

DESCRIPTION OF PARCEL NO. 1

Situated in the State of Ohio, County of Athens, Township of Bern, being in the west half of Section 18, Range 12 West, Township 7 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for Reference at an iron pin set at the southwest quarter of the northwest corner of Section 18, being located for reference North 85°52'03" West a distance of 0.54 feet to a 5/8" iron pin found (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, with the west line of Section 18, South 04°05'50" West a distance of 407.07 feet to an iron pin set, being located for reference North 55°03'23" West a distance of 55.60 feet to an axle found destroyed;

Thence, with the north line of a 6.93 acres tract as conveyed to Craig Fulton by Parcel Two of Official Records Volume 267, Page 1982 of the Athens County Recorder's Office, South 85°19'53" East a distance of 515.07 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

Thence, from said Point of Beginning and leaving the Fulton property line, North 20°40'28" East a distance of 833.72 feet to a point in the centerline of Township Road No. 208, passing over the north line of the southwest quarter of Section 18 at a distance of plus 436.23 feet and passing through two iron pins set at distances of plus 703.72 feet and plus 803.72 feet, respectively;

Thence, with the centerline of Township Road No. 208, North 82°48'26" East a distance of 100.00 feet to a point in the centerline intersection with Township Road No. 206 (Sweat Road);

Thence, with the centerline of Township Road No. 206, the following two courses:

- (1) South 03°21'06" East a distance of 755.17 feet to a point, passing over the south line of the northwest quarter of Section 18 at a distance of plus 401.51 feet;
- (2) Thence South 00°38'06" East a distance of 74.49 feet to a point at the northeast corner of the aforementioned Craig A. Fulton's 6.93 acres tract;

Thence, leaving the road with the north line of said Fulton property, North 85°19'53" West a distance of 440.00 feet to The Point of Beginning, passing through an axle found at a distance of plus 14.58 feet;

Containing 5.028 acres, more or less, of which:
1.609 acres are in the northwest quarter of Section 18 and
3.419 acres are in the southwest quarter of Section 18.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 206.

Subject to the right-of-way of Township Road No. 208.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 206. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of Township Road No. 206. Containing 0.952 acre, more or less, of easement.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 10-1-03

Page 2 of 2
Description of Parcel No. 1

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 208. Said easement runs in an east-west direction across the north end of the above-described property with the north line of said easement being the centerline of Township Road No. 208. Containing 0.116 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

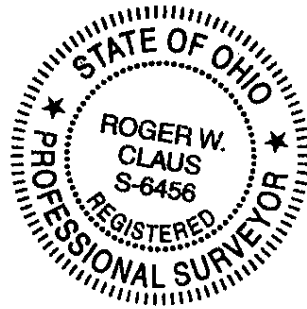
The bearings in this description are for angle calculations only and are based on the west line of Section 18 used as North 04°05'50" East.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of September 22, 2003; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume _____, Page _____.

Surveyor: Roger W. Claus
Date: 09-23-03



200300010827
Filed for Record in
ATHENS COUNTY, OHIO
JULIA MICHAEL SCOTT
10-23-2003 At 01:25 pm.
DEED 196.00
OR Book 358 Page 887 - 909
200300010827
BRUNER LAND CO
PO BOX 98
BYESVILLE, OH 43723

DESCRIPTION OF PARCEL NO. 2

Situated in the State of Ohio, County of Athens, Township of Bern, being part in the west half of Section 18 and being part in the southeast quarter of the northeast quarter of Section 24, Range 12 West, Township 7 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Beginning at an iron pin set at the southwest quarter of the northwest corner of Section 18, being located for reference North 85°52'03" West a distance of 0.54 feet to a 5/8" iron pin found (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, from said Point of Beginning and running with the south line of the northeast quarter of Section 24, North 85°52'03" West a distance of 56.62 feet to a point in the centerline of Township Road No. 208;

Thence, with the centerline of Township Road No. 208, the following twelve courses:

- (1) North 79°40'57" East a distance of 16.49 feet to a point;
- (2) Thence North 61°27'14" East a distance of 27.96 feet to a point;
- (3) Thence North 41°40'27" East a distance of 28.04 feet to a point;
- (4) Thence North 28°12'14" East a distance of 36.49 feet to a point;
- (5) Thence North 22°51'59" East a distance of 65.42 feet to a point;
- (6) Thence North 31°46'37" East a distance of 56.35 feet to a point;
- (7) Thence North 39°55'59" East a distance of 59.54 feet to a point;
- (8) Thence North 51°33'52" East a distance of 57.33 feet to a point;
- (9) Thence North 71°07'54" East a distance of 56.56 feet to a point;
- (10) Thence North 84°26'01" East a distance of 148.96 feet to a point;
- (11) Thence North 85°03'35" East a distance of 260.00 feet to a point;
- (12) Thence North 84°59'26" East a distance of 160.00 feet to a point;

