

**S.A. ENGLAND & ASSOCIATES**  
Professional Land Surveying  
5179 Walnut Road • P.O. Box 1770  
Buckeye Lake, Ohio 43008



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Ohio Phone: 1-800-551-5844

**EXHIBIT "A"**  
**Legal Description Tract #1**  
**0.274 Acres**

Situate in the City of Athens, (Township of Athens, part of Section 16, T9N, R14W) County of Athens, State of Ohio, and being a part of Currier's Addition to the City of Athens, of record by Plat Cabinet Slide #89-C, and being a survey of all of those parcels (Auditors P.P.N. A02-804000-8300, A02-8040008200, A02-804000-8100, & A02-804000-8000) being currently conveyed to Donald G. Linder, of record by Official Record 404, Page 1754 in the record of deeds in the Athens County Recorders Office, and being more particularly described as follows;

Beginning at an iron pin set along the East line of an Alley (unimproved) with a right-of-way of 15 feet, said iron pin being the Southwest corner of In-Lot #374 and Northwest corner of In-Lot #373 in said Currier's Addition to the City of Athens, said In-Lot #373 being currently conveyed to Cullen M. Beach, of record by Official Record 196, Page 160 and In-Lot #374 being conveyed to Linder of which this survey is a part, the PRINCIPLE PLACE OF BEGINNING of the 0.274 Acre parcel herein to be described,

Thence, N 08° 44' 36" W, along the East line of said Alley, and along the West line of In-Lots #374, #375, and #376, the same being those parcel conveyed to Linder, O.R. 404, Page 1754, 135.84 feet to an iron pin set, said iron pin being the Southwest corner of the exception of the Third Parcel conveyed to Linder of which is a strip 15 feet wide off of the North side of In-Lot #376 to be used for street purposes, the Northwest corner of the 0.274 acre parcel herein to be described;

Thence, N 81° 13' 39" E along the South line of said 15 foot strip, with the North line of Linder O.R. 404, Pg. 1754, and with a line through In-Lot #376, 87.66 feet to an iron pin set marking the Northeast corner of the 0.274 acre parcel herein to be described;

Thence, S 08° 44' 36" E with what represents new lines that cross through In-Lots #376, #375, and #374, 136.11 feet to an iron pin set along the South line of In-Lot #374, the same being the North line of In-Lot #373 and a parcel being currently conveyed to Dennis D. Miller, of record by Official Record 154, Page 908, the Southeast corner of the 0.274 acre parcel herein to be described;

Thence, S 81° 24' 17" W along the common line between In-Lot #373 (Miller O.R. 154, Pg. 908 & Beach O.R. 196, pg. 160 aforementioned) and In-Lot #374 (Linder O.R. 404, Pg. 1754), 87.66 feet to the PRINCIPLE PLACE OF BEGINNING, and as surveyed contains 0.274 Total Acres more or less, of which 0.072 acres lie within In-Lot #376, 0.101 acres lie within In-Lot #375, and 0.101 acres lie within In-Lot #374, subject to all legal easements, right-of-ways, City of Athens zoning ordinances, and restrictions of record.

Bearings of the above description are based on the centerline of Granville Street as being S 08° 44' 36" E, and is an assumed Meridian used to denote angles only.

All iron pins SET are 5/8" O.D. iron reinforcing bars 30" long with red identification caps labeled "S.A. England #7452"

The above description is based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452 in December of 2006.

"SEE ATTACHED PLAT"

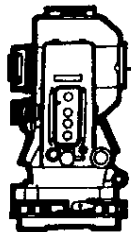
Dated 1/4/07

Scott A. England P.S.  
Ohio Registered Surveyor #7452



Original Document if Seal & Signature is BLUE

BY: S. Blausen  
DATE: 1-8-07



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**EXHIBIT "A" Legal Description  
Tract #2 0.244 Acres**

