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EXHIBIT "A"

DESCRIPTION OF A 6.817 ACRE PARCEL

Situated in the City of Athens, Athens County, State of Ohio

Being a 6.817 acre parcel of land located in Farm Lot 48, Section 11, Town 9, Range 14, Athens Township, Athens County, State of Ohio and being part of a 20.029 acre parcel as described in Official Records Volume 507, Page 133 and being more fully described as follows:

Beginning at an iron pin (found) on the westerly line of Circle Drive (40' R/W) being the southeasterly corner of a parcel as conveyed to Michael D. Ginder & Anne L. Cornwell by a deed recorded in Official Record Book 404 at Page 1024 of said county deed records, from which the northwesterly corner of Farm Lot 48 bears N 51°10'18" E, being the basis of bearings for this description, 2514.06 feet for reference;

Course No. 1: Thence, S 22°06'11" W, with the westerly line of said Circle Drive, passing a Point "A" at 23.97 feet for reference, a total distance of 129.89 feet to an iron pin (found 5/8");

Course No. 2: Thence, S 14°09'49" W, with the westerly line of said Circle Drive, 101.75 feet to an iron pin (found 5/8"), being the northeasterly corner of a parcel as conveyed to Athens Health Realty, LLC by a deed recorded in Official Record Book 443 at Page 1360 of said county deed records;

Thence with the northerly line of said parcel conveyed to Athens Health Realty, LLC the following four courses:

Course No. 3: Thence, S 27°53'36" W, 321.71 feet to an iron pin (found 5/8");

Course No. 4: Thence S 42°42'01" W, 195.59 feet to an iron pin (found 5/8");

Course No. 5: Thence N 47°10'42" W, 239.20 feet to an iron pin (found 5/8");

Course No. 6: Thence N 01°15'46" E, 516.61 feet to an iron pin (found 5/8");

Course No. 7: Thence N 04°54'35" E, with a new division line through said 20.029 acre parcel, 47.89 feet to an iron pin (set);

Course No. 8: Thence N 38°05'02" E, with a new division line through said 20.029 acre parcel, 270.41 feet to an iron pin (set);

- Course No. 9:** Thence S 36°06'38" E, with a new division line through said 20.029 acre parcel, 34.28 feet to an iron pin (found 5/8"), being the northwesterly corner of a parcel as conveyed to Michael D. Ginder & Anne L. Cornwell by a deed recorded in Official Record Book 428 at Page 392 of said county deed records;
- Course No. 10:** Thence, S 36°06'38" E, with the westerly line of said Ginder & Cornwell parcel (OR 428-392), 359.13 feet to an iron pin (found 5/8"), being the southwesterly corner of said Ginder and Cornwell parcel (OR 404-1024);
- Course No. 11:** Thence N 58°29'32" E, with a southerly line of said Ginder & Cornwell parcel (OR 404-1024), 84.34 feet to an iron pin (found 5/8");
- Course No. 12:** Thence S 67°54'28" E, with a southerly line of said parcel Ginder & Cornwell parcel (OR 404-1024), 50.00 feet to the point of beginning and containing **6.817 acres**, more or less, and being subject to all legal rights of way and easements of record.

Being subject to an Ingress/Egress Easement, being 20' in width, 10' each side of the following described centerline, beginning at said Point "A";

Thence, S 71°33'12" W, 146.48 feet to a point;

Thence, N 27°58'31" W, 196.27 feet to a point;

Thence, N 70°56'37" W, 45.46 feet to a point;

Thence, S 88°10'03" W, 207.92 feet to a point of terminus on a westerly line of said 6.817 acre parcel.

Bearings are to an assumed meridian and are used to denote angles only.

All iron pins set being 5/8" x 30" rebar with a plastic cap stamped "Buckley Group - 04153".

This description was prepared under the direct supervision of Ryan D. Buckley, Registered Surveyor No. 8676 and is based on a field survey made by The Buckley Group, LLC completed in June, 2016.