Thence, leaving the road, South 20°40'28" West a distance of 833.72 feet to an iron pin set in the north line of a 6.93 acres tract as conveyed to Craig Fulton by Parcel Two of Official Records Volume 267, Page 1982 of the Athens County Recorder's Office, passing through two iron pins set a distances of plus 30.00 feet and plus 130.00 feet, respectively, and passing over the south line of the northwest quarter of Section 18 at a distance of plus 397.49 feet;

Thence, with the north line of said Fulton property, North 85°19'53" West a distance of 515.07 feet to an iron pin set in the west line of Section 18, being located for reference North 55°03'23" West a distance of 55.60 feet to an axle found destroyed;

Thence, with the west line of Section 18, North 04°05'50" East a distance of 407.07 feet to The Point of Beginning;

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BY: S. Blause
DATE: 10-1-03

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Description of Parcel No. 2

Containing 10.262 acres, more or less, of which:
4.776 acres are in the northwest quarter of Section 18,
5.467 acres are in the southwest quarter of Section 18,
0.019 acres are in the southeast quarter of the northeast quarter of Section 24.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 206.

Subject to the right-of-way of Township Road No. 208.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 208. Said easement runs in an east-west direction across the north end of the above-described property with the north line of said easement being the centerline of Township Road No. 208. Containing 1.117 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the west line of Section 18 used as North 04°05'50" East.

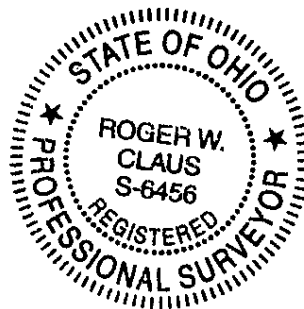
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of September 22, 2003; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume _____, Page _____.

Surveyor: Roger W. Claus

Date: 09-23-03



DESCRIPTION OF PARCEL NO. 3

Situated in the State of Ohio, County of Athens, Township of Bern, being part in the northwest quarter of Section 18 and part in the southeast quarter of the northeast quarter of Section 24, Range 12 West, Township 7 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for Reference at an iron pin set at the southwest quarter of the northwest corner of Section 18, being located for reference North 85°52'03" West a distance of 0.54 feet to a 5/8" iron pin found (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, with the south line of the northeast quarter of Section 24, North 85°52'03" West a distance of 56.62 feet to a point in the centerline of Township Road No. 208, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the south line of the northeast quarter of Section 24, North 85°52'03" West a distance of 1,289.19 feet to a 5/8" iron pin found at the southwest corner of the southeast quarter of the northeast quarter of Section 24, passing through an iron pin found at a distance of plus 75.00 feet;

Thence, with the quarter-quarter section line, North 04°02'09" East a distance of 315.70 feet to an iron pin set;

Thence, leaving the quarter-quarter section line, South 85°52'03" East a distance of 1,346.14 feet to an iron pin set in the east line of Section 24 and the west line of Section 18, passing through an iron pin set at a distance of plus 1,246.14 feet;

Thence, leaving the section line, South 46°05'37" East a distance of 126.26 feet to a point in the centerline of Township Road No. 208, passing through an iron pin set at a distance of plus 96.26 feet;

Thence, with the centerline of Township Road No. 208, the following seven courses:

- (1) South 39°55'59" West a distance of 59.54 feet to a point;
- (2) Thence South 31°46'37" West a distance of 56.35 feet to a point;
- (3) Thence South 22°51'59" West a distance of 65.42 feet to a point;
- (4) Thence South 28°12'14" West a distance of 36.49 feet to a point;
- (5) Thence South 41°40'27" West a distance of 28.04 feet to a point;
- (6) Thence South 61°27'14" West a distance of 27.96 feet to a point;
- (7) Thence South 79°40'57" West a distance of 16.49 feet to The Point of Beginning;

Containing 10.012 acres, more or less, of which:

0.276 acres are in the northwest quarter of Section 18 and

9.736 acres are in the southeast quarter of the northeast quarter of Section 24.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 208.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 10-1-03

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Description of Parcel No. 3

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 208. Said easement runs in a southwest to northeast direction across the east end of the above-described property with the east line of said easement being the centerline of Township Road No. 208. Containing 0.333 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the west line of Section 18 used as North 04°05'50" East.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of September 22, 2003; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume _____, Page _____.

Surveyor: Roger W. Claus
Date: 09-23-03



DESCRIPTION OF PARCEL NO. 4

Situated in the State of Ohio, County of Athens, Township of Bern, being part in the northwest quarter of Section 18 and being part in the southeast quarter of the northeast quarter of Section 24, Range 12 West, Township 7 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for Reference at a 5/8" iron pin found at the northwest corner of Section 18 (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, with the west line of Section 18 and the east line of Section 24, South 04°05'50" West a distance of 1,321.77 feet to a 5/8" iron pin found at the northeast corner of the southeast quarter of the northeast quarter of Section 24;

Thence, with the quarter-quarter section line, North 85°51'18" West a distance of 1,347.21 feet to a 5/8" iron pin found at the center of the northeast quarter of Section 24;