Situate in the City of Athens, (Township of Athens, part of Section 16, T9N, R14W) County of Athens, State of Ohio, and being a part of Currier's Addition to the City of Athens, of record by Plat Cabinet Slide #89-C, and being a survey of all of those parcels (Auditors P.P.N. A02-804000-8300, A02-8040008200, A02-804000-8100, & A02-804000-8000) being currently conveyed to Donald G. Linder, of record by Official Record 404, Page 1754 in the record of deeds in the Athens County Recorders Office, and being more particularly described as follows;

Beginning at an iron pin set along the East right-of-way line of Granville Street (50' R\W), said iron pin being the Southwest corner of In-Lot #391 conveyed to Michael L. Grubb, of record by Deed Volume 356, Page 313, the Northwest corner of In-Lot #390 being currently conveyed to Tom Love Et al, of record by Official Record 268, Page 1089, and the Southeast corner of Parcel #2 conveyed to Donald G. Linder, (O.R. 404, Pg. 1754) of which this survey is a part and PRINCIPLE PLACE OF BEGINNING of the 0.244 Acre parcel herein to be described,

Thence, S 81° 15' 24" W, along the South line of Parcel #2 (Linder O.R. 404, Pg. 1754), 25.00 feet to an iron pin set in the centerline of Granville Street, said iron pin being the Southwest corner of said Parcel #2 and is along the East line of Parcel #1 conveyed to Linder (O.R. 404, Pg. 1754) of which this survey is a part,

Thence, S 08° 44' 36" E with the East line of Parcel #1 (Linder O.R. 404, Pg. 1754), the same being the centerline of Granville Street, 50.40 feet to an iron pin set marking the Southeast corner of said Parcel #1 conveyed to Linder;

Thence, S 81° 24' 17" W along the South line of Parcel #1 and continuing along Parcel #3 also conveyed to Linder (O.R. 404, Pg. 1754), the same being the common line between In-Lot #374 and #373, 63.34 feet to an iron pin set along the North line of a parcel being currently conveyed to Dennis D. Miller, of record by Official Record 154, Page 908, the Southwest corner of the 0.244 acre parcel herein to be described;

Thence, N 08° 44' 36" W with a line that crosses through Parcel #3 and In-Lots #374, #375, and #376 conveyed to Linder (O.R. 404, Pg. 1754), 136.11 feet to an iron pin set along the South line of the exception to said parcel #3, of which is a strip 15' wide off the North side if In-Lot #376 to be used for street purposes, the Northwest corner of the 0.244 acre parcel herein to be described;

Thence, N 81° 13' 39" E along the South line of said 15' strip, with the North line of Linder (O.R. 404, Pg. 1754), and with a line that crosses through In-Lot #376, 63.34 feet to an iron pin set in the centerline of Granville Street, said iron pin being the Northeast corner of said Parcel #1 conveyed to Linder, (O.R. 404, Pg 1754);

Thence, S 08° 44' 36" E with the East line of Parcel #1 conveyed to Linder (O.R. 404, Pg. 1754), the same being the centerline of Granville Street, 5.91 feet to an iron pin set marking the Northwest corner of Parcel #2 conveyed to Linder (O.R. 404, Pg.1754);

Thence, N 81° 15' 24" E with the North line of said Parcel #2 conveyed to Linder (O.R. 404, Pg, 1754), 25.00 feet to an iron pin set marking the Northeast corner of said Parcel #2 and is along the East right-of-way line of Granville Street, the same being the West line of In-Lot #392 and a parcel being currently conveyed to Michael L. Grubb, of record by Deed Volume 356, Page 313;

Thence, S 08° 44' 36" E with the East line of Parcel #2 conveyed to Linder (O.R. 404, Pg. 1754), the same being the East line of Grubb (D.V. 356, Pg. 313) and the East line of In-Lots #392 & #391, 80.00 feet to the PRINCIPLE PLACE OF BEGINNING, and as surveyed contains 0.244 Total Acres more or less, of which 0.032 acres lie with In-Lot #376, 0.044 acre lie within In-Lot #375, 0.044 acres lie within In-Lot #374, 0.078 acres lie within the West part of Granville Street, and 0.046 acres lie within the East part of Granville Street, subject to all legal easements, right-of-ways, City of Athens zoning ordinances, and restrictions of record.

