

S.A. ENGLAND & ASSOCIATES

Professional Land Surveying
5179 Walnut Road • P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-928-8680

Fax: 740-928-9565

Ohio Phone: 1-800-551-5844

Exhibit "A" Legal Description 0.410 Acres

Page 1 of 2

Being a survey of a portion of a 36.293 acre parcel (Tract #2) conveyed to University Housing Development as described and recorded in Official Record 205 pages 887 - 894 in the Athens County Recorders Office and being more particularly described as follows,

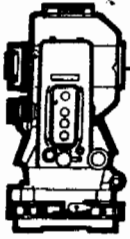
Situate in the State of Ohio, County of Athens, Township of York, and in the Village of Nelsonville, being a part of Section 17, Twp.-12N, Rng.-15W and further described as follows,

Commencing, for reference, at a concrete monument found marking the Southeast corner of Section 17, Thence, the following Thirteen (13) courses and distances,

- 1) N 87° 07' 07" W 148.15 feet;
- 2) N 33° 24' 56" W 275.26 feet;
- 3) N 46° 45' 46" W 339.20 feet;
- 4) N 56° 14' 37" W 88.91 feet;
- 5) N 18° 02' 23" E 103.90 feet;
- 6) N 38° 20' 25" W 720.99 feet;
- 7) N 21° 06' 27" W 330.09 feet;
- 8) N 29° 32' 36" W 408.53 feet;
- 9) N 43° 42' 12" W 448.65 feet;
- 10) N 51° 35' 25" W 142.37 feet;
- 11) N 47° 26' 27" W 323.78 feet;
- 12) N 51° 10' 09" W 334.00 feet;
- 13) N 51° 52' 46" W 345.74 feet to an iron pin set on the Southerly line of said 0.16 acre parcel,
- 14) N 32° 46' 08" E 26.36 feet to the Southerly right-of-way line of U.S. Rte 33;
- 15) N 57° 17' 34" W along the Southerly line of U.S. Rte 33 334.81 feet to an iron pin set, the Northeast corner of and the PRINCIPLE PLACE OF BEGINNING of the 0.410 acre parcel herein to be described;

Thence, S 32° 28' 12" W leaving U.S. Rte 33 with what represents a new line that crosses over and through said lands conveyed to University Housing Development 165.11 feet to an iron pin set along lands conveyed to the City of Nelsonville, Deed Volume 217 page 347, the Southeast corner of the 0.410 acre parcel herein to be described;

NR 17
city



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Thence, **N 51° 32' 50" W** along the said City of Nelsonville lands **77.07** feet to a chain link fence corner post at an angle in said line, said post marking a corner to the City of Nelsonville property;

Thence, **N 51° 33' 01" W 34.49** feet to an iron pin found marking the Southeast corner to a parcel conveyed to Armada/Hoffler Retail Development Company L.L.C., a Virginia Limited Liability Company, of record by Official Record 289 page 903, the Southwest corner of the 0.410 acre parcel herein to be described;

Thence, **N 31° 42' 49" E** along the lands conveyed to Armada/Hoffler **153.97** feet to an iron pin found marking the Northeast corner of Armada/Hoffler, said pin being on the South line of U.S. Rte. 33, the Northwest corner of the 0.410 acre parcel herein to be described;

Thence, **S 57° 17' 34" E** along the South line of U.S. Rte. 33 **112.99** feet to the **PRINCIPLE PLACE OF BEGINNING.**

Said parcel as surveyed contains a total acreage of **0.410** acres more or less and is a part of said 36.293 acre parcel (Tract 2) found in Official Record 205 pages 887 through 894, subject to all legal easements, right-of-ways, and restrictions of record.

Bearings of the above description are based on the recorded bearing of the West line of Section 17 as being **S 02° 15' 00" W** (Official Record 205 pages 887 through 894) and are an assumed Meridian used to denote angles only

Note: all Deed Volumes and Official Records and pages referenced to above are found in the office of the Recorder, Athens County, Ohio.

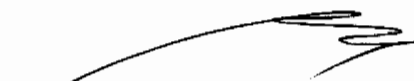
All iron pins set are 5/8" O.D. iron reinforcing bars 30" long with identification caps labeled "Scott A. England S-7452"

The above description is based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452.

