

EXHIBIT "A"

TRACT "A"

Being part of the real estate in the name of Tioga Realty & Management Company (as per an undated survey by Evans, Mechwart, Hambleton & Tilton, Inc. and signed by Gregory K. Wright, S-6535), as recorded in Official Record 280 at page 444, (Parcel Two), in the Athens County Recorder's Office, Athens County, Ohio, and being situate in the Southwest one-quarter (1/4) of Section 19, Town-10-North, Range-15-West, Lee Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

COMMENCING at a concrete monument found by me in 1980, in the course of performing an adjoining property survey, in the Northeast corner of Southwest one-quarter (1/4) of Section 19; Thence S 89°16'16" W along the North line of the said Southwest one-quarter (1/4) of Section 19, 312.12 feet (as per above cited undated E, M, H & T survey) to a point in the Northeast corner of a 5.3336 acre (by deed) tract owned by George W., III, & Rita Robb Chapman, as recorded in Volume 302 at page 265 in said Recorder's Office; Thence S 00°36' W along the East line of the above cited 5.3336 acre (by deed) tract, 731.52 feet (as per above cited undated E, M, H & T survey) to a point in the Southeast corner of the above cited 5.3336 acre (by deed) tract, said point also being in Crabtree Road (Twp. Rd. No. 1), passing through a 1-1/4" sucker rod found at 701.92 feet; Thence N 89°55'31" W along the South line of the above cited 5.3336 acre (by deed) tract, and also being in Crabtree Road (Twp. Rd. No. 1), 85.85 feet to a Mag Nail set, in the Grantors' (Parcel Two) Northeast corner; Thence continuing N 89°55'31" W along the South line of the above cited 5.3336 acre (by deed) tract and a Westerly extension thereof, and along the the Grantors' (Parcel Two) North line, 388.40 feet to a Mag Nail set, said Mag Nail set also being the real **POINT OF BEGINNING** of the Tract "A" herein described:

Thence S 00°36'00" E along a new line through the Grantors' (Parcel Two) land, **638.53 feet** to a point in the Grantors' (Parcel Two) South line, said point being witnessed by a 1/2" square iron pin found that bears N 15°44'54" W, 0.90 feet from said point;

Thence S 89°14'03" W along the Grantors' (Parcel Two) South line, **385.63 feet** to an iron pin found in the Grantors' (Parcel Two) Southwest corner;

Thence N 00°36'00" W along the Grantors' (Parcel Two) West line, **641.81 feet** to a Mag Nail set in the Grantors' (Parcel Two) North line, and, also being in Crabtree Road (Twp. Rd. No. 1), passing through an iron pin w/cap set for reference at 616.81 feet;

Thence N 89°31'59" E along the Grantors' (Parcel Two) North line and Crabtree Road (Twp. Rd. No. 1), **250.90 feet** to a point, passing through a Mag Nail set at 140.71 feet;

Thence S 89°55'31" E continuing along the Grantors' (Parcel Two) North line and Crabtree Road (Twp. Rd. No. 1), **134.74 feet** to the **point of beginning**, and, **containing 5.671 acres**.

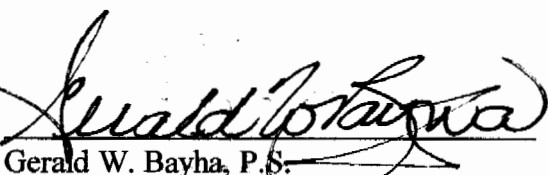
The above described parcel will come out of **Auditor's Parcel No. H0100100109.00** .

The bearings used in the above description are based on the North line of the Southwest one-quarter (1/4) of Section 19, as bearing: N 89°16'16" E, and are only for the determination of angles.

Subject to all legal highways and easements.

All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".

The above described 5.671 acre Tract "A" was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (*Job No. 1003-02*), with the field work being completed on November 17, 2003, and, the "Plat of Survey" and the Legal Description being completed on November 25, 2003.


Gerald W. Bayha, P.S.

Nov. 25, 2003

Date Signed

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blaise
DATE: 11-25-03

61# 207

EXHIBIT "A"

TRACT "B"

Being part of the real estate in the name of Tioga Realty & Management Company (as per an undated survey by Evans, Mechwart, Hambleton & Tilton, Inc. and signed by Gregory K. Wright, S-6535), as recorded in Official Record 280 at page 444, (Parcel Two), in the Athens County Recorder's Office, Athens County, Ohio, and being situate in the Southwest one-quarter (1/4) of Section 19, Town-10-North, Range-15-West, Lee Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