Thence, with the quarter-quarter section line, South 04°02'09" West a distance of 681.58 feet to an iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and leaving the quarter-quarter section line, South 85°52'03" East a distance of 1,576.48 feet to an iron pin set, passing through an iron pin set in the east line of Section 24 at a distance of plus 1,346.48 feet;

Thence South 15°08'38" East a distance of 328.20 feet to a point in the centerline of Township Road No. 208, passing through two iron pins set at distances of plus 198.20 feet and plus 298.20 feet, respectively;

Thence, with the centerline of Township Road No. 208, the following three courses:

- (1) South 84°26'01" West a distance of 148.96 feet to a point;
- (2) Thence South 71°07'54" West a distance of 56.56 feet to a point;
- (3) Thence South 51°33'52" West a distance of 57.33 feet to a point;

Thence, leaving the road, North 46°05'37" West a distance of 126.26 feet to an iron pin set in the west line of Section 18 and the east line of Section 24, passing through an iron pin set at a distance of plus 30.00 feet;

Thence, leaving the section line, North 85°52'03" West a distance of 1,346.14 feet to an iron pin set in the west line of the southeast quarter of the northeast quarter of Section 24, passing through an iron pin set at a distance of plus 100.00 feet;

Thence, with the quarter-quarter section line, North 04°02'09" East a distance of 315.00 feet to The Point of Beginning;

Containing 12.008 acres, more or less, of which:

2.272 acres are in the northwest quarter of Section 18 and

9.736 acres are in the southeast quarter of the northeast quarter of Section 24.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 208.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Page 2 of 2
Description of Parcel No. 4

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 208. Said easement runs in an east-west direction across the southeast end of the above-described property with the south line of said easement being the centerline of Township Road No. 208. Containing 0.302 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the west line of Section 18 used as North 04°05'50" East.

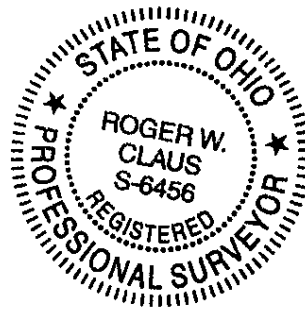
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Prior deed: Official Records Volume _____, Page _____.

Surveyor: Roger W. Claus

Date: 09-23-03



DESCRIPTION OF PARCEL NO. 5

Situated in the State of Ohio, County of Athens, Township of Bern, being part in the northwest quarter of Section 18 and being part in the southeast quarter of the northeast quarter of Section 24, Range 12 West, Township 7 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for Reference at a 5/8" iron pin found at the northwest corner of Section 18 (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, with the west line of Section 18 and the east line of Section 24, South 04°05'50" West a distance of 1,321.77 feet to a 5/8" iron pin found at the northeast corner of the southeast quarter of the northeast quarter of Section 24;

Thence, with the quarter-quarter section line, North 85°51'18" West a distance of 1,347.21 feet to a 5/8" iron pin found at the center of the northeast quarter of Section 24;

Thence, with the quarter-quarter section line, South 04°02'09" West a distance of 363.58 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

Thence, from said Point of Beginning and leaving the quarter-quarter section line, South 85°52'03" East a distance of 1,762.08 feet to an iron pin set, passing through an iron pin set on the east line of Section 24 and the west line of Section 18 at a distance of plus 1,346.83 feet;

Thence South 12°55'27" East a distance of 613.79 feet to a point in the centerline of Township Road No. 208, passing through two iron pins set at distances of plus 483.79 feet and plus 583.79 feet, respectively;

Thence, with the centerline of Township Road No. 208, South 85°03'35" West a distance of 260.00 feet to a point;

Thence, leaving the road, North 15°08'38" West a distance of 328.20 feet to an iron pin set, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Thence North 85°52'03" West a distance of 1,576.48 feet to an iron pin set in the west line of the southeast quarter of the northeast quarter of Section 24, passing through an iron pin set in the west line of Section 18 at a distance of plus 230.00 feet;

Thence, with the quarter-quarter section line, North 04°02'09" East a distance of 318.00 feet to The Point of Beginning;

Containing 15.054 acres, more or less, of which:
5.223 acres are in the northwest quarter of Section 18 and
9.831 acres are in the southeast quarter of the northeast quarter of Section 24.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 208.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 208. Said easement runs in an east-west direction across the southeast end of the above-described property with the south line of said easement being the centerline of Township Road No. 208. Containing 0.299 acre, more or less, of easement.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 10-1-03

Page 2 of 2
Description of Parcel No. 5

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

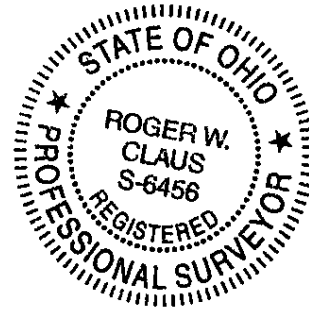
The bearings in this description are for angle calculations only and are based on the west line of Section 18 used as North 04°05'50" East.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of September 22, 2003; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume _____, Page _____.