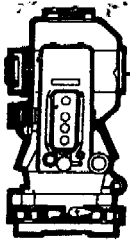
Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 7-22-03



Dated 7/18/03



Scott A. England P.S.
Ohio Registered Surveyor #7452



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Exhibit "A" Legal Description 0.489 Acres

Page 1 of 2

Being a survey of a portion of a 36.293 acre parcel (Tract #2) conveyed to University Housing Development as described and recorded in Official Record 205 pages 887 - 894 and part of a 0.16 acre parcel also conveyed to University Housing Development as described and recorded in Official Record 207 page 699 in the Athens County Recorders Office and being more particularly described as follows,

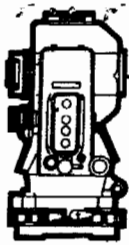
Situate in the State of Ohio, County of Athens, Township of York, and in the Village of Nelsonville and being a part of Section 17, Twp.-12N, Rng.-15W and further described as follows,

Commencing, for reference, at a concrete monument found marking the Southeast corner of Section 17, Thence, the following Thirteen (13) courses and distances,

- 1) N 87° 07' 07" W 148.15 feet;
- 2) N 33° 24' 56" W 275.26 feet;
- 3) N 46° 45' 46" W 339.20 feet;
- 4) N 56° 14' 37" W 88.91 feet;
- 5) N 18° 02' 23" E 103.90 feet;
- 6) N 38° 20' 25" W 720.99 feet;
- 7) N 21° 06' 27" W 330.09 feet;
- 8) N 29° 32' 36" W 408.53 feet;
- 9) N 43° 42' 12" W 448.65 feet;
- 10) N 51° 35' 25" W 142.37 feet;
- 11) N 47° 26' 27" W 323.78 feet;
- 12) N 51° 10' 09" W 334.00 feet;
- 13) N 51° 52' 46" W 345.74 feet to an iron pin set on the Southerly line of said 0.16 acre parcel,
- 14) N 32° 46' 08" E 26.36 feet to the Southerly right-of-way line of U.S. Rte 33;

15) N 57° 17' 34" W along the Southerly line of U.S. Rte 33 210.00 feet to an iron pin found on the North line of the aforementioned 0.16 acre parcel, said pin also marking the Northwest corner of a 0.907 acre parcel conveyed to Anthony L. and Julia M. Fahrion, of record by Official Record 311 page 2397, the Northeast corner of and the PRINCIPLE PLACE OF BEGINNING of the 0.489 acre parcel herein to be described;

Thence, S 32° 46' 08" W leaving the North line of said 0.16 acre parcel, having passed the South line of said 0.16 acre parcel at 6.46 feet going a total distance of 177.58 feet to an iron pin found along the lands of a parcel conveyed to the City of Nelsonville, Deed Volume 217 page 347 and Official Record 52 page 694, the Southeast corner of the 0.489 acre parcel herein to be described;



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Exhibit "A"
Legal Description 0.489 Acres

Page 2 of 2

Thence, **N 51° 32' 50" W** along the said City of Nelsonville lands **124.56** feet to an iron pin set, the Southwest corner of the 0.489 acre parcel herein to be described;

Thence, **N 32° 28' 12" E** with what represents a new line that crosses over and through said lands conveyed to University Housing Development **165.11** feet to an iron pin set on the Southerly Right-of-Way line of U.S. 33, the Northwest corner of the 0.489 acre parcel herein to be described;

Thence, **S 57° 17' 34" E** along the South right-of-way line of U.S. 33 and the Northerly line of said 0.16 acre parcel **124.81** feet to the **PRINCIPLE PLACE OF BEGINNING**, having passed the Westernmost corner of said 0.16 acre parcel at 56.65 feet.

Said parcel as surveyed contains a total acreage of **0.489** acres more or less of which 0.484 acres lies within the 36.293 acre parcel (Tract 2), Official Record 205 pages 887 through 894, and 0.005 acres lies within the 0.16 acre parcel, Official Record 207 page 699, subject to all legal easements, right-of-ways, and restrictions of record.