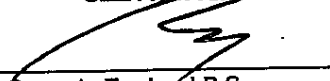
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Dated 1/4/07

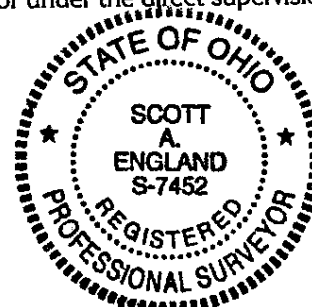
"SEE ATTACHED PLAT"

  
Scott A. England P.S.  
Ohio Registered Surveyor #7452

Describe Checked for  
Made and Accuracy  
Athens County  
ENGINEER'S OFFICE

1930-06 Ath 1

BY: S. Blaise  
DATE: 1-8-07



Original Document if Seal & Signature is BLUE

Prepared By:  
 S.A. ENGLAND ASSOCIATES  
 PROFESSIONAL LAND SURVEYING  
 P.O. BOX 1770 (5179 WALNUT RD.)  
 BUCKEYE LAKE, OHIO 43008  
 740-928-8680 FAX 740-928-9565

Parcel #1 A02-804000-8300 (West 1/2 Granville Street)  
 Parcel #2 A02-804000-8200 (East 1/2 Granville Street)  
 Parcel #3 A02-804000-8000 (Lots 374, 375, 376)

Prepared For:  
 Mr. Donald G. Linder  
 163 Old Coach Road  
 Athens, Ohio 45701

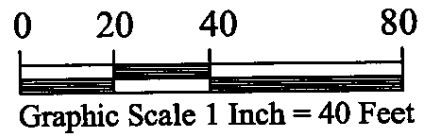
# PLAT of SURVEY

City of Athens, County of Athens, State of Ohio  
 Part of Currier's Addition to Athens, Plat Cabinet Slide #89-C

**Property Location:**  
 Situate in the City of Athens, (Township of Athens Sec. 16 T9N R14W), County of Athens, State of Ohio, and being a part of Currier's Addition to the City of Athens, Plat Cabinet Slide #89C, and being a survey of all those parcels being currently conveyed to Donald G. Linder, of record by Official Record 404, Page 1754 in the record of deeds in the Athens County Recorders Office.

### LEGEND

- - Iron Pin Found  
Size & Type as Noted
- - Iron Pin Set  
5/8" Rebar with a Red Cap  
Labeled S.A. England #7452
- ▲ - Rail Spike Found
- △ - Rail Spike Set
- (T) - Total Dimension



