

EXHIBIT "A"

"Tract IV"

Being a part of the tract of land that is now or formerly in the name of William E. and Barbara J. Boggess as recorded in Deed Book 327 at page 793, Athens County Recorder's Office, said tract being part of the Deed Fourth Tract and part of the Deed Third Tract, situated in F.R. 36 (Section 15), T10N, R15W, Lee Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning, for reference, at the southeast corner of F.R. 36 (Section 15) and the southwest corner of F.R. 6 (Section 15);

Thence along the south line of F.R. 36 (Section 15), North 77 degrees 14 minutes 37 seconds West a distance of 13.00 feet to a 5/8" X 30" iron pin with a plastic identification cap set in an existing fence line;

Thence leaving the south line of F.R. 36 (Section 15) and along said fence line the following three courses:

1. North 12 degrees 54 minutes 36 seconds East a distance of 282.48 feet to a 5/8" X 30" iron pin with a plastic identification cap set;
2. North 12 degrees 48 minutes 34 seconds East a distance of 232.64 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
3. North 12 degrees 42 minutes 41 seconds East a distance of 232.64 feet to a 5/8" X 30" iron pin with a plastic identification cap set and the principal place of beginning for the tract herein described;

Thence leaving said fence line and with a new line through the grantor's land the following two courses:

1. North 78 degrees 53 minutes 33 seconds West a distance of 452.34 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
2. North 68 degrees 09 minutes 28 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 483.78 feet, going a total distance of 508.78 feet to a point in the center of County Road 10 and on the grantor's west line;

Thence along the grantor's west line and the center of said road the following two courses:

1. North 17 degrees 51 minutes 42 seconds East a distance of 125.76 feet to a point, and;
2. North 21 degrees 18 minutes 28 seconds East a distance of 166.43 feet to a point;

Thence leaving the center of said road and the grantor's west line and with a new line through the grantor's land the following two courses:

1. South 81 degrees 06 minutes 39 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 25.00 feet, going a total distance of 552.48 feet to a 5/8" X 30" iron pin with a plastic identification cap set, and;
2. South 87 degrees 27 minutes 25 seconds East a distance of 372.01 feet to a 5/8" X 30" iron pin with a plastic identification cap set in an existing fence line;

Thence continuing with a new line along said fence line, South 12 degrees 35 minutes 50 seconds West a distance of 460.39 feet to the principal place of beginning, containing 8.2985 acres, more or less, of which 0.0799 acre is out of the Deed Fourth Tract and 8.2186 acres is out of the Deed Third Tract herein cited, F.R. 36 (Section 15), and subject to the right-of-way of County Road 10 and all easements of record.



[continued on page 2]

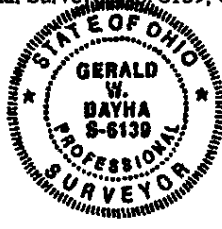
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All 5/8" X 30" iron pins with a plastic identification cap set are stamped "Seymour & Associates".

The bearings used in the above described tract were based on the east line of F.R. 36 (Section 15) as bearing North 12 degrees 54 minutes 46 seconds East and are for the determination of angles only.

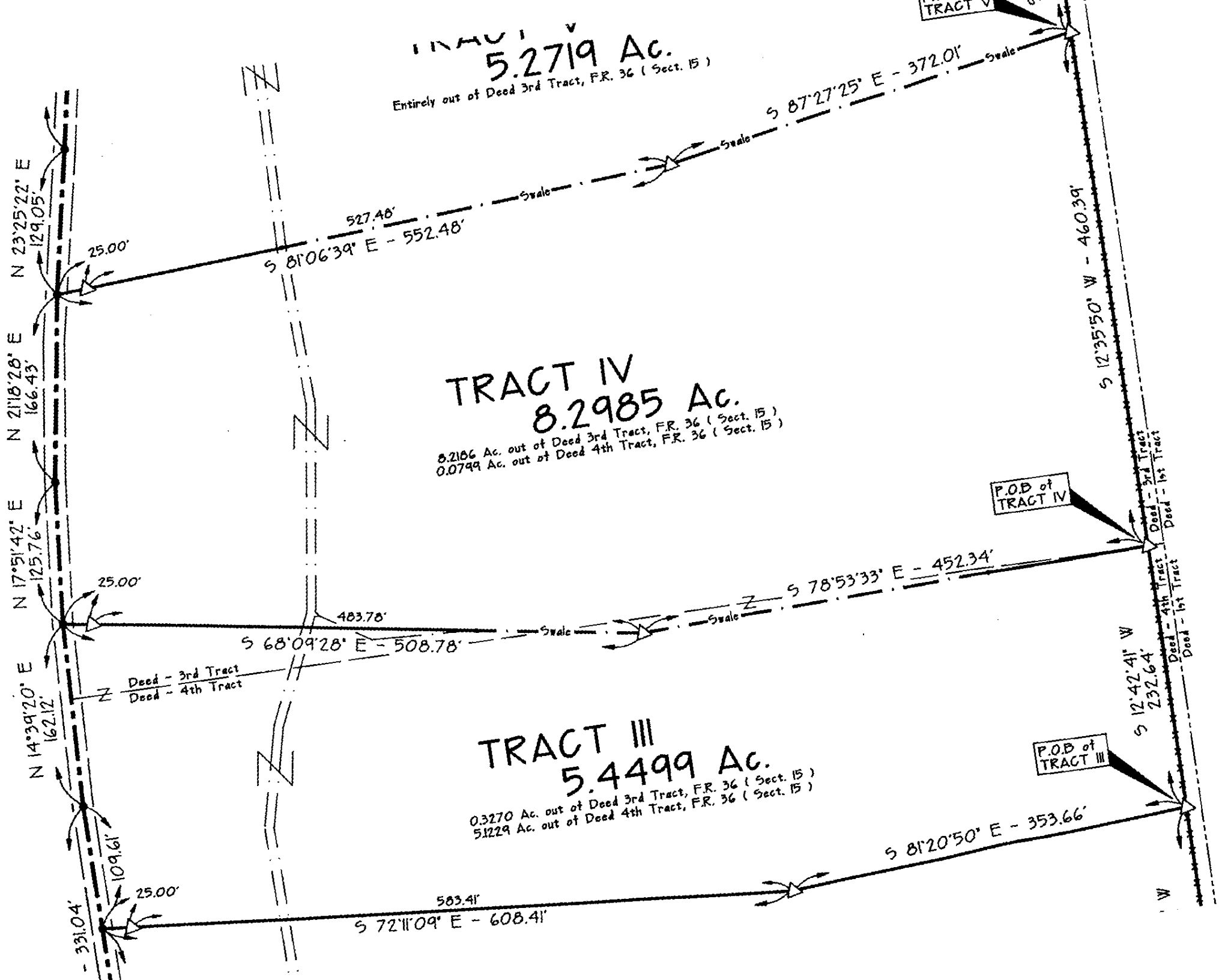
The above described tract was surveyed by Seymour & Associates under the direct supervision of Gerald W. Bayha, Ohio Professional Surveyor No. 6139, October 24, 1997.

Gerald W. Bayha
Gerald W. Bayha, P.S. 6139



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S.P. Gault
DATE: 11-18-97

(Overall Road Frontage Prior to Exceptions, by Deed 3rd



Instrument 200100004450

TRACT 2C
20.2899 Ac. out of D
0.2238 Ac. out of De
0.2291 Ac. out of De