

PARCEL 1

The following described real estate situated in the Village of Albany, Lee Township, Athens County, in the State of Ohio, Section 2, Township 10, Range 15 of the Ohio Company Purchase and being a new parcel created out of the Randy L. Coen property (Athens County Official Records Vol. 222 Pg. 486) bounded and described as follows:

Commencing for reference at the Northeast corner of Lot 1 of the Colburn Subdivision (Athens County Plat Book Vol. 10 Pg. 17);

Thence along the East line of the Colburn Subdivision North 24 degrees 01 minutes 22 seconds West a distance of 173.63 feet to the centerline of East Clinton Street in the Village of Albany;

Thence along the centerline of East Clinton Street North 65 degrees 40 seconds East a distance of 414.95 feet to a point, said point being the true point of beginning for the parcel of real estate herein described:

Thence along the centerline of East Clinton Street the following two calls

1) North 65 Degrees 46 Minutes 00 Seconds East a distance of 144.64 feet to a point;

2) thence North 65 Degrees 48 Minutes 50 Seconds East a distance of 107.54 feet to a point;

thence leaving the centerline of East Clinton Street along a line created by this survey South 12 Degrees 40 Minutes 14 Seconds East a distance of 120.49 feet to an iron pin set by this survey, passing an iron pin set for reference by this survey at 17.91 feet;

thence along a line created by this survey South 10 Degrees 46 Minutes 26 Seconds West a distance of 163.68 feet to an iron pin set by this survey at the Northeast corner of the Paul Ploutz property (Athens County Deed Records Vol. 381 Pg. 407)

thence along the North line of the Paul Ploutz property South 58 Degrees 06 Minutes 02 Seconds West a distance of 126.71 feet to an iron pipe found by this survey at the Southeast corner of the Kenneth Willoughby property (Athens County Official Records Vol. 244 Pg. 550);

thence along the East line of the Kenneth Willoughby property North 26 Degrees 03 Minutes 16 Seconds West a distance of 269.24 feet to the Point of Beginning passing an iron pipe found by this survey at 238.76 feet containing 1.2097 acres more or less.

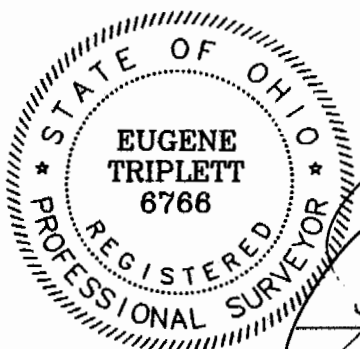
Subject to all legal easements.

The above description was made in accordance with an actual survey conducted under the supervision of Eugene Triplett, S-6766 conducted on June 17, 24, and 29, 1999. Bearings are assumed and are used to express angular measurement only.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: B. Blausen
DATE: 7-7-99

TRIPLETT ENGINEERING SERVICES

P.O. Box 449
Pomeroy, Ohio 45769
(740) 992-2194



Surveyed by:

Eugene Triplett, P.S. No. 6766

DESCRIPTION OF A NEW PARCEL CREATED OUT OF
THE RANDY L. COEN PROPERTY
ATHENS COUNTY OFFICIAL RECORDS VOL. 222 PG. 486
VILLAGE OF ALBANY
LEE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO
SECTION 2, TOWNSHIP 10, RANGE 15
OHIO COMPANY PURCHASE
DATES OF SURVEY: JUNE 17, 24, AND 29, 1999

Date: JULY 5, 1999 Scale: 1" = 200'

Drawn by: M.B.C. Checked by: E.T.

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LEE #2

PARCEL 2

The following described real estate situated in the Village of Albany, Lee Township, Athens County, in the State of Ohio, Section 2, Township 10, Range 15 of the Ohio Company Purchase and being a new parcel created out of the Randy L. Coen property (Athens County Official Records Vol. 222 Pg. 486) bounded and described as follows:

Commencing for reference at the Northeast corner of Lot 1 of the Colburn Subdivision (Athens County Plat Records Vol. 10, Pg. 17);

Thence along the East line of the Colburn Subdivision North 24 degrees 01 minutes 22 seconds West a distance of 173.63 feet to the centerline of East Clinton Street in the Village of Albany;

Thence along the centerline of East Clinton Street the following two calls:

- 1) North 65 degrees 46 minutes 00 seconds a distance of 559.59 feet to a point;
- 2) North 65 degrees 48 minutes 50 seconds East a distance of 107.54 feet to a point, said point being the true point of beginning for the parcel of real estate herein described:

Thence continuing along the centerline of East Clinton Street North 65 degrees 48 minutes 50 seconds East a distance of 83.28 feet to a point;

