

**Exhibit – A-1**

**DESCRIPTION OF PROPERTY  
KIMES CONVALESCENT CENTER  
75 KIMES LANE  
BOOSTER STATION PARCEL - WD**

**0.608 ACRES**

April 15, 2020

Revised May 27, 2020

Situated in the City of Athens, Athens Township, Athens County, Ohio, in Auditor's Sections 14 and 8, part of Lease Lot No. 38, and being part of that real estate conveyed to Kimes Convalescent Center by deed recorded in Official Record Volume 281, Page 1538 (all references to deeds, plats, surveys etc. refer to the records of the Athens County, Ohio Recorder's Office, unless noted otherwise) and being more particularly described as follows:

**COMMENCING** at the northwest corner of Farm (Lease) Lot No. 38, being referenced by a found stone bearing South eighty five degrees thirty-eight minutes twenty-five seconds East (S 85°38'25" E) for a distance of two hundred eighty and 79/100 feet (280.79') per survey recorded in Official Record Volume 281, Page 1538;

Thence South three degrees four minutes forty-five seconds West (S 03°04'45" W), along the west line of said Farm (Lease) Lot No. 38 for a distance of eight hundred thirty-two and 96/100 feet (832.96') to the southwest corner of a tract of land conveyed to Catherine J. Chagnot and Kerri J. Griffin by deed recorded in Official Record Volume 549, Page 94;

Thence South eighty-six degrees forty-seven minutes eighteen seconds East (S 86°47'18" E), leaving the west line of said Farm (Lease) Lot No. 38, along the south line of said Catherine J. Chagnot and Kerri J. Griffin tract for a distance of one thousand eighty-three and 03/100 feet (1083.03') to a 5/8" set iron pin with cap (BCS LLC S-7366) being the northeast corner of a 1.72 acre tract of land conveyed to the City of Athens, Ohio by deed recorded in Deed Book 274, Page 460, also being the **TRUE PLACE OF BEGINNING** for the land herein described;

Thence South eighty-six degrees forty-seven minutes eighteen seconds East (S 86°47'18" E), continuing along the south line of said Catherine J. Chagnot and Kerri J. Griffin tract for a

distance of two hundred fifty-nine and 52/100 feet (259.52') to a found 5/8" iron pin (Canter 7226) being in the existing limited access right-of-way of U. S. Route No. 50 West;

Thence leaving the south line of said Catherine J. Chagnot and Kerri J. Griffin tract along the existing limited access right-of-way of U. S. Route No. 50 West the following two (2) courses:

- 1) South twenty-nine degrees forty-one minutes two seconds East (S 29°41'02" E) for a distance of seventy-four and 47/100 feet (74.47') to a found 5/8" iron pin (no cap, bent);
- 2) South one degree thirteen minutes seventeen seconds West (S 01°13'17" W) for a distance of thirty-two and 68/100 feet (32.68') to a set 5/8" iron pin with cap (BCS LLC S-7366), being the southeast corner of a proposed 0.608 acre parcel;

Thence North eighty-five degrees forty-three minutes thirty seconds West (N 85°43'30" W), leaving the existing limited access right-of-way of U. S. Route No. 50 West, along the south line of said proposed 0.608 acre parcel for a distance of three hundred one and 15/100 feet (301.15') to a set 5/8" iron pin with cap (BCS LLC S-7366) being in the east line of a 1.72 acre tract of land conveyed to the City of Athens, Ohio by deed recorded in Deed Book 274, Page 460;

Thence North three degrees twelve minutes forty-two seconds East (N 03°12'42" E), leaving the south line of said proposed 0.608 acre parcel along the east line of said City of Athens, Ohio parcel for a distance of eighty-nine and 60/100 feet (89.60') to the **TRUE PLACE OF BEGINNING**.

The above described area contains a total of 608/1000 acres (0.608) acres more or less, contained within the Athens County, Ohio Auditor's Permanent Parcel No. A029190005302.

Iron pins set are 5/8" diameter rods, 30" longs with a yellow plastic cap stamped "BCS, LLC S-7366"

Bearings are based upon the Ohio State Plane Coordinate System (South Zone), using the NAD 3 (2011) Adjustment.

Description of Property  
Kimes Convalescent Center  
75 Kimes Lane  
Booster Station Parcel  
0.608 Acres  
April 15, 2020  
Revised May 27, 2020  
Page | 3

The above description was prepared under the direction and supervision of Paul W. Feie, Ohio Registered Surveyor No. 6723 and is based upon a field survey performed on February, 14 2020.

