

# Exhibit "A"

## LEGAL DESCRIPTION

Situated in the State of Ohio, County of Athens, City of Athens, and being more particularly described as follows:

Being a part of Outlots 28, 29 and 30 of the City of Athens as designated and delineated in Athens County Plat Records Envelope 129A and being Lots 1128 and 1129 in F.S. Roach's Subdivision of Higgins and Roach's Addition to the City of Athens as designated and delineated in Athens County Plat Records Envelope 173 B and being parts of vacated streets and alleys within the above mentioned subdivisions and being a part of the same lands described in Athens County Deed Book 350, Page 149 and being more particularly described as follows:

### PARCEL ONE:

Beginning at iron pin found on the Northeast corner of Outlot Number 28 of the City of Athens as designated and delineated in Athens County Plat Records Envelope 129A,

thence South 11 degrees 40 minutes 56 seconds West 149.02 feet to a gin pin set;

thence South 26 degrees 16 minutes 52 seconds West 182.01 feet to a gin pin set;

thence South 16 degrees 52 minutes 26 seconds West 35.25 feet to a gin pin set;

thence South 05 degrees 50 minutes 02 seconds West 41.80 feet to a railroad spike found on the northwest corner of lands now or formerly owned by the New Life Assembly of God (DB 359-861);

thence along the west line of lands now or formerly owned by the New Life Assembly of God (DB 359-861) South 00 degrees 00 minutes 00 seconds West 309.87 feet to a gin pin set on the former centerline of an unnamed 66 foot wide street vacated by Ordinance 0-20-64;

thence along said former centerline North 88 degrees 52 minutes 37 seconds West 577.77 feet to a point projected from the northeast corner of Lot 1415 of said Roach's Subdivision;

thence South 01 degrees 04 minutes 06 seconds West 6.00 feet along the projected east line of said Lot 1415 to a point on the former centerline of an alley vacated by Ordinance 0-24-70;

thence North 88 degrees 52 minutes 37 seconds West 70.57 feet along said centerline to a point on the former east line of North McKinley Street, vacated by Ordinance 0-24-70;

thence South 14 degrees 29 minutes 01 seconds West 6.17 feet along said former east line to a gin pin set;

thence North 88 degrees 52 minutes 37 seconds West 25.70 feet to a gin pin set on the former centerline of said North McKinley Street;

9800005381  
Filed for Record in  
ATHENS COUNTY, OHIO  
JULIA MICHAEL SCOTT  
On 07-01-1998 At 10:18 am.  
DEED 26.00  
Book OR Vol. 269 Pg. 1907 - 1911

9800005381  
CAPITAL CITY TITLE AGENCY INC  
41 S HIGH ST STE 3100  
ATTN: ANNE HELGE  
COLUMBUS, OH 43215

thence South 14 degrees 29 minutes 01 seconds West 104.09 feet to gin pin set at the point of intersection of said former centerline and the south line of Lot 1128 extended;  
thence North 88 degrees 40 minutes 33 seconds West 162.72 feet along the south line of Lot 1128 of said Roach's Subdivision to an iron pin set on the former centerline of a 10' wide alley vacated by Ordinance 0-24-70;

thence North 16 degrees 31 minutes 55 seconds East 91.39 feet along said former centerline to an iron pin found;

thence along the former east right-of-way of the Baltimore & Ohio Railroad and the east line of lands now or formerly owned by Ohio University (DB 109-215) the following five courses:

- 1) North 33 degrees 03 minutes 45 seconds East 67.86 feet to an iron pin found on the south line of Outlot 30;
- 2) North 16 degrees 31 minutes 56 seconds East 104.96 feet to a point;
- 3) on a curve to the right, having a central angle of 14 degrees 48 minutes 54 seconds, a radius of 1191.98 feet and a chord bearing North 23 degrees 48 minutes 26 seconds East a distance of 307.36 feet to an iron pin found in concrete;
- 4) North 32 degrees 51 minutes 51 seconds East 204.25 feet to a gin pin set on the east line of Outlot 30 and the west line of Outlot 29;
- 5) North 33 degrees 34 minutes 35 seconds East 110.36 feet to a post on the north line of Outlot 29, from which an iron pin found in concrete bears South 89 degrees 56 minutes 41 seconds West 72.60 feet, passing the northwest corner of Outlot 29 at 59.32 feet;

thence North 89 degrees 56 minutes 41 seconds East 373.16 feet along the north line of Outlots 29 and 28 and the south line of lands now or formerly owned by Ohio University (DB 217-403) to an iron pin found;

thence South 89 degrees 58 minutes 32 seconds East 227.51 feet to the north line of Outlot 28 and the south line of lands now or formerly owned by Ohio University (DB 217-403) to the place of beginning,

containing 11.62 acres, more or less, subject to all applicable right of ways and easements, written or implied.