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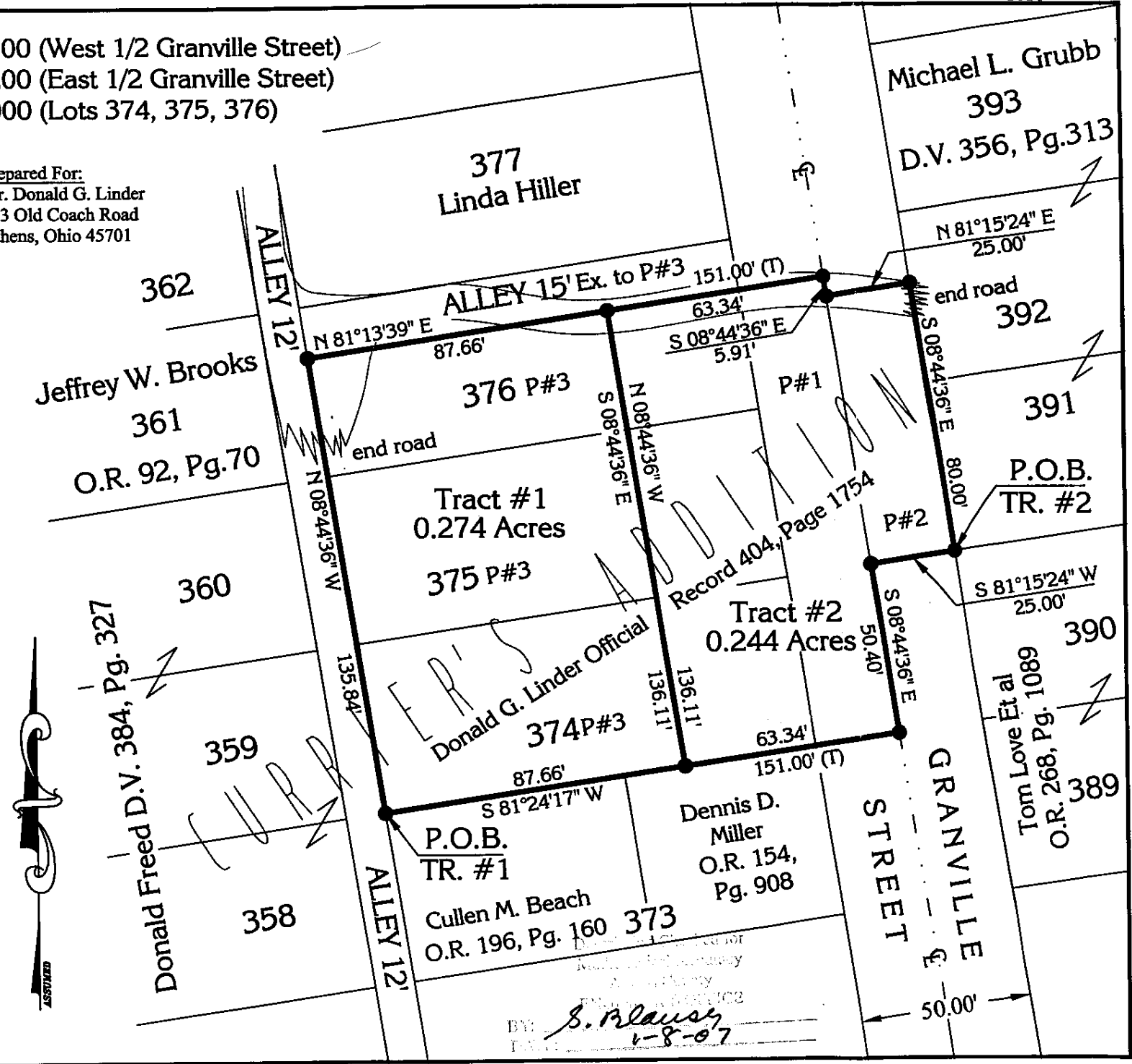
### ACREAGE BREAKDOWN

West Pt. Lot 376 0.072 Ac.	East Pt. Lot 376 0.032 Ac.
West Pt. Lot 375 0.101 Ac.	East Pt. Lot 375 0.044 Ac.
West Pt. Lot 374 0.101 Ac.	East Pt. Lot 374 0.044 Ac.
West Pt. Granville Street 0.078 Ac.	East Pt Granville Street 0.046 Ac.

I Hereby Certify That An Actual Survey Of The Premises Was Made And That This Plat Is Correct To The Best Of My Knowledge.

Dated: 1/4/07

*Scott A. England*  
 Scott A. England, P.S.  
 Ohio Registered Surveyor #7452



BY: *S. Blausky*  
 1-8-07



Prepared By:

S.A. ENGLAND ASSOCIATES  
PROFESSIONAL LAND SURVEYING  
P.O. BOX 1770 (5179 WALNUT RD.)  
BUCKEYE LAKE, OHIO 43008  
740-928-8680 FAX 740-928-9565

Parcel #1 A02-804000-8300 (West 1/2 Granville Street)  
Parcel #2 A02-804000-8200 (East 1/2 Granville Street)  
Parcel #3 A02-804000-8000 (Lots 374, 375, 376)

