

4) Thence along the first five (5) of the fourteen (14) Grantor's Northerly property lines, and along the survey centerline of said Hooper Ridge Road (Athens County Road No. 36) and the Westerly property lines of the said Noyes, etal, 66.42 acre tract, the following five (5) courses;

- 1) S 35°04'57" E, along Northerly line 10 of 14, 156.92 feet to a point:
- 2) S 08°53'50" E, along Northerly line 11 of 14, 169.16 feet to a point:
- 3) S 04°53'09" W, along Northerly line 12 of 14, 205.20 feet to a point:
- 4) S 10°19'47" E, along Northerly line 13 of 14, 86.73 feet to a point, and:
- 5) S 26°13'58" E, along Northerly line of 14, 12.97 feet to a point:

5) Thence leaving said Hooper Ridge Road (Athens County Road No. 36) and the said Noyes, etal, 66.42 acre tract, along the three (3) Grantor's Southerly property lines, the following three (3) courses;

- 1) N 82°19'24" W, 323.28 feet to an iron pin w/cap set, passing through an iron pin found for reference at 26.90 feet:
- 2) S 06°09'29" W, 241.89 feet to an iron pin w/cap set that is witnessed by a 30" dead tree that bears N 06°40'55" W, 4.4 feet FROM said iron pin w/cap set, and:
- 3) N 77°59'35" W, 588.30 feet to point in the centerline of Bryson Road (Ames Township Road No. 336), passing through an iron pipe found for reference at 567.70 feet:

6) Thence along six (6) of the fourteen (14) Grantor's Northerly property lines, and along the survey centerline of said Bryson Road (Ames Township Road No. 336), the following six (6) courses;

- 1) N 14°18'36" E, along Northerly line 1 of 14, 11.63 feet to a point:
- 2) N 15°14'36" E, along Northerly line 2 of 14, 137.25 feet to a point:
- 3) N 12°10'36" E, along Northerly line 3 of 14, 263.84 feet to a point:
- 4) N 36°28'36" E, along Northerly line 4 of 14, 139.42 feet to a point:
- 5) N 52°29'36" E, along Northerly line 5 of 14, 148.62 feet to a point, and:
- 6) N 66°12'36" E, along Northerly line 6 of 14, 264.45 feet to a point in the centerline intersection of said Bryson Road (Ames Township Road No. 336) with the centerline of said Hooper Ridge Road (Athens County Road No. 36):

7) Thence along the final three (3) of the fourteen (14) Grantor's Northerly property lines, and along the survey centerline of said Hooper Ridge Road (Athens County Road No. 36), the following three (3) courses;

- 1) N 89°00'52" E, along Northerly line 7 of 14, 128.22 feet to a point, said point being witnessed by an iron pin w/cap set that bears S 06°09'29" W, 20.00 feet FROM said point:
- 2) S 84°59'06" E, along Northerly line 8 of 14, 48.53 to a point, and:
- 3) S 67°08'53" E, along Northerly line 9 of 14, 95.15 to the point of beginning, and, containing a total of 12.304 acres.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: S. Blawie
DATE: 3-18-05

8) *The above described 12.304 Acre Tract is an accurate description of Auditor's Parcel No. C0100100272.00, which is incorrectly listed in the Auditor's records as containing 13.24 acres, and is intended to clarify the inaccurate and inadequate descriptions contained in the existing deed cited above, being partially due to the many exceptions that have been taken from the parent 100 ac. tract, as well as the inadequate description of the alleged 3 acre parcel that is part of the herein surveyed 12.304 Acre Tract.*

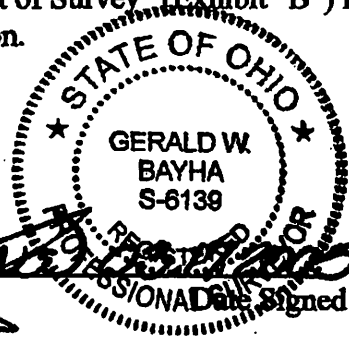
9) The bearings used in the above description are based on the deed bearings as specified in the description for the said adjoining 66.42 tract owned by David H. Noyes, etal, as recorded in Official Record 234 at page 278 in said Athens County Recorder's Office, and as surveyed by Leonard F. Swoyer, P.S., No. S-6765 on August 22, 1996, and are only for the determination of angles.

10) Subject to all legal highways and easements.

11) All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".

12) The above described tract was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (Job No. 0105-03), with the field work being completed on March 15, 2005, and, the "Plat of Survey" (Exhibit "B") & "Legal Description" (Exhibit "A") being completed on March 17, 2005.

13) The above referenced "Plat of Survey" (Exhibit "B") is incorporated as part of the above herein described 12.304 Acre Tract legal description.