**BRIGGS CREATIVE SERVICES, LLC**

*Paul W. Feie*

*2/14/2020*

Paul W. Feie

Date

Ohio Registered Surveyor No. 6723

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Robert Williams*  
DATE: *9/11/20*



Point PC1003      N   475,387.5986 E 2,079,785.0306 Sta    4+97.90

Course from PC1003 to GP2351 S 86° 47' 18.00" E Dist 259.5200

Point GP2351      N   475,373.0590 E 2,080,044.1430 Sta    7+57.42

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Ending parent tract description

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End of parcel CITY1 description

PLAT OF SURVEY  
 KIMES CONVALESCENT  
 CENTER PROPERTY  
 SITUATED IN  
 THE CITY OF ATHENS  
 AUDITOR'S SECTIONS 14 & 8  
 PART OF LEASE LOT No. 38  
 ATHENS TOWNSHIP  
 ATHENS COUNTY, OHIO  
 APRIL, 2020

LEGEND

- I.P.S. SET 5/8" IRON PIN WITH CAP (BCS, LLS S-7366)
- I.P.S. FOUND 5/8" IRON PIN WITH CAP (CANTER 7226)
- I.P.S. FOUND 5/8" I. P. NO CAP

SURVEY NOTES:

- 1) ALL DEED AND PLAT REFERENCES SHOWN HEREON WERE TAKEN FROM THE ATHENS COUNTY, OHIO RECORDER'S OFFICE AND ARE THE SOURCE DOCUMENTS FOR THIS SURVEY.
- 2) NORTH IS BASED UPON THE STATE PLANE COORDINATE SYSTEM FOR THE STATE OF OHIO.
- 3) ALL MONUMENTATION HAS BEEN SET OR FOUND AS INDICATED AND IS IN GOOD CONDITION.
- 4) OCCUPATION IN GENERAL FITS THE SURVEY.

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: Paul W. Feie  
 DATE: 9/11/20

SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION FEBRUARY 14, 2020. I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN SET OR FOUND AS INDICATED.