Bearings of the above description are based on the recorded bearing of the West line of Section 17 as being **S 02° 15' 00" W** (Official Record 205 pages 887 through 894) and are an assumed Meridian used to denote angles only

Note: all Deed Volumes and Official Records and pages referenced to above are found in the office of the Recorder, Athens County, Ohio.

All iron pins set are 5/8" O.D. iron reinforcing bars 30" long with identification caps labeled "Scott A. England S-7452"

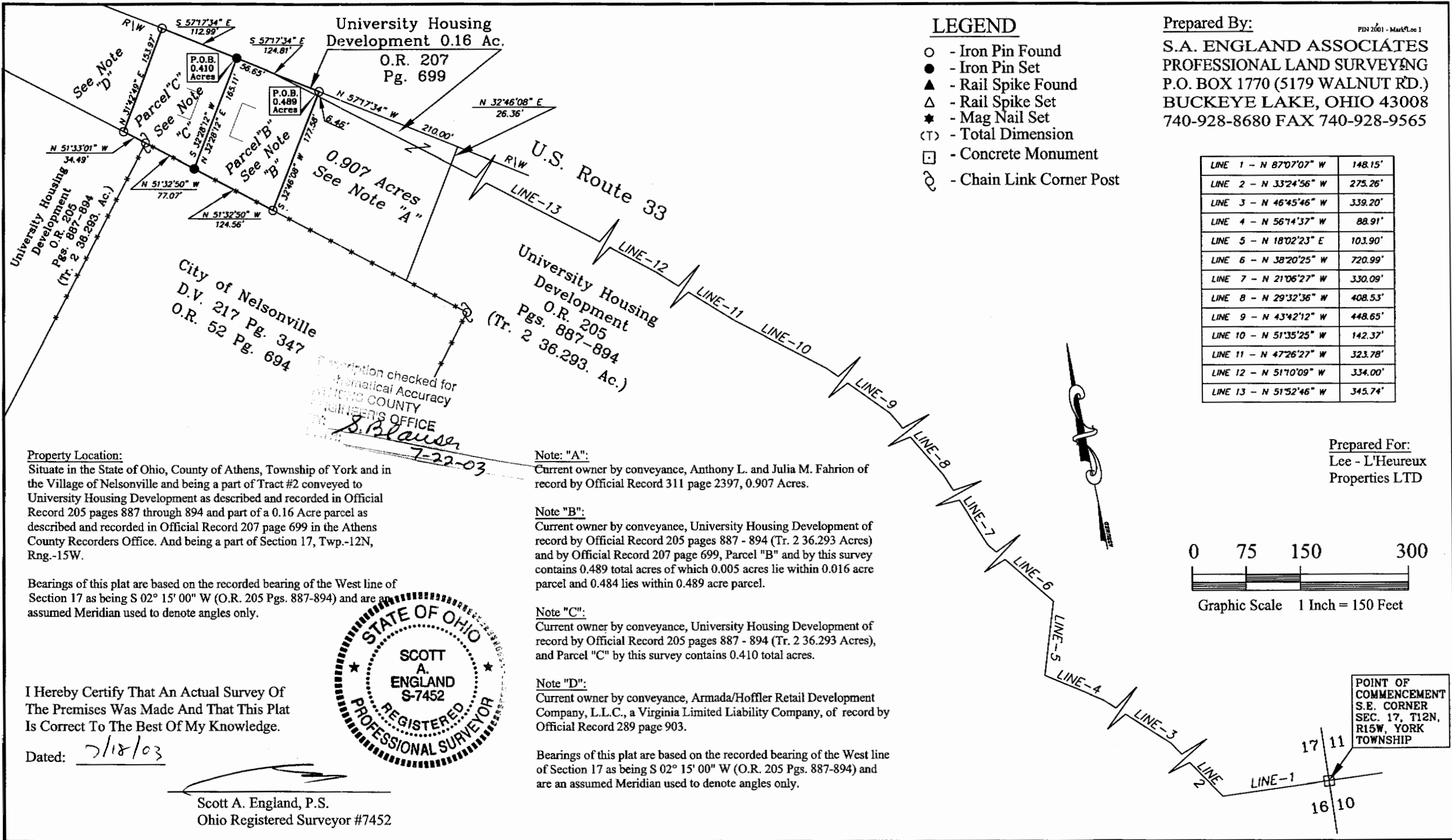
The above description is based on an actual field survey of the premises by or under the direct supervision of Scott A. England, Ohio Registered Surveyor #7452.