Thence leaving the centerline of East Clinton Street along the West line of the James H. and Mary Ann Mann property (Athens County Official Records Vol. 86 Pg. 758) South 35 Degrees 47 Minutes 52 Seconds East a distance of 888.59 feet to an iron pin set by this survey on the North right-of-way of the Kanawa and Michigan Railroad, passing an iron pipe found by this survey at 30.40 feet;

Thence along the North right-of-way of said railroad South 46 Degrees 18 Minutes 50 Seconds West a distance of 138.83 feet to an iron pipe found by this survey at the Southeast corner of the Paul Ploutz property (Athens County Deed Records Vol. 381 Pg. 407)

Thence leaving the North line of the Kanawa and Michigan Railroad along the East line of the Paul Ploutz property North 44 Degrees 44 Minutes 06 Seconds West a distance of 709.69 feet to an iron pin set by this survey at the Northeast corner of the Paul Ploutz property;

Thence leaving the Northeast corner of the Paul Ploutz property along a line created by this survey North 10 Degrees 46 Minutes 26 Seconds East a distance of 163.68 feet to an iron pin set by this survey;

Thence along a line created by this survey North 12 Degrees 40 Minutes 14 Seconds West a distance of 120.49 feet to the Point of Beginning, passing an iron pin set for reference by this survey at 102.58 feet, containing 3.8089 acres more or less.

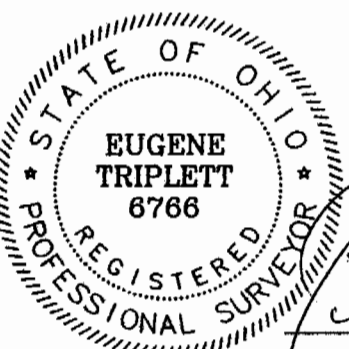
Subject to all legal easements.

The above description was made in accordance with an actual survey conducted under the supervision of Eugene Triplett, S-6766 conducted on June 17, 24, and 29, 1999. Bearings are assumed and are used to express angular measurement only.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 7-7-99

TRIPLETT ENGINEERING SERVICES

P.O. Box 449
Pomeroy, Ohio 45769
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Surveyed by:

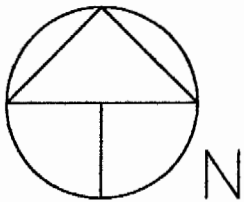
[Signature]
Eugene Triplett, P.S. No. 6766

DESCRIPTION OF A NEW PARCEL CREATED OUT OF
THE RANDY L. COEN PROPERTY
ATHENS COUNTY OFFICIAL RECORDS VOL. 222 PG. 486
VILLAGE OF ALBANY
LEE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO
SECTION 2, TOWNSHIP 10, RANGE 15
OHIO COMPANY PURCHASE
DATES OF SURVEY: JUNE 17, 24, AND 29, 1999