Describe on each applicable  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blawie  
DATE: 6-16-98

**PARCEL TWO**

Beginning at iron pin found on the Northeast corner of Outlot Number 28 of the City of Athens as designated and delineated in Athens County Plat Records Envelope 129A,

thence South 89 degrees 57 minutes 25 seconds East 329.60 feet to an iron pipe found;

thence South 09 degrees 40 minutes 35 seconds West 390.03 feet to an iron pin found;

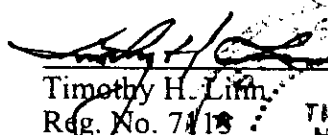
thence North 89 degrees 57 minutes 28 seconds West 389.28 feet along the north line of lands now or formerly owned by the New Life Assembly of God (DB 359-861) to a railroad spike found at the northwest corner of the New Life Assembly of God tract and the east line of lands now or formerly owned by Lakeview Apartments (DB 350-149);

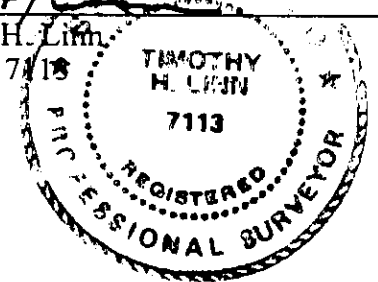
thence North 05 degrees 50 minutes 02 seconds East 41.80 feet to an iron pin set;

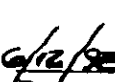
thence North 16 degrees 52 minutes 26 seconds East 35.25 feet to an iron pin set;  
thence North 26 degrees 16 minutes 52 seconds East 182.01 feet to a point;  
thence North 11 degrees 40 minutes 56 seconds East 149.02 feet to the place of beginning;  
containing 3.14 acres, more or less, more or less, subject to all applicable right of ways and easements, written or implied.

Bearings on based on the north line of Deed Book 359-861 as being North 89 degrees 57 minutes 28 seconds West.

This description is written based on a survey completed March 16, 1998 by Timothy H. Linn, Reg. No. 7113.

  
Timothy H. Linn  
Reg. No. 7113



  
Date

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blouse  
DATE: 6-16-98

**LAKEVIEW APARTMENTS  
OHIO UNIVERSITY  
ATHENS, OHIO**

Surveyed by: Southeastern Land Surveys, 2/23/90  
Leonard F. Swayer Jr., Surveyor No. 6765  
Intended conveyance never occurred.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blausen*  
DATE: *6-16-98*

Delta = 14°48'54"  
R = 1191.98'  
L = 308.21'  
Brg = N23°48'26"E  
Chd = 307.36'