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: *S. Blaise*
 DATE: *7-22-03*



Dated 7/18/03

Scott A. England P.S.
 Ohio Registered Surveyor #7452



LEGEND

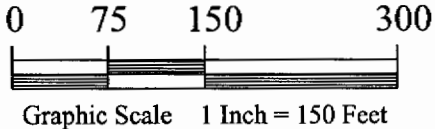
- - Iron Pin Found
- - Iron Pin Set
- ▲ - Rail Spike Found
- △ - Rail Spike Set
- ★ - Mag Nail Set
- (T) - Total Dimension
- - Concrete Monument
- ⊗ - Chain Link Corner Post

Prepared By:
 S.A. ENGLAND ASSOCIATES
 PROFESSIONAL LAND SURVEYING
 P.O. BOX 1770 (5179 WALNUT RD.)
 BUCKEYE LAKE, OHIO 43008
 740-928-8680 FAX 740-928-9565

PIN 2001 - Mark Lee 1

LINE 1 - N 87°07'07" W	148.15'
LINE 2 - N 33°24'56" W	275.26'
LINE 3 - N 46°45'46" W	339.20'
LINE 4 - N 56°14'37" W	88.91'
LINE 5 - N 18°02'23" E	103.90'
LINE 6 - N 38°20'25" W	720.99'
LINE 7 - N 21°06'27" W	330.09'
LINE 8 - N 29°32'36" W	408.53'
LINE 9 - N 43°42'12" W	448.65'
LINE 10 - N 51°35'25" W	142.37'
LINE 11 - N 47°26'27" W	323.78'
LINE 12 - N 51°10'09" W	334.00'
LINE 13 - N 51°52'46" W	345.74'

Prepared For:
 Lee - L'Heureux
 Properties LTD



Property Location:
 Situate in the State of Ohio, County of Athens, Township of York and in the Village of Nelsonville and being a part of Tract #2 conveyed to University Housing Development as described and recorded in Official Record 205 pages 887 through 894 and part of a 0.16 Acre parcel as described and recorded in Official Record 207 page 699 in the Athens County Recorders Office. And being a part of Section 17, Twp.-12N, Rng.-15W.

Bearings of this plat are based on the recorded bearing of the West line of Section 17 as being S 02° 15' 00" W (O.R. 205 Pgs. 887-894) and are an assumed Meridian used to denote angles only.

I Hereby Certify That An Actual Survey Of The Premises Was Made And That This Plat Is Correct To The Best Of My Knowledge.

Dated: 7/18/03

Scott A. England, P.S.
 Ohio Registered Surveyor #7452



Prescription checked for Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 S. Blausen
 7-22-03

Note "A":
 Current owner by conveyance, Anthony L. and Julia M. Fahrion of record by Official Record 311 page 2397, 0.907 Acres.

Note "B":
 Current owner by conveyance, University Housing Development of record by Official Record 205 pages 887 - 894 (Tr. 2 36.293 Acres) and by Official Record 207 page 699, Parcel "B" and by this survey contains 0.489 total acres of which 0.005 acres lie within 0.016 acre parcel and 0.484 lies within 0.489 acre parcel.

Note "C":
 Current owner by conveyance, University Housing Development of record by Official Record 205 pages 887 - 894 (Tr. 2 36.293 Acres), and Parcel "C" by this survey contains 0.410 total acres.

Note "D":
 Current owner by conveyance, Armada/Hoffler Retail Development Company, L.L.C., a Virginia Limited Liability Company, of record by Official Record 289 page 903.

Bearings of this plat are based on the recorded bearing of the West line of Section 17 as being S 02° 15' 00" W (O.R. 205 Pgs. 887-894) and are an assumed Meridian used to denote angles only.