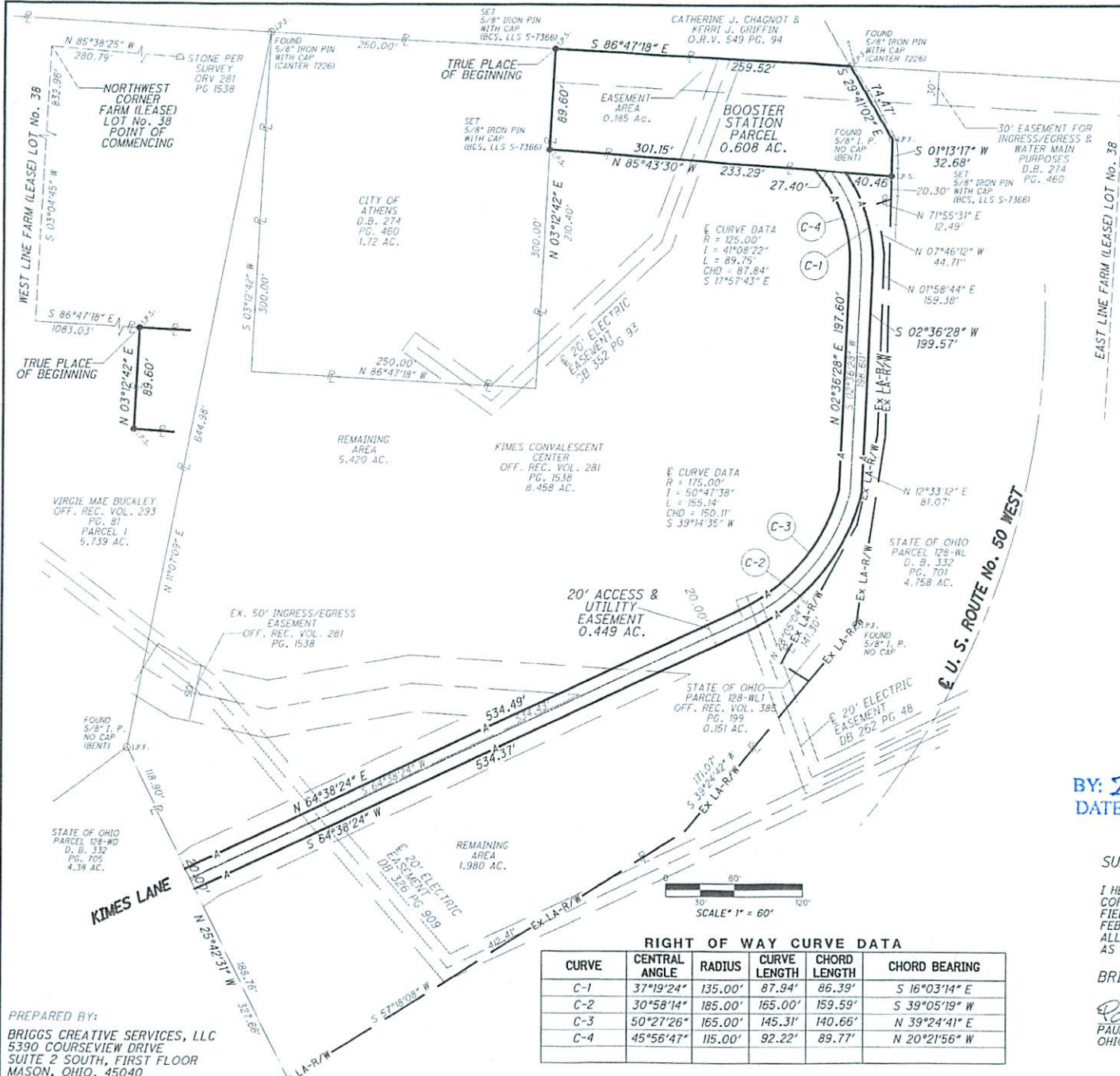
BRIGGS CREATIVE SERVICES, LLC

Paul W. Feie 9/11/2020  
 PAUL W. FEIE DATE  
 OHIO REGISTERED SURVEYOR No. 6723



RIGHT OF WAY CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
C-1	37°19'24"	135.00'	87.94'	86.39'	S 16°03'14" E
C-2	30°58'14"	185.00'	165.00'	159.59'	S 39°05'19" W
C-3	50°27'26"	165.00'	145.31'	140.66'	N 39°24'41" E
C-4	45°56'47"	115.00'	92.22'	89.77'	N 20°21'56" W



PREPARED BY:  
 BRIGGS CREATIVE SERVICES, LLC  
 5390 COURSEVIEW DRIVE  
 SUITE 2 SOUTH, FIRST FLOOR  
 MASON, OHIO, 45040

Point	Bearing	Distance	Northing	Easting	Elevation
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Database opened by owner: Friday, August 28, 2020 12:36 PM.

Assigned Point

1			5000.00000	5000.00000	
Start					
1			5000.00000	5000.00000	
Raw:	86.4718SE	259.52			
TR	S 86° 47' 18" E	259.52			
2			4985.46044	5259.11239	
Raw:	29.4102SE	74.47			
TR	S 29° 41' 02" E	74.47			
3			4920.76308	5295.99101	
Raw:	01.1317SW	32.68			
TR	S 1° 13' 17" W	32.68			
4			4888.09051	5295.29441	
Raw:	85.4330NW	301.15			
TR	N 85° 43' 30" W	301.15			
5			4910.53932	4994.98229	
Raw:	03.1242NE	89.60			
TR	N 3° 12' 42" E	89.60			
6			4999.99859	5000.00211	
IN	N 56° 11' 10" W	0.00			
1			5000.00000	5000.00000	

Area = 26466.124 Sq Feet or 0.608 Acres more or less

<\* 30 DESCRIBE PARCEL CITY1

Parcel CITY1 : GP2351 PC1000 PC1001 PC1002 PC1003 GP2351

Total parent tract area = 26,466.3198 ft<sup>2</sup> = 0.6076 a

Total taken area = 0.0000 ft<sup>2</sup> = 0.0000 a

Remaining area = 26,466.3198 ft<sup>2</sup> = 0.6076 a

Description of parcel: CITY1

Beginning parent tract description

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Point GP2351 N 475,373.0590 E 2,080,044.1430 Sta 0+00.00

Course from GP2351 to PC1000 S 29° 41' 02.00" E Dist 74.4700

Point PC1000 N 475,308.3616 E 2,080,081.0216 Sta 0+74.47

Course from PC1000 to PC1001 S 1° 13' 17.00" W Dist 32.6800

Point PC1001 N 475,275.6891 E 2,080,080.3250 Sta 1+07.15

Course from PC1001 to PC1002 N 85° 43' 30.00" W Dist 301.1522

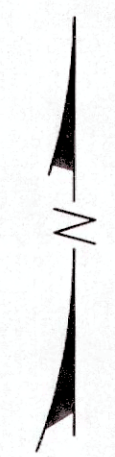
Point PC1002 N 475,298.1380 E 2,079,780.0107 Sta 4+08.30