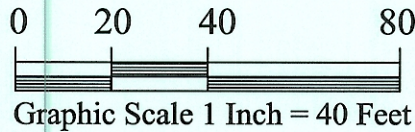
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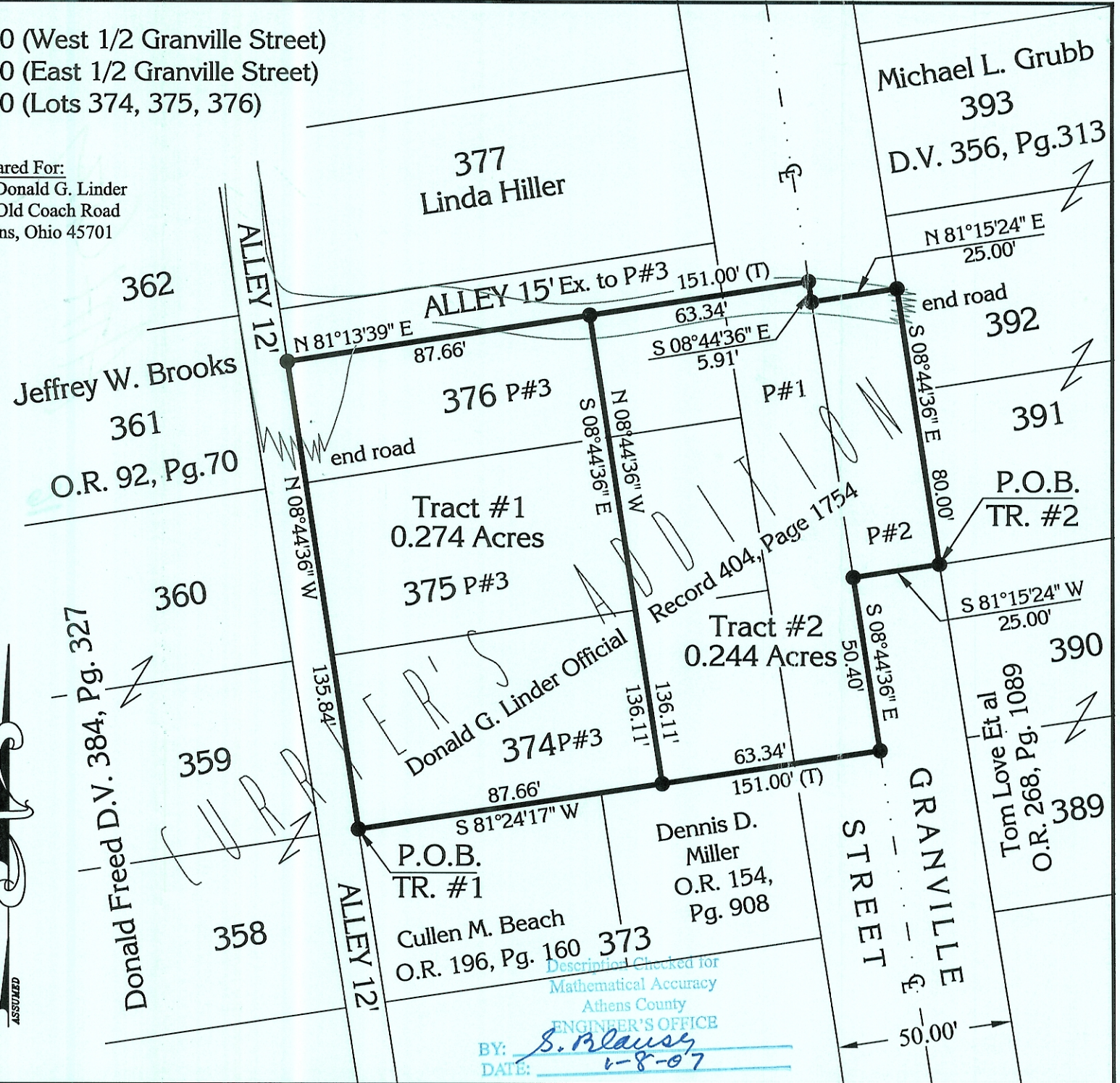
Dated: 1/4/07

If the Signature and Seal Stamp of this document is BLUE it is an Original Document.

Scott A. England, P.S.  
Ohio Registered Surveyor #7452



Prepared For:  
Mr. Donald G. Linder  
163 Old Coach Road  
Athens, Ohio 45701



Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blausy  
DATE: 1-8-07