Surveyor: Roger W Claus
Date: 09-23-03



DESCRIPTION OF PARCEL NO. 6

Situated in the State of Ohio, County of Athens, Township of Bern, being in the northwest quarter of Section 18, Range 12 West, Township 7 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for Reference at a 5/8" iron pin found at the northwest corner of Section 18 (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, with the west line of Section 18 and the east line of Section 24, South 04°05'50" West a distance of 1,321.77 feet to a 5/8" iron pin found at the northeast corner of the southeast quarter of the northeast quarter of Section 24;

Thence, continuing with the west line of Section 18 and the east line of Section 24, South 04°05'50" West a distance of 363.28 feet to an iron pin set;

Thence, leaving the section line, South 85°52'03" East a distance of 415.25 feet to an iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing, South 85°52'03" East a distance of 563.00 feet to a point in the centerline of Township Road No. 206 (Sweat Road), passing through two iron pins set at distances of plus 433.00 feet and plus 533.00 feet, respectively;

Thence, with the centerline of Township Road No. 206, the following three courses:

- (1) South 27°16'45" West a distance of 85.52 feet to a point;
- (2) Thence South 23°21'07" West a distance of 279.62 feet to a point;
- (3) Thence South 04°30'03" West a distance of 199.07 feet to a point in the centerline intersection with Township Road No. 208;

Thence, with the centerline of Township Road No. 208, the following two courses:

- (1) South 82°48'26" West a distance of 100.00 feet to a point;
- (2) Thence South 84°59'26" West a distance of 160.00 feet to a point;

Thence, leaving the road, North 12°55'27" West a distance of 613.79 feet to The Point of Beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Containing 5.025 acres, more or less.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 206.

Subject to the right-of-way of Township Road No. 208.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 208. Said easement runs in an east-west direction across the south end of the above-described property with the south line of said easement being the centerline of Township Road No. 208. Containing 0.299 acre, more or less, of easement.

Description checked for Mathematical Accuracy ATHENS COUNTY ENGINEERS OFFICE BY: S. Blausen DATE: 10-1-03

Page 2 of 2
Description of Parcel No. 6

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 206. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of Township Road No. 206. Containing 0.648 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

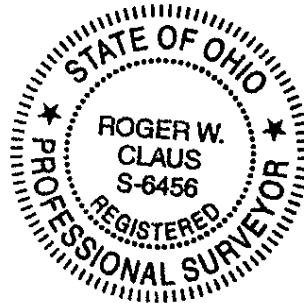
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Surveyor: *Roger W. Claus*
Date: 09-23-03



DESCRIPTION OF PARCEL NO. 7

Situated in the State of Ohio, County of Athens, Township of Bern, being part in the northwest quarter of Section 18 and being part in the southeast quarter of the northeast quarter of Section 24, Range 12 West, Township 7 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for Reference at a 5/8" iron pin found at the northwest corner of Section 18 (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, with the west line of Section 18 and the east line of Section 24, South 04°05'50" West a distance of 1,321.77 feet to a 5/8" iron pin found at the northeast corner of the southeast quarter of the northeast quarter of Section 24, being THE TRUE POINT OF BEGINNING for this description;

Thence, from said Point of Beginning and leaving the quarter-quarter section line, South 80°03'54" East a distance of 1,092.17 feet to a point in the centerline of Township Road No. 206 (Sweat Road), passing through two iron pins set at distances of plus 962.17 feet and plus 1,062.17 feet, respectively;

Thence, with the centerline of Township Road No. 206, South 27°16'45" West a distance of 275.00 feet to a point;

Thence, leaving the road, North 85°52'03" West a distance of 2,325.08 feet to an iron pin set in the west line of the southeast quarter of the northeast quarter of Section 24, passing through four iron pins set at distances of plus 30.00 feet, plus 130.00 feet, plus 563.00 feet, and plus 978.25 feet (in the west line of Section 18), respectively;

Thence, with the quarter-quarter section line, North 04°02'09" East a distance of 363.58 feet to a 5/8" iron pin found at the center of the northeast quarter of Section 24;

Thence, with the quarter-quarter section line, South 85°51'18" East a distance of 1,347.21 feet to The Point of Beginning;

Containing 18.608 acres, more or less, of which:

- 7.370 acres are in the northwest quarter of Section 18 and
11.238 acres are in the southeast quarter of the northeast quarter of Section 24.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 206.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 206. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of Township Road No. 206. Containing 0.316 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the west line of Section 18 used as North 04°05'50" East.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

Description checked for
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ATHENS COUNTY
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BY: [Signature]
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Page 2 of 2

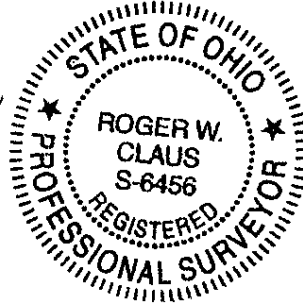
Description of Parcel No. 7

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of September 22, 2003; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume _____, Page _____

