

Exhibit A

Situated in the southeast quarter of Section 8, Town 10, Range 15, Lee Township, Athens County, Ohio and described as follows:

Commencing at the center of said Section 8; thence on an assumed bearing along the north-south centerline of said Section 8 and the west property line of tract two of the tracts of land described in Volume 92, Page 48 of the Athens County Official Deed Records and the east line of a 79.64 acre tract described in Volume 75, Page 530 of the Athens County Official Deed Records and the east line of a 5.02 acre tract described in Volume 37, Page 757 of the Athens County Official Deed Records South 0 degrees 49 minutes 10 seconds East, a distance of 1155.51 feet to a point, THE TRUE POINT OF BEGINNING; thence along said centerline of Section 8 and said west property line of tract two and along the east line of said 5.02 acre tract and the east line of a 0.23 acre tract described in volume 333, Page 893 of the Athens County Deed Records and the east line of a 0.30 acre tract described in Volume 201, Page 335 of the Athens County Official Deed Records and the westerly line of tract one of the tracts of land described in Volume 92, Page 48 of the Athens County Official Deed Records South 0 degrees 49 minutes 10 seconds East, a distance of 638.79 feet to a found iron pin on the westerly line of said tract one at the northwest corner of a 0.27 acre tract described in Volume 201, Page 335 of the Athens County Official Deed Records; thence leaving said centerline of Section 8 and along the westerly line of said tract one and the north line of said 0.27 acre tract South 56 degrees 18 minutes 23 seconds East, a distance of 155.66 feet to a found iron pin on the northerly right of way of Athens County Road 12 at the southwest corner of said tract; thence along the northerly right of way of Athens County Road 12 and the south line of said tract one North 55 degrees 58 minutes 00 seconds East, a distance of 557.86 feet to a set iron pin; thence leaving the northerly right of way of said Athens County Road 12 and the south line of said tract one and along an arbitrary line North 1 degree 07 minutes 46 seconds West, a distance of 568.05 feet to a set iron pin at an existing fence corner; thence along an existing field fence line the following four bearings and distances: 1) South 58 degrees 01 minute 52 seconds West, a distance of 239.42 feet to a set iron pin; thence 2) North 29 degrees 40 minutes 13 seconds West, a distance of 15.71 feet to a set iron pin; thence 3) South 62 degrees 23 minutes 33 seconds West, a distance of 62.43 feet to a set iron pin; thence 4) South 87 degrees 41 minutes 31 seconds West, passing through a 13" elm tree at 321.63 feet, for a total distance of 323.80 feet to the POINT OF BEGINNING and containing 8.617 acres, and being part of the tracts of land described in Volume 92, Page 48 of the Athens County Official Deed Records and being part of the tracts of land described in Volume 166, Page 523 of the Athens County Official Deed Records. The above described 8.617 acre tract consists of 2.144 acres from tract one and 6.473 acres from tract two of the tracts described in Volume 92, Page 48 and 0.04 acres from tract one of the tracts of land described in Volume 166, Page 523 of the Athens County Official Deed Records.

Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and 30 inches in length and capped with a plastic identification marker inscribed L.F. Swoyer R.L.S. 6765. The above description was prepared under the supervision of Leonard F. Swoyer Registered Land Surveyor No. 6765 and based on a survey performed by Southeastern Land Surveys, dated May 8, 1996.

Subject to all easements and rights of way of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Donna McLean
DATE: 6-10-96