COMMENCING at a concrete monument found by me in 1980, in the course of performing an adjoining property survey, in the Northeast corner of Southwest one-quarter (1/4) of Section 19; Thence S 89°16'16" W along the North line of the said Southwest one-quarter (1/4) of Section 19, 312.12 feet (as per above cited undated E, M, H & T survey) to a point in the Northeast corner of a 5.3336 acre (by deed) tract owned by George W., III, and Rita Robb Chapman, as recorded in Volume 302 at page 265 in said Recorder's Office; Thence S 00°36' W along the East line of the above cited 5.3336 acre (by deed) tract, 731.52 feet (as per above cited undated E, M, H & T survey) to a point in the Southeast corner of the above cited 5.3336 acre (by deed) tract, said point also being in Crabtree Road (Twp. Rd. No. 1), passing through a 1-1/4" sucker rod found at 701.92 feet; Thence N 89°55'31" W along the South line of the above cited 5.3336 acre (by deed) tract and also being in Crabtree Road (Twp. Rd. No. 1), 85.85 feet to a Mag Nail set in the Grantors' (Parcel Two) Northeast corner, said Mag Nail set also being the real **POINT OF BEGINNING** of the Tract "B" herein described:

Thence S 00°36'00" E along the Grantors' (Parcel Two) East line, **632.83 feet** to an iron pin found in the Grantors' (Parcel Two) Southeast corner, passing through an iron pin w/cap set for reference at 25.00 feet;

Thence S 89°14'03" W along the Grantors' (Parcel Two) South line, **388.37 feet** to a point, said point being witnessed by a 1/2" square iron pin found that bears N 15°44'54" W, 0.90 feet from said point;

Thence N 00°36'00" W along a new line through the Grantors' (Parcel Two) land, **638.53 feet** to a Mag Nail set in the Grantors' (Parcel Two) North line, and, also being in Crabtree Road (Twp. Rd. No. 1), passing through an iron pin w/cap set for reference at 613.53 feet;

Thence S 89°55'31" E along the Grantors' (Parcel Two) North line and Crabtree Road (Twp. Rd. No. 1), **388.40 feet** to the **point of beginning**, and, **containing 5.668 acres**.

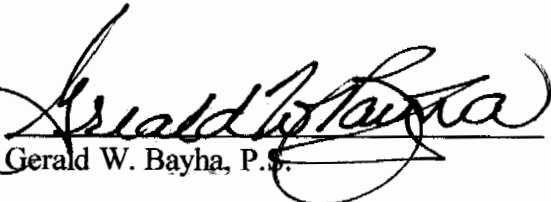
The above described parcel will come out of **Auditor's Parcel No. H0100100109.00**.

The bearings used in the above description are based on the North line of the Southwest one-quarter (1/4) of Section 19, as bearing: N 89°16'16" E, and are only for the determination of angles.

Subject to all legal highways and easements.

All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".

The above described 5.668 acre Tract "B" was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (**Job No. 1003-02**), with the field work being completed on November 17, 2003, and, the "Plat of Survey" and the Legal Description being completed on November 25, 2003.


Gerald W. Bayha, P.S.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blaise
DATE: 11-25-03

NOV. 25, 2003
Date Signed

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. 5-6139

10916 Pleasanton Road
Athens, OH 45701-9557
740.593.5686

E-mail: jbayha@frognet.net



Date: 11.23.03

Job No: 1003-02

By: GB Chk'd: GB

Rev:

PLAT OF SURVEY

Of 2 Tracts Situate in the S.W.-1/4 of Section 19, Town-10-North, Range-15-West, Lee Township, Athens County, State of Ohio, U.S.A.

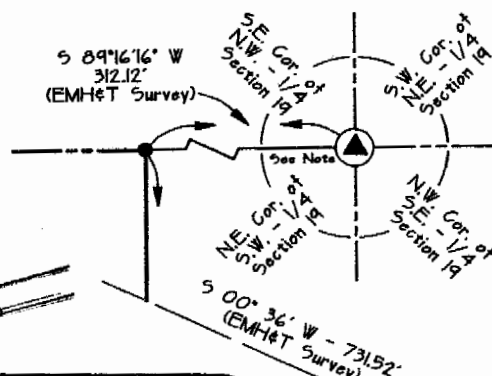
CERTIFICATION OF SURVEYOR

I hereby certify that this Plat of Survey was prepared from a survey completed by me, on NOVEMBER 17, 2003.

By: *Gerald W. Bayha* 11.25.03

Gerald W. Bayha, P.S.
Ohio Registered Professional Surveyor No. 5-6139

Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
S. Blaus
11-25-03

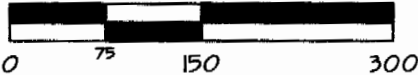


REFERENCES

DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

NOTE:
BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE NORTH LINE OF THE S.W.-1/4 OF SECTION 19 AS BEARING: N 89°16' E.