Being subject to the following Access and Utility Easement as described in Official Record Book 507 at Page 133 of said county deed records and being more fully described as follows:

Situated in the City of Athens, Farm Lot 48, Section 11, Town 9, Range 14, Athens Township, Athens County, State of Ohio and being part of a 20.029 acre parcel as described in Official Records Volume 507, Page 133 and being more fully described as follows:

Beginning at an iron pin on the west line of Circle Drive (40' R/W) and at the southeast corner of Michael D. Ginder & Anne L. Cornwell (OR 404-1024), which iron pin bears South 51°10'18" West, 2514.06 feet from the northwest corner of Farm Lot 48;

Thence along the west line of Circle Drive the following two courses:
South 22°06'11" West, 129.89 feet to an iron pin;
South 14°09'49" West, 101.75 feet to an iron pin;

Thence South 27°53'36" West, 321.71 feet to an iron pin;
Thence South 42°42'01" West, 195.59 feet to an iron pin;
Thence North 47°10'42" West, 30.00 feet to a point;
Thence North 42°42'01" East, 191.63 feet to a point;
Thence North 27°53'36" East, 196.33 feet to a point;
Thence North 00°49'31" East, 265.60 feet to a point;
Thence North 58°29'32" East, 41.12 feet to an iron pin on the western line of Michael D. Ginder & Anne L. Cornwell (OR 404, Page 1024);
Thence along said line, North 58°29'32" East, 84.34 feet to an iron pin;
Thence South 67°54'28" East, 50.00 feet to the point of beginning and containing 0.944 acres.

Bearings are based on a previous ALTA survey by Bock & Clark's National Surveyors Network recorded in Athens County Official Records Volume 443, Page 1360.

Subject to all Easements and Rights of Way of Record.

06/10/2016

Date



Ryan D. Buckley, Professional Surveyor No. 8676



ATHENS COUNTY
ATHENS TOWNSHIP
CITY OF ATHENS
SECTION 11, FARM LOT 48
TOWN 9, RANGE 14
OHIO COMPANY PURCHASE
STATE of OHIO

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:
DEED REFERENCES (AS NOTED)
SPECIFIED COUNTY ROADWAY MAP
SPECIFIED COUNTY TAX PARCEL MAP
U.S. GEOLOGICAL QUADRANGLE MAP
PREVIOUS SURVEY PLATS

Athens Health Realty, LLC
OR 507 PG 133
OR 509 PG 2673 (2.881 ACRE
& 0.035 ACRE EXCEPTIONS)
PARCEL No. A028200006107
(10.296 ACRE RESIDUAL)

**TRACT 1
6.817 ACRE**

ATHENS HEALTH REALTY, LLC
OR 507 PG 133
PARCEL No. A028200006107
20.029 ACRE

1 STORY NURSING HOME BUILDING

Athens Health Realty, LLC
OR 443-1360
PARCEL No. A028200006100

LEGEND

- - MONUMENT FOUND
- - MONUMENT SET
5/8"x30" REBAR/CAP 04153
- △ - POINT



1 INCH = 100 FEET
NOTE: DRAWING SCALE MAY BE ADJUSTED DUE TO REPRODUCTION

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

DATE	06/08/16
DRWN.	CDK CHCK. RDB
JOB NO.	15648

PLAT OF SURVEY

SURVEYED FOR:
ATHENS HEALTH REALTY
561 LEEDS GATE LANE
WADSWORTH, OH 44281



499 RICHLAND AVENUE
ATHENS, OH 45701
(740)589-5001
www.buckleygrouppllc.com
ENGINEERING SURVEYING PLANNING

Ryan D. Buckley
RYAN D. BUCKLEY
PROFESSIONAL SURVEYOR No. 8676
STATE OF OHIO
DATE: 6/8/2016



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Ryan D. Buckley*
DATE: 6/10/16

REFERENCE ALTA SURVEY BY BOCK & CLARK'S
NATIONAL SURVEYORS NETWORK AS RECORDED IN
ATHENS COUNTY OFFICIAL RECORDS VOLUME 443,
PAGE 1360.

REFERENCE SURVEY BY R. JEFFREY MAIDEN AS
RECORDED IN ATHENS COUNTY OFFICIAL RECORDS
VOLUME 507, PAGE 133.

ATTENTION:
THIS PLAT OF SURVEY REPRESENTS
THE MINIMUM STANDARDS FOR BOUNDARY
SURVEYS IN THE STATE OF OHIO AS
ADOPTED 5-1-80 OF THE ADMINISTRATIVE
CODE CHAPTER 7433-37. LOCAL
GOVERNING REQUIREMENTS IF MORE
STRINGENT, SHALL BE ADHERED TO.