

EXHIBIT "A"
5.6053 ACRE TRACT

Being a part of the tract of land that is now or formerly in the name of Frank A. and Carolyn Sue Carano, as recorded in Official Record 206 at page 147, Athens County Recorder's Office, said tract being part of Out-Lot 40 in Northwest quarter of Section 7 and the Northeast quarter of Section 13, T11N, R14W, Trimble Township, Athens County, State of Ohio, and being more particularly described as follows:

Beginning at a point being the Northwest corner of Out-Lot 40, within the centerline of the traveled portion of Binderbasin Road (Township Road 406) and the Grantor's Northwest corner,

Thence leaving the centerline of the traveled portion of said road, along what is taken to be the North line of Section 7 and the North line of Out-Lot 40, South 83 degrees 12 minutes 44 seconds East, passing through a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set at 77.00 feet, going a total distance of 468.49 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set;

Thence leaving the North line of Out-Lot 40, and with a new line through the Grantor's land, South 05 degrees 23 minutes 15 seconds East, passing through a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set at 350.79 feet, going a total distance of 391.43 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set on the Grantor's South line;

Thence along the Grantor's South line, North 90 degrees 00 minutes 00 seconds West a distance of 100.73 feet to a point within the center of the traveled portion of Red Dog Road (Township Road 405);

Thence along the center of the traveled portion of said road, the following four courses:

1. South 48 degrees 41 minutes 07 seconds West a distance of 23.82 feet to a point;
2. South 44 degrees 55 minutes 10 seconds West a distance of 83.09 feet to a point;
3. South 38 degrees 01 minute 58 seconds West a distance of 314.27 feet to a point, and;
4. South 47 degrees 10 minutes 03 seconds West a distance of 30.47 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set on what is taken to be the South line of Out-Lot 40;

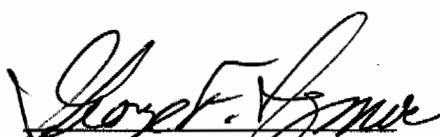
Thence leaving the center of the traveled portion of said road, and along what is taken to be the South line of Out-Lot 40, North 80 degrees 00 minutes 00 seconds West a distance of 34.75 feet to a 5/8" X 30" iron pin with a 1 1/4" plastic identification cap stamped "Seymour & Associates" set in the center of the traveled portion of Binderbasin Road (Township Road 406);

Thence within the right-of-way of the traveled portion of said road, the following five courses:

1. North 11 degrees 44 minutes 31 seconds East a distance of 136.10 feet to a point;
2. North 06 degrees 26 minutes 36 seconds East a distance of 125.37 feet to a point;
3. North 00 degrees 01 minute 43 seconds West a distance of 45.65 feet to a point;
4. North 25 degrees 44 minutes 34 seconds West a distance of 310.00 feet to a point, and;
5. North 05 degrees 17 minutes 16 seconds East a distance of 200.00 feet to the point of beginning containing 5.6053 acres, more or less, and subject to the rights-of-way Binderbasin Road (Township Road 406), Red Dog Road (Township Road 405) and all easements of record.

The bearings used in the above described tract are based on monumentation found on the North line of Section 7 as bearing, South 83 degrees 12 minutes 44 seconds East and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in April of 2004.


George F. Seymour, P.S. 6044



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 5-11-04

May 11 04
Dated

Seymour & Associates

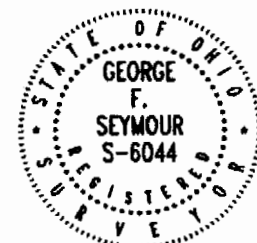
830 West Hunter Street
Logan, Ohio 43138
740-385-4349
FAX: 740-385-5954

SURVEYING
ENGINEERING

email: seysurv@ohiohills.com

PLAT OF SURVEY

Being A Part Of Out-Lot 40, Situated In The Northwest Quarter, Section 7 And Northeast Quarter Section 13, Township, 11 North; Range, 14 West Trimble Township, Athens County, State Of Ohio



DATE:

5/3/04

DRAWN BY:

SBW

JOB #:

AT0403

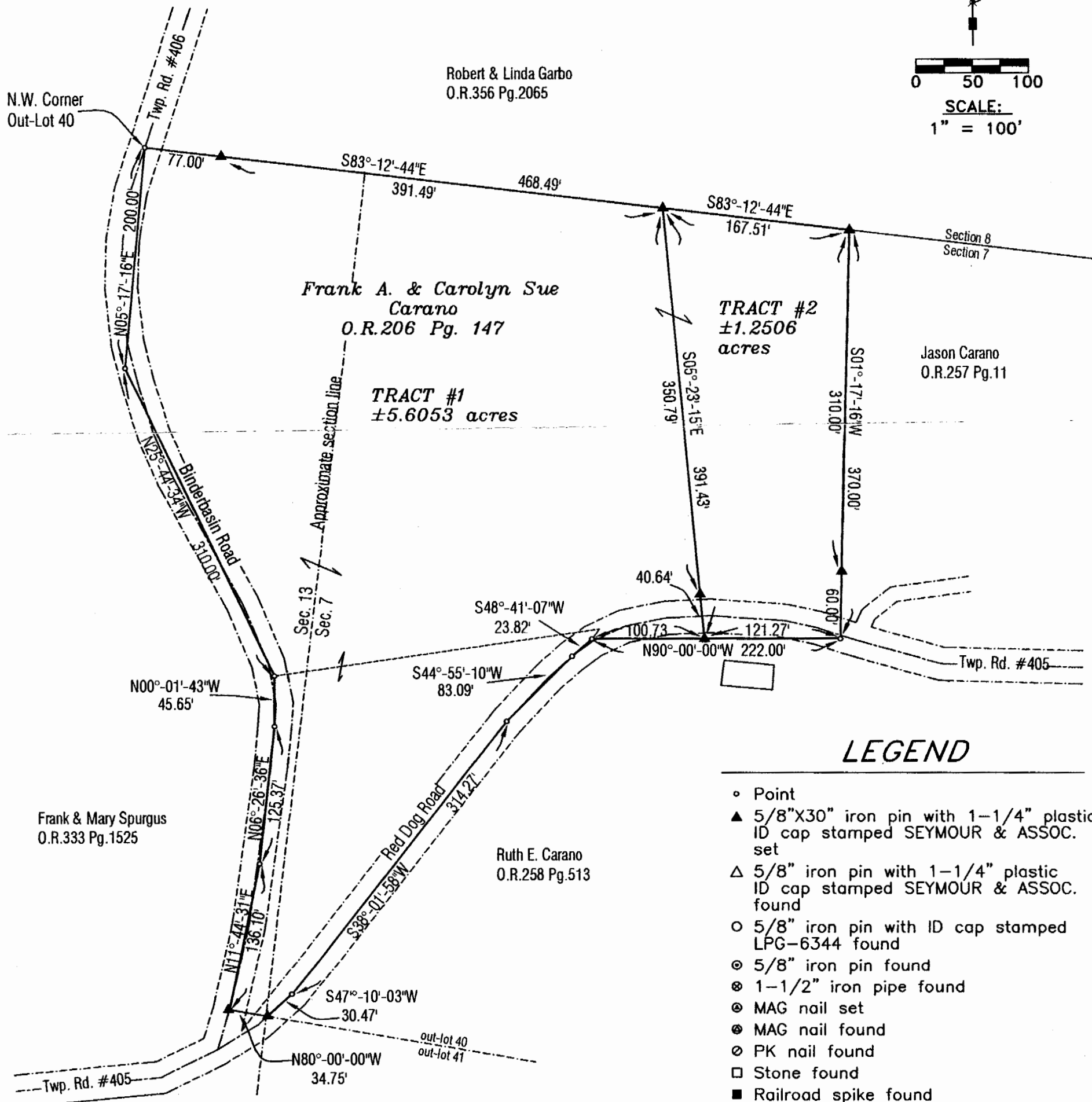
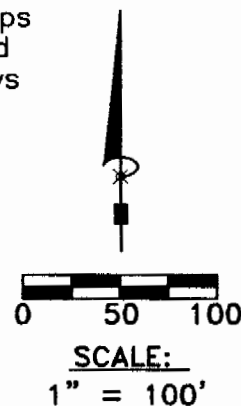
FOR: Frank & Carolyn Carano

BASIS OF BEARINGS:

Bearings derived from monumentation found on the North line of Section 7 as bearing South 83 degrees 12 minutes 44 seconds East and are for the determination of angles only.

REFERENCES:

County tax maps
Deeds as noted
Previous surveys



LEGEND

- Point
- ▲ 5/8"X30" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. set
- △ 5/8" iron pin with 1-1/4" plastic ID cap stamped SEYMOUR & ASSOC. found
- 5/8" iron pin with ID cap stamped LPG-6344 found
- ⊙ 5/8" iron pin found
- ⊗ 1