Course from PC1002 to PC1003 N 3° 12' 42.00" E Dist 89.6013

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CENTER PROPERTY  
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THE CITY OF ATHENS  
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PART OF LEASE LOT No. 38  
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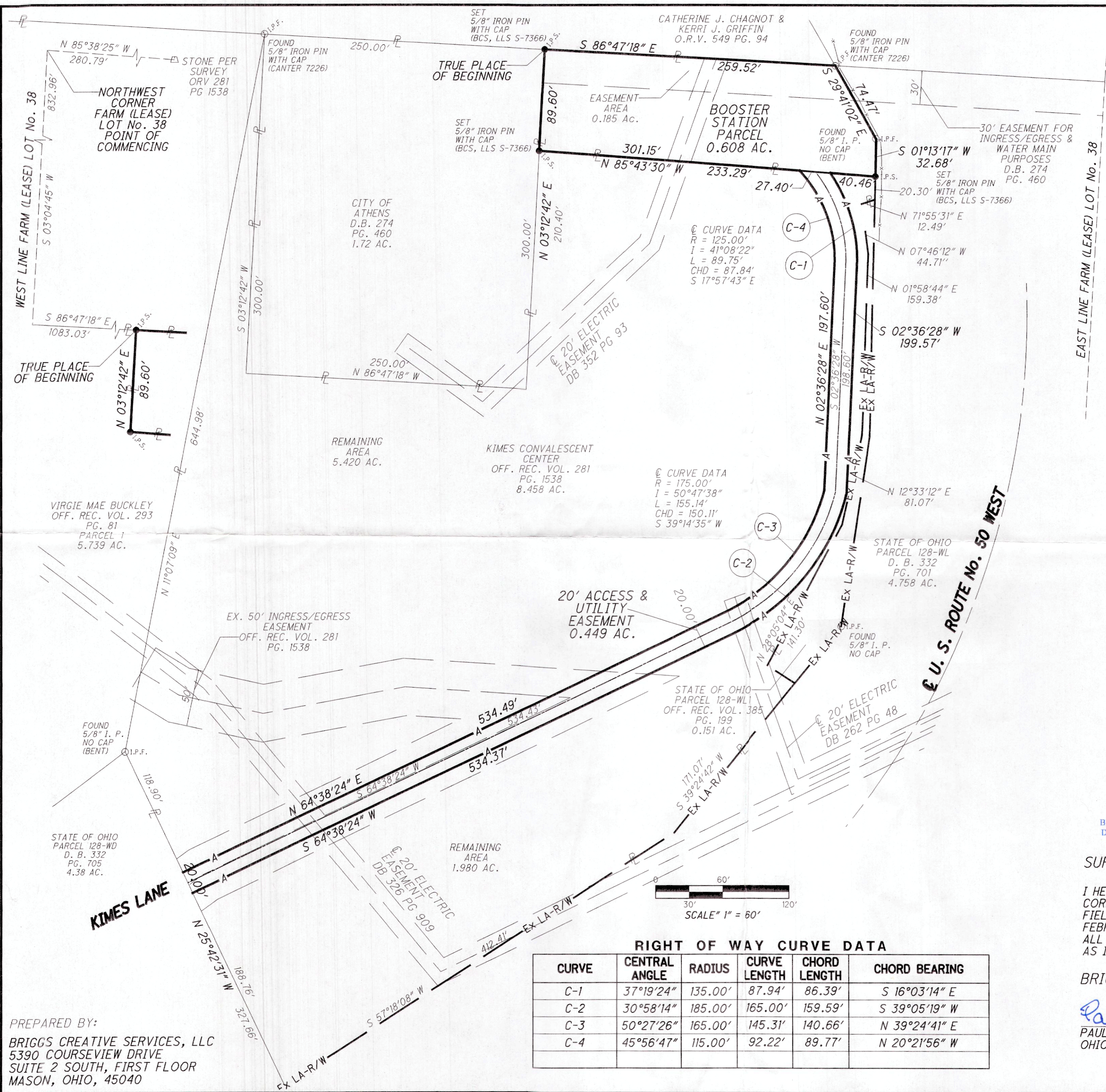
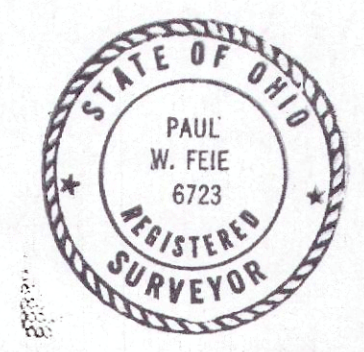
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BRIGGS CREATIVE SERVICES, LLC

*Paul W. Feie* 8/28/2020  
PAUL W. FEIE DATE  
OHIO REGISTERED SURVEYOR No. 6723



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