101
JF

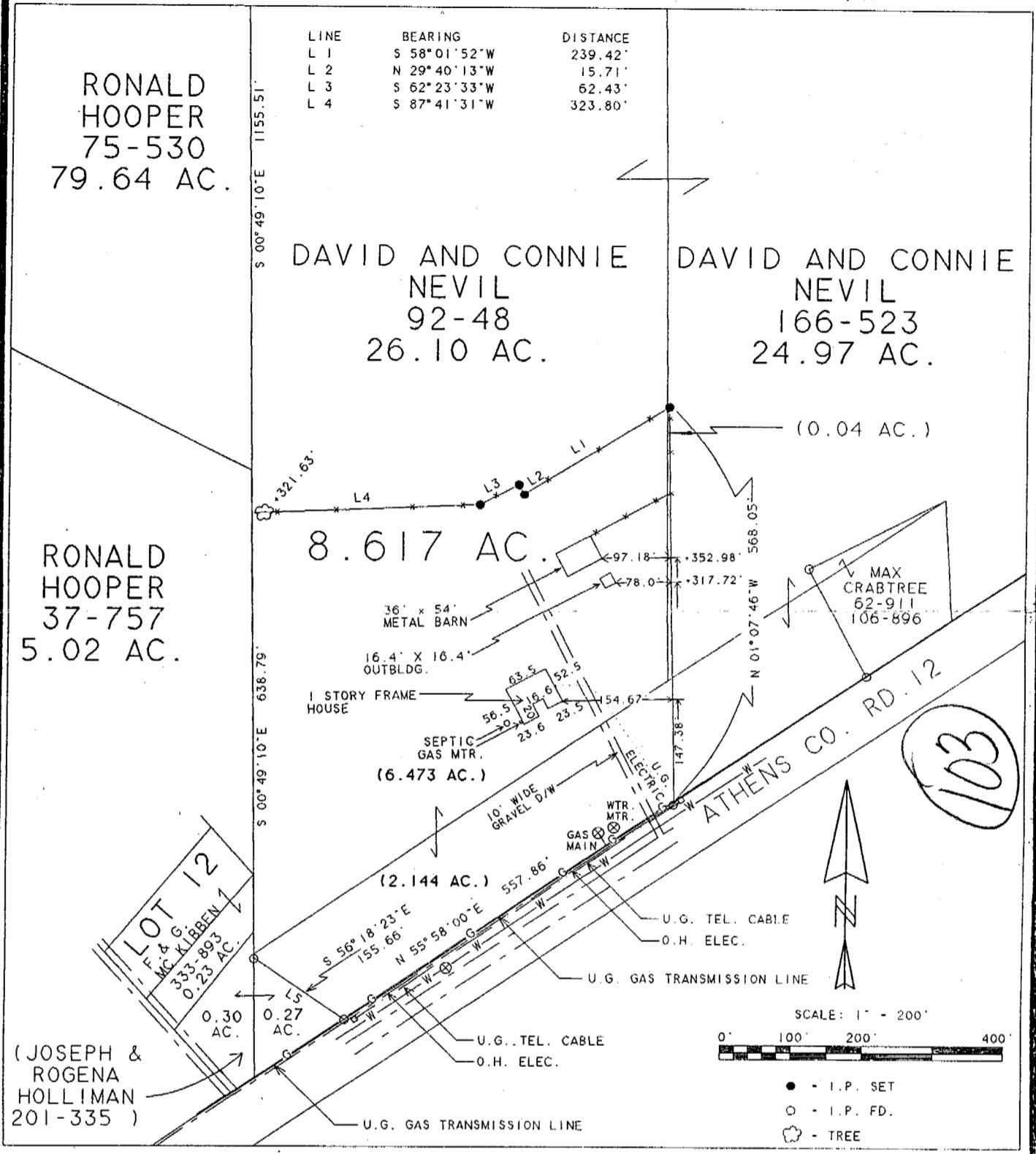
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SOUTHEASTERN LAND SURVEYS

LEONARD F. SWOYER
REGISTERED PROFESSIONAL LAND SURVEYOR

3428 Pleasant Hill Road
Athens, Ohio 45701
614/593-8701



*as per Admin.Code 4733/38, not a boundary survey as per 4733/37.

Plat of Mtg* Survey of an 8.617 Acre Tract Scale 1"=200'

Surveyed for Southern Ohio Title Agency Date Surveyed 5/22/96

Street Address 4569 Washington Rd., Albany, Oh. 45710

Subdivision S.E. 1/4

Township Lee Section 8 Town 10 Range 15

Corporation --- County Athens State OH.

FLOOD ZONE INFORMATION: based on the F.I.R.M. bearing an effective date of May 2, 1991-Community Panel #390760 027 B, the subject tract is in I certify to SOUTHERN OHIO TITLE AGENCY ZONE X (OUTSIDE 500yr.flood plain)

that this plat correctly represents the location of:
A ONE STORY HOUSE & IMPROVEMENTS

Leonard F. Swoyer Reg.Prof. Land Surveyor No.6765