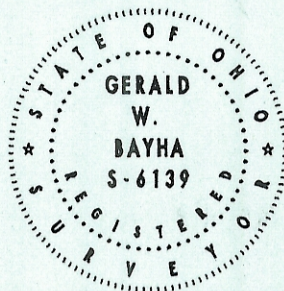


Gerald W. Bayha, P.S.
Gerald W. Bayha, P.S.

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. 5-6139

10916 Pleasanton Road
Athens, OH 45701-9557
740.593.5686 Fax: 740.594.7361
E-mail: jbayha@trognet.net



Plat Date:
03.17.05

Job No:
0105-03

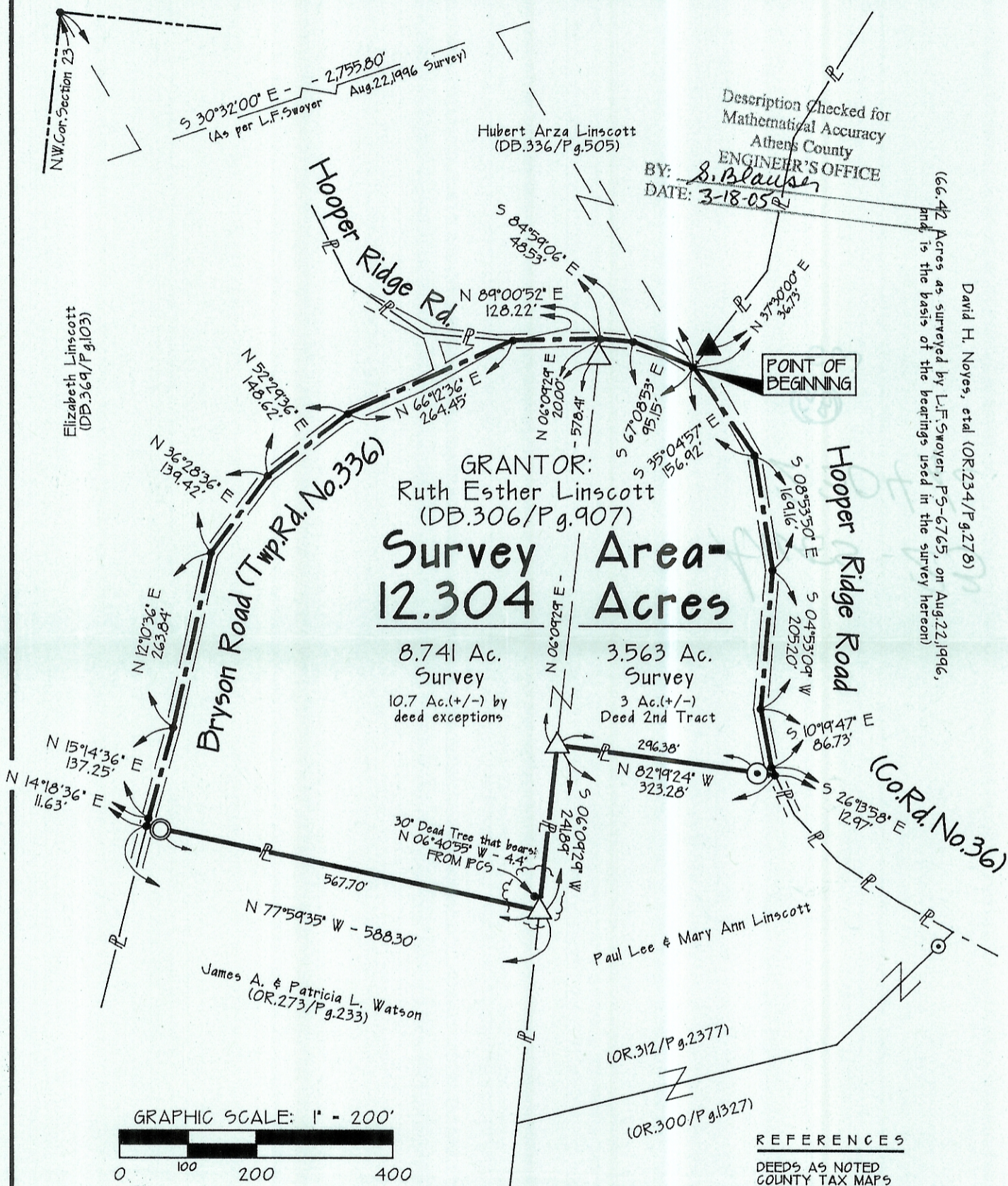
By: *GB* Chk'd: *GB*

Rev:

PLAT OF SURVEY

Being Situate in Section 23,
T-6-N, R-13-W,
Ames Township, Athens Co.,
State of Ohio, U.S.A.

EXHIBIT 'B'



David H. Noyes, etal (OR.234/P.g.276)
66.42 Acres as surveyed by L.F.Swoyer, P.S-6765, on Aug.22,1996,
and is the basis of the bearings used in the survey herein)