Surveyor: Roger W. Claus

Date: 09-23-03



DESCRIPTION OF PARCEL NO. 8

Situated in the State of Ohio, County of Athens, Township of Bern, being in the northwest quarter of Section 18, Range 12 West, Township 7 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for Reference at a 5/8" iron pin found at the northwest corner of Section 18 (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, with the west line of Section 18, South 04°05'50" West a distance of 491.00 feet to an iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and leaving the section line, South 56°36'02" East a distance of 1,426.01 feet to a point in the centerline of Township Road No. 206 (Sweat Road), passing through two iron pins set at distances of plus 1,296.01 feet and plus 1,396.01 feet, respectively;

Thence, with the centerline of Township Road No. 206, the following two courses:

- (1) South 45°47'57" West a distance of 152.17 feet to a point;
(2) Thence South 27°16'45" West a distance of 141.78 feet to a point;

Thence, leaving the road, North 80°03'54" West a distance of 1,092.17 feet to a 5/8" iron pin found at the northeast corner of the southeast quarter of the northeast quarter of Section 24, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Thence, with the west line of Section 18, North 04°05'50" East a distance of 830.77 feet to The Point of Beginning;

Containing 15.022 acres, more or less.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 206.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 206. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of Township Road No. 206. Containing 0.337 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the west line of Section 18 used as North 04°05'50" East.

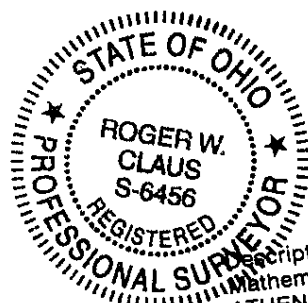
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of September 22, 2003; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume _____, Page _____.

Surveyor: Roger W. Claus

Date: 09-23-03



Description checked for Mathematical Accuracy ATHENS COUNTY ENGINEER'S OFFICE BY: S. P. Claus DATE: 10-7-03

DESCRIPTION OF PARCEL NO. 9

Situated in the State of Ohio, County of Athens, Township of Bern, being in the northwest quarter of Section 18, Range 12 West, Township 7 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Beginning at a 5/8" iron pin found at the northwest corner of Section 18 (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, from said Point of Beginning and running with the north line of Section 18, South 86°01'16" East a distance of 603.70 feet to an iron pin set;

Thence, leaving the section line, South 29°04'21" East a distance of 1,387.84 feet to a point in the centerline of Township Road No. 206 (Sweat Road), passing through two iron pins set at distances of plus 1,257.84 feet and plus 1,357.84 feet, respectively;

Thence, with the centerline of Township Road No. 206, South 80°41'39" West a distance of 122.81 feet to a point;

Thence, leaving the road, North 56°36'02" West a distance of 1,426.01 feet to an iron pin set in the west line of Section 18, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Thence, with the west line of Section 18, North 04°05'50" East a distance of 491.00 feet to The Point of Beginning;

Containing 17.106 acres, more or less.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 206.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 206. Said easement runs in an east-west direction across the south end of the above-described property with the south line of said easement being the centerline of Township Road No. 206. Containing 0.141 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the west line of Section 18 used as North 04°05'50" East.

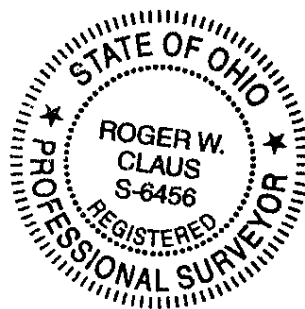
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of September 22, 2003; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume _____, Page _____.

Surveyor: Roger W Claus

Date: 09-23-03



Description checked for Mathematical Accuracy
ATHENS COUNTY ENGINEER'S OFFICE
BY: S. Blaine
DATE: 10-1-03

DESCRIPTION OF PARCEL NO. 10

Situated in the State of Ohio, County of Athens, Township of Bern, being in the northwest quarter of Section 18, Range 12 West, Township 7 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for Reference at a 5/8" iron pin found at the northwest corner of Section 18 (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, with the north line of Section 18, South 86°01'16" East a distance of 603.70 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

Thence, from said Point of Beginning and continuing with the north line of Section 18, South 86°01'16" East a distance of 569.46 feet to an iron pin set at the northwest corner of an 8.9 acres tract as conveyed to Guy and Zelica Pauline Smith by the First Parcel of Deed Volume 336, Page 585 of the Athens County Recorder's Office, said iron pin set being located for reference South 04°22'19" West a distance of 8.15 feet from a 5/8" iron pin found;

Thence, with the west line of said Smith property, South 04°22'19" West a distance of 580.91 feet to a 5/8" iron pin found at the southwest corner of said Smith property;

Thence, leaving the Smith property line, South 34°52'08" East a distance of 694.36 feet to a point in the centerline of Township Road No. 206 (Sweat Road), passing through two iron pins set at distances of plus 564.36 feet and plus 664.36 feet, respectively;

Thence, with the centerline of Township Road No. 206, the following three courses:

- (1) South 49°36'40" West a distance of 20.00 feet to a point;
- (2) Thence South 82°14'22" West a distance of 121.12 feet to a point;
- (3) Thence North 87°32'50" West a distance of 111.25 feet to a point;

Thence, leaving the road, North 29°04'21" West a distance of 1,387.84 feet to The Point of Beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Containing 8.083 acres, more or less.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 206.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 206. Said easement runs in an east-west direction across the south end of the above-described property with the south line of said easement being the centerline of Township Road No. 206. Containing 0.290 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the west line of Section 18 used as North 04°05'50" East.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaise
DATE: 10-1-03

Page 2 of 2
Description of Parcel No. 10

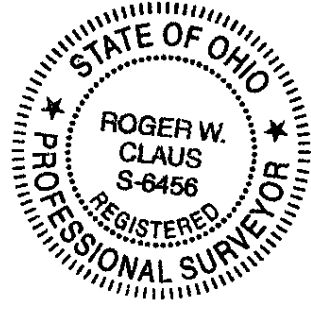
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of September 22, 2003; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume _____, Page _____.

Surveyor: *Roger W. Claus*

Date: 09-23-03



DESCRIPTION OF PARCEL NO. 11

Situated in the State of Ohio, County of Athens, Township of Bern, being in the northwest quarter of Section 18, Range 12 West, Township 7 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for Reference at a 5/8" iron pin found at the northwest corner of Section 18 (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, with the north line of Section 18, South 86°01'16" East a distance of 1,173.16 feet to a 5/8" iron pin found at the northwest corner of an 8.9 acres tract as conveyed to Guy and Zelica Pauline Smith by the First Parcel of Deed Volume 336, Page 585 of the Athens County Recorder's Office, said iron pin set being located for reference South 04°22'19" West a distance of 8.15 feet from a 5/8" iron pin found;

Thence, with the west line of said Smith property, South 04°22'19" West a distance of 580.91 feet to a 5/8" iron pin found at the southwest corner of said Smith property, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the south line of said Smith property, South 86°56'32" East a distance of 608.96 feet to a 5/8" iron pin found at the northwest corner of a 0.65 acre tract as conveyed to John Junior Tate by Official Records Volume 284, Page 214 (See: Deed Volume 42, Page 240) of the Athens County Recorder's Office;

Thence, with the west line of said Tate property, South 30°46'44" East a distance of 233.55 feet to a point in the centerline of Township Road No. 206 (Sweat Road), passing an iron pin set at a distance of plus 203.55 feet;

Thence, with the centerline of Township Road No. 206, the following three courses:

- (1) South 47°00'42" West a distance of 165.46 feet to a point;
- (2) Thence South 41°00'31" West a distance of 231.22 feet to a point;
- (3) Thence South 49°36'40" West a distance of 76.01 feet to a point;

Thence, leaving the road, North 34°52'08" West a distance of 694.36 feet to The Point of Beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Containing 5.043 acres, more or less.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 206.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 206. Said easement runs in an east-west direction across the south end of the above-described property with the south line of said easement being the centerline of Township Road No. 206. Containing 0.543 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 10-1-03

Page 2 of 2
Description of Parcel No. 11

The bearings in this description are for angle calculations only and are based on the west line of Section 18 used as North 04°05'50" East.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of September 22, 2003; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume _____, Page _____.