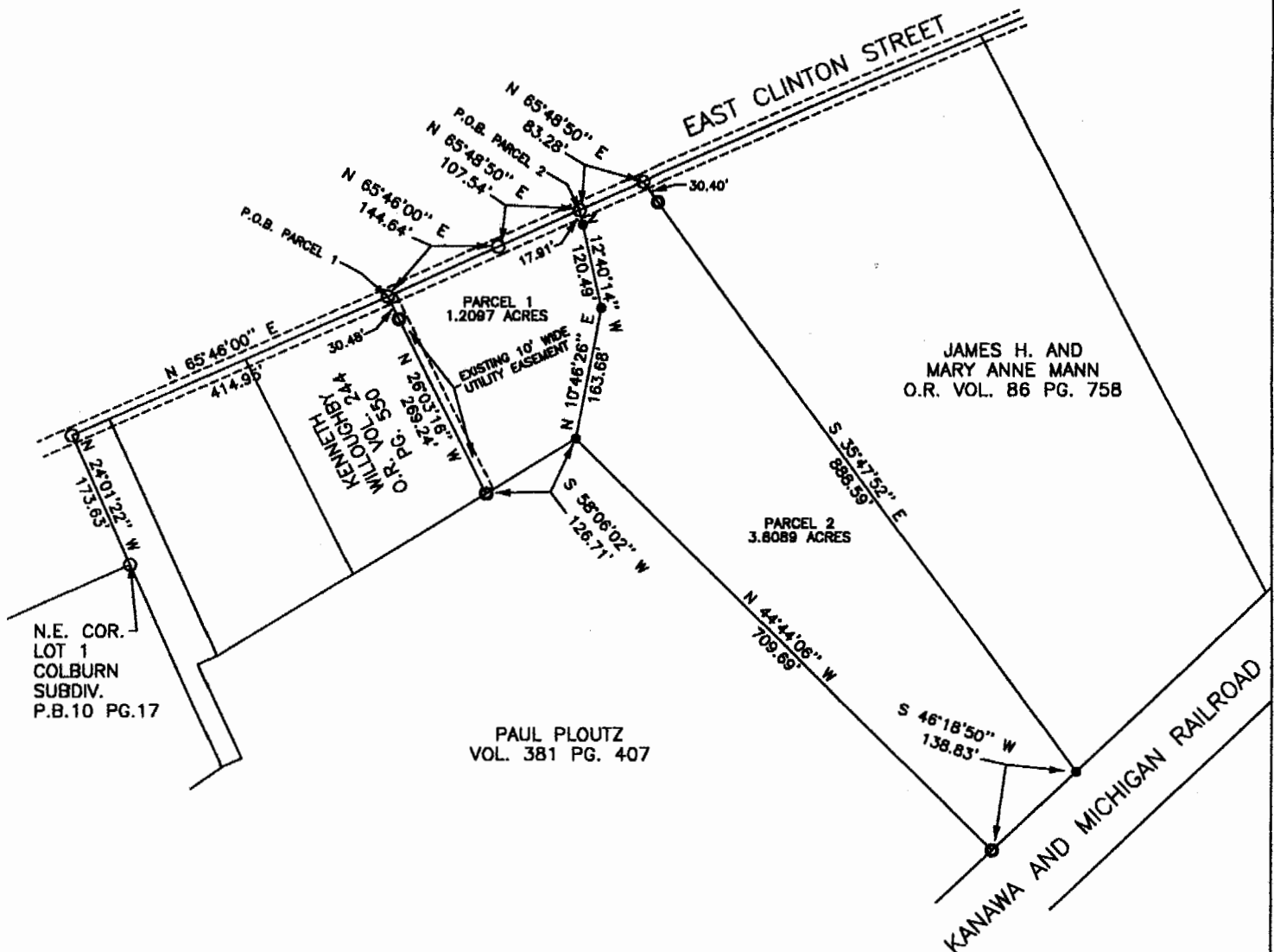
Date: JULY 5, 1999 Scale: 1" = 200'

Drawn by: M.B.C. Checked by: E.T.

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SOURCES OF DATA:
 ATHENS COUNTY TAX MAPS
 ATHENS COUNTY DEED RECORDS
 ATHENS COUNTY OFFICIAL RECORDS
 PREVIOUS SURVEYS BY G.K. WRIGHT, S-6535



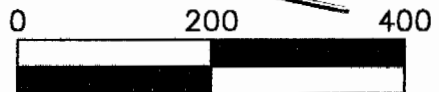
N.E. COR.
 LOT 1
 COLBURN
 SUBDIV.
 P.B.10 PG.17

PAUL PLOUTZ
 VOL. 381 PG. 407

JAMES H. AND
 MARY ANNE MANN
 O.R. VOL. 86 PG. 758

- IRON PIN SET BY THIS SURVEY:
 5/8" X 30" REBAR W/ PLASTIC
 I.D. CAP: E. TRIPLETT S-6766.
- IRON PIPE FOUND BY THIS SURVEY.
- SURVEY POINTS.

Description checked for
 Mathematical Accuracy #14#2
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: *S. Blauer*
 DATE: *7-7-99*

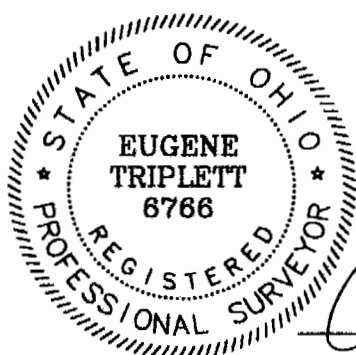


Scale 1" = 200'

BEARINGS ARE ASSUMED AND ARE
 USED TO EXPRESS ANGULAR MEASUREMENT ONLY.

TRIPLETT ENGINEERING SERVICES

P.O. Box 449
 Pomeroy, Ohio 45769
 (740) 992-2194



Surveyed by:

Eugene Triplett, P.S. No. 6766

SURVEY OF TWO NEW PARCELS CREATED OUT OF
 THE RANDY L. COEN PROPERTY
 ATHENS COUNTY OFFICIAL RECORDS VOL. 222 PG. 486
 VILLAGE OF ALBANY
 LEE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO
 SECTION 2, TOWNSHIP 10, RANGE 15
 OHIO COMPANY PURCHASE
 DATES OF SURVEY: JUNE 17, 24, AND 29, 1999

Date: JULY 5, 1999 Scale: 1" = 200'

Drawn by: M.B.C. Checked by: E.T.

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