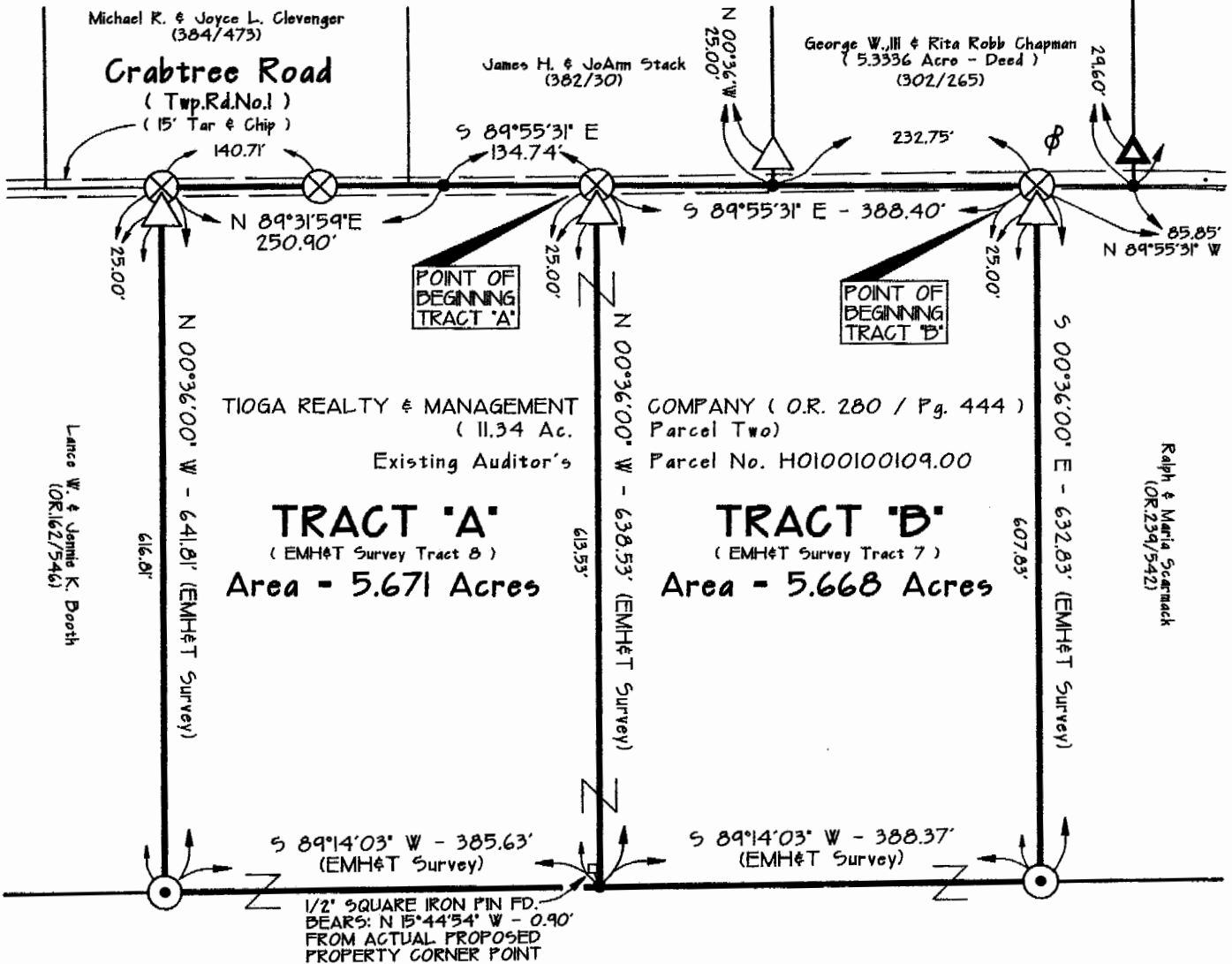
GRAPHIC SCALE: 1" = 150'



LEGEND

- △ — 5/8" x 30" IRON PIN SET w/I.D.CAP STAMPED "G.W.BAYHA - P.S.6139"
- ⊗ — MAG NAIL SET
- ▲ — 1/4" SUCKER ROD FOUND
- ⊙ — IRON PIN FOUND
- — 1/2" SQUARE IRON PIN FOUND
- — CONG. MONUMENT FD. PREVIOUSLY
- — POINT

NOTE: This survey is based upon a survey by Evans, Mechwart, Hambleton & Titon, Inc. (undated) & signed by Gregory K. Wright, S-6535, and, an adjoining survey by me in June, 1980, at which time, the concrete mon. at the NE. cor. of the S.W.-1/4 of Section 19 was found by me.



TIOGA REALTY & MANAGEMENT COMPANY (O.R. 280/P.g. 444) (80.3 Ac.- Auditor)