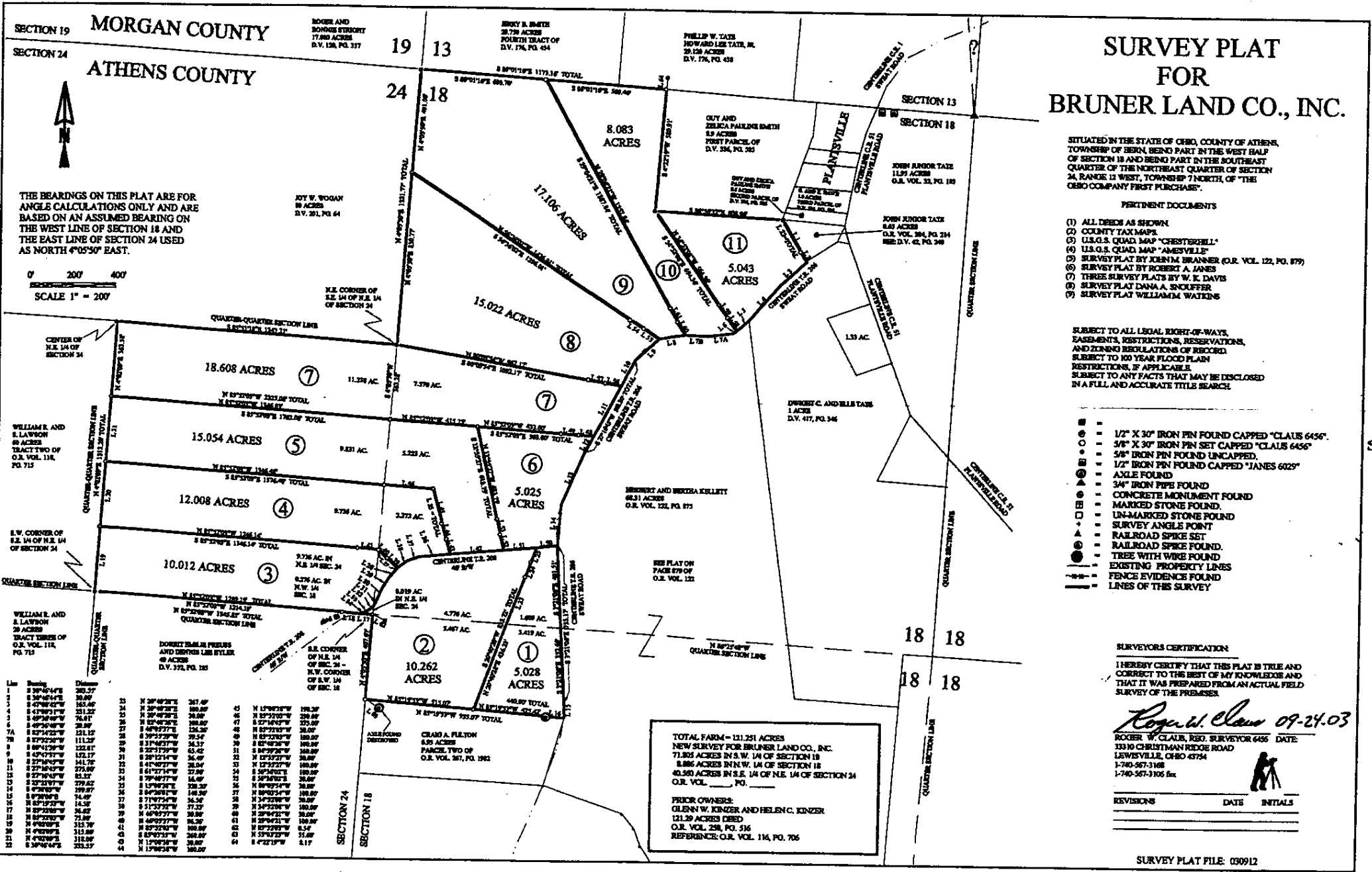
Surveyor: Roger W Claus

Date: 09-23-03

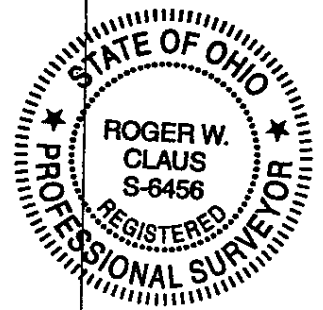
EXHIBIT A

BRUNER KINZER FARM PROTECTIVE COVENANTS

- 1.) The following protective covenants are covenants running with the land, and shall continue in full force and effect until January 01, 2075 (through injunction or otherwise) by any owner acquiring any part of the land acquired by the undersigned in Bern Township by Deed recorded in O.R. Book 354 Pg. 2598 in the land records of Athens County, Ohio
- 2.) No more than two residences per tract shall be permitted though tracts may be further split & built upon with government approval.
- 3.) Any mobile home placed on said property shall be new at time of placement, shall contain a minimum of 700 square feet and shall be under skirted at time of placement.
- 4.) No inoperative or unlicensed vehicles may be placed on said lot. No accumulation of discarded personal effects, debris, waste, garbage or any unsightly objects or matter will be permitted on any lot.
- 5.) No noxious or offensive activity shall be carried on upon any lot.
- 6.) Before occupancy of any house or mobile home, a sewage disposal system shall be installed in conformity with the minimum standards required by the County Board of Health.
- 7.) Before any construction takes place purchaser must contact the local government authority to make sure they are in compliance with the local laws.
- 8.) No swine shall be permitted on said lot. Larger domestic farm animals (including but not limited to horses, cattle, sheep, goats and llamas) are permitted. The pasture shall not be over grazed but shall be healthy and thick, and weeds shall be controlled. Noise and odors from any animal shall be controlled so that neither shall be offensive to adjoining neighbors.
- 9.) All lots are to be used for residential, agricultural and recreational purposes, (though the lot owner may store equipment and material used in a business in a well constructed enclosed building on the property). The property is not to be used for commercial enterprises (with customers coming and going) with the exception of churches, riding stables, woodworking shop, horse farm, cattle farm, or truck farm (fruits and vegetables.)
- 10.) Dogs, cats and other household pets shall not be bred or maintained for commercial purposes.
- 11.) No shack, tent, camper, school bus, or recreational vehicles shall be used as a residence, either temporary or permanent.
- 12.) Any residence erected on said lots shall be at least 700 square feet of indoor heated area (excluding basement and garage) and shall have a finished siding such as rustic wood, frame, brick veneer, press board, or contemporary siding.
- 13.) Any building or structure placed on said property shall be set back a minimum of 50 feet from the center of the existing road unless a lesser set-back is requested by public authority.
- 14.) Where protective covenants and Athens County of Bern Township Zoning Ordinances are in conflict, the stricter requirement will prevail.
- 15.) Invalidation of any of these covenants by judgment of court order shall, in no way affect any of the other provisions, which shall remain in full force and effect.
- 16.) Nothing contained herein shall be construed as creating any obligation on the part of Bruner Land Company, Inc. to enforce these Protective Covenants.
- 17.) The purchasers of this farm, for themselves, their heirs and assigns, by the acceptance of the conveyance of this farm, agree to be bound by the covenants contained herein and are the primary enforcers of these covenants.



SCALE 1 : 7220.54



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE
By: *S. Powers*
DATE: *10-1-03*

SECTION 19 MORGAN COUNTY
SECTION 24 ATHENS COUNTY

ROGER AND BONNIE STRIGHT
17.000 ACRES
D.V. 120, PG. 357

JERRY B. SMITH
29.750 ACRES
FOURTH TRACT OF
D.V. 176, PG. 454

PHILLIP W. TATE
HOWARD LEE TATE, JR.
29.120 ACRES
D.V. 176, PG. 458

SURVEY PLAT FOR BRUNER LAND CO., INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF BERN, BEING PART IN THE WEST HALF OF SECTION 18 AND BEING PART IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, RANGE 12 WEST, TOWNSHIP 7 NORTH, OF "THE OHIO COMPANY FIRST PURCHASE".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "CHESTERHILL"
- (4) U.S.G.S. QUAD. MAP "AMESVILLE"
- (5) SURVEY PLAT BY JOHN M. BRANNER (O.R. VOL. 122, PG. 879)
- (6) SURVEY PLAT BY ROBERT A. JANES
- (7) THREE SURVEY PLATS BY W. K. DAVIS
- (8) SURVEY PLAT DANA A. SNOUFFER
- (9) SURVEY PLAT WILLIAM M. WATKINS

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

- = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456".
- = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 5/8" IRON PIN FOUND UNCAPPED.
- ◻ = 1/2" IRON PIN FOUND CAPPED "JANES 6029"
- ⊙ = AXLE FOUND
- ⊕ = 3/4" IRON PIPE FOUND
- ⊗ = CONCRETE MONUMENT FOUND
- ⊞ = MARKED STONE FOUND
- = UN-MARKED STONE FOUND
- ∠ = SURVEY ANGLE POINT
- ▲ = RAILROAD SPIKE SET
- ⊙ = RAILROAD SPIKE FOUND.
- ⊙ = TREE WITH WIRE FOUND
- — — = EXISTING PROPERTY LINES
- x-x- = FENCE EVIDENCE FOUND
- — — = LINES OF THIS SURVEY

SURVEYORS CERTIFICATION:

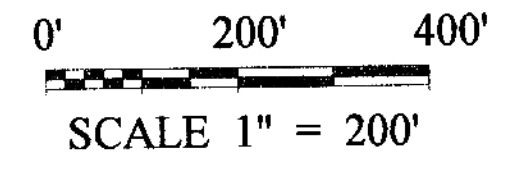
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

Roger W. Claus 09-24-03
ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:
33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 fax

REVISIONS DATE INITIALS

SURVEY PLAT FILE: 030912

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF SECTION 18 AND THE EAST LINE OF SECTION 24 USED AS NORTH 4°05'50" EAST.



Line	Bearing	Distance	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
1	S 30°46'44"E	203.55'																						
2	S 30°46'44"E	30.00'																						
3	S 47°00'42"W	165.46'																						
4	S 41°00'31"W	231.22'																						
5	S 49°36'40"W	76.01'																						
6	S 49°36'40"W	20.00'																						
7A	S 82°14'22"W	121.12'																						
7B	S 87°32'50"W	111.25'																						
8	S 80°41'39"W	122.81'																						
9	S 45°47'57"W	152.17'																						
10	S 27°16'45"W	141.78'																						
11	S 27°16'45"W	275.00'																						
12	S 27°16'45"W	85.52'																						
13	S 23°21'07"W	279.62'																						
14	S 4°30'03"W	199.07'																						
15	S 0°38'06"E	74.49'																						
16	N 85°19'53"W	14.58'																						
17	N 85°52'03"W	56.62'																						
18	N 85°52'03"W	75.00'																						
19	N 4°02'09"E	315.70'																						
20	N 4°02'09"E	315.00'																						
21	N 4°02'09"E	318.00'																						
22	S 30°46'44"E	233.55'																						

TOTAL FARM = 121.251 ACRES
NEW SURVEY FOR BRUNER LAND CO., INC.
71.805 ACRES IN S.W. 1/4 OF SECTION 18
8.886 ACRES IN N.W. 1/4 OF SECTION 18
40.560 ACRES IN S.E. 1/4 OF N.E. 1/4 OF SECTION 24
O.R. VOL. _____, PG. _____

PRIOR OWNERS:
GLENN W. KINZER AND HELEN C. KINZER
121.29 ACRES DEED
O.R. VOL. 258, PG. 516
REFERENCE: O.R. VOL. 116, PG. 706

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *R. Claus*
DATE: 09-24-03