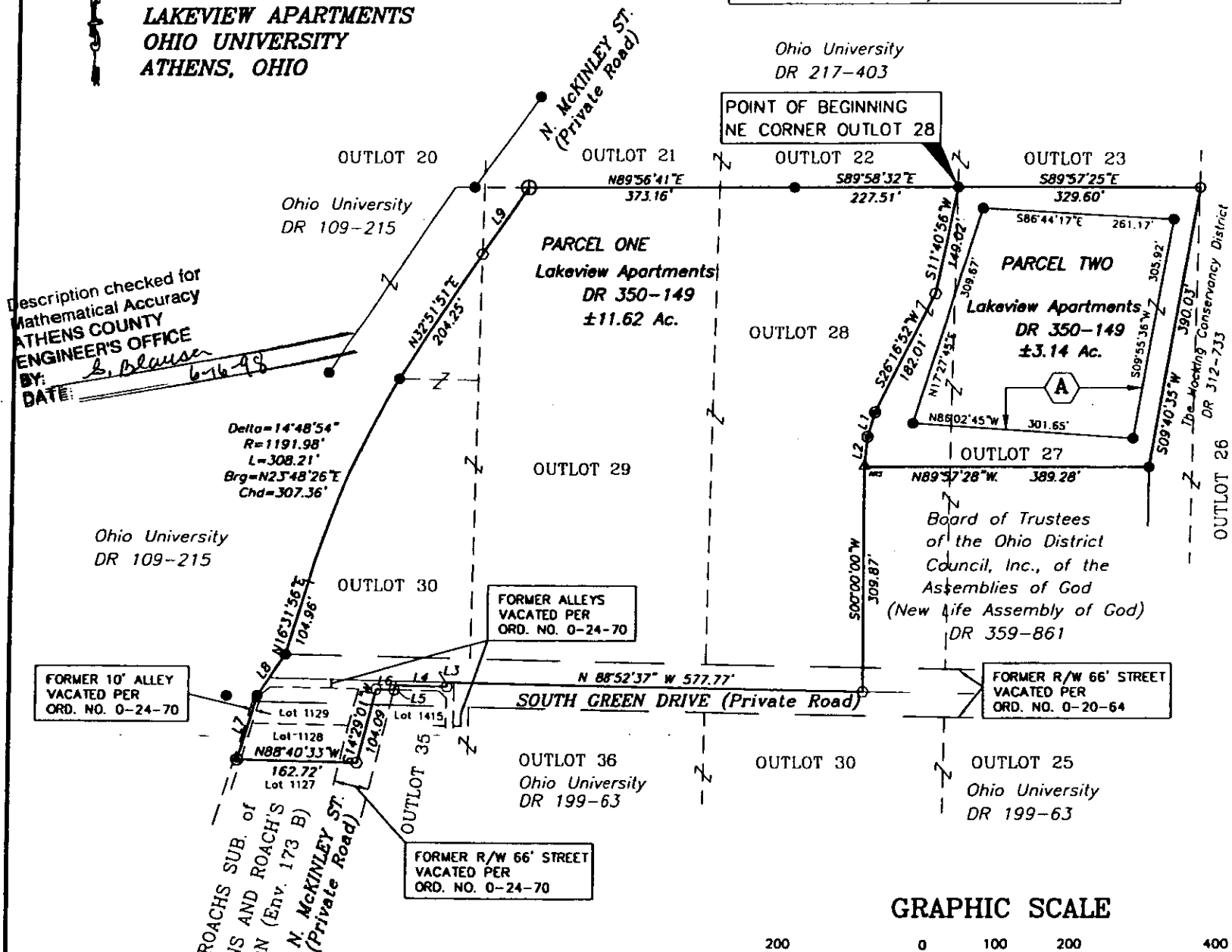
Ohio University  
DR 109-215

FORMER 10' ALLEY  
VACATED PER  
ORD. NO. 0-24-70

F.S. ROACHS SUB. of  
HIGGINS AND ROACH'S  
ADDITION (Env. 173 B)  
N. MCKINLEY ST.  
(Private Road)

**REFERENCES**

Information from deeds, easements  
and other data as shown on map.



POINT OF BEGINNING  
NE CORNER OUTLOT 28

**PARCEL ONE**  
Lakeview Apartments  
DR 350-149  
±11.62 Ac.

**PARCEL TWO**  
Lakeview Apartments  
DR 350-149  
±3.14 Ac.

Board of Trustees  
of the Ohio District  
Council, Inc., of the  
Assemblies of God  
(New Life Assembly of God)  
DR 359-861

FORMER ALLEYS  
VACATED PER  
ORD. NO. 0-24-70

FORMER R/W 66' STREET  
VACATED PER  
ORD. NO. 0-20-64

FORMER R/W 66' STREET  
VACATED PER  
ORD. NO. 0-24-70

**SITUATED IN**

**PARCEL ONE**

Situated in the State of Ohio, County of Athens, City of Athens, and being a part of Outlots 28, 29 and 30 of the City of Athens as designated and delineated in Athens County Plat Records Envelope 129A and being Lots 1128 and 1129 in F.S. Roach's Subdivision of Higgins and Roach's Addition to the City of Athens as designated and delineated in Athens County Plat Records Envelope 173 B and being parts of vacated streets and alleys within the above mentioned subdivisions and being a part of the same lands described in Athens County Deed Record 350, Page 149.

**PARCEL TWO**

Situated in the State of Ohio, County of Athens, City of Athens, and being a part of Outlots 27 and 28 of the City of Athens as designated and delineated in Athens County Plat Records Envelope 129A and being a part of the same lands described in Athens County Deed Record 350, Page 149.

**BASIS OF BEARING**

Bearings are based on the north line  
of DR 359-861, as being N89°57'28"W.

**LEGEND**

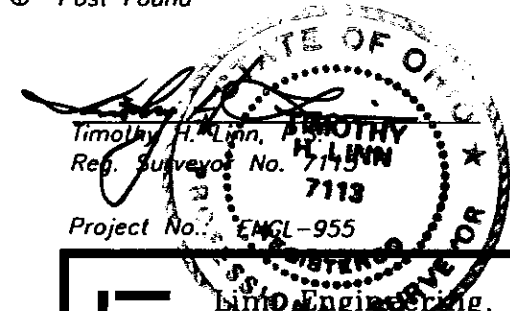
- △ Railroad Spike Found
- Pipe Found
- Iron Pin Found
- Gin Pin Set
- ⊙ Iron Pin Set, 5/8" rebar  
w/ Plastic ID Cap
- Z Property Hook
- ⊕ Post Found

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S16°52'26"W	35.25'
L2	S05°50'02"W	41.80'
L3	S01°04'06"W	6.00'
L4	N88°52'37"W	70.57'
L5	S14°29'01"W	6.17'
L6	N88°52'37"W	25.70'
L7	N16°31'55"E	91.39'
L8	N33°03'45"E	67.86'
L9	N33°34'35"E	110.36'

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 200 ft.



Timothy H. Linn, P. E.  
Reg. Surveyor No. 7113  
Project No. ENGL-955

6/12/98  
Date



E.L. Engineering, Inc. 740-452-7434  
Civil Engineering Consultants  
P.O. Box 2086 Zanesville, Ohio 43702-2086

INSTR. 9800089

O.R. 0269 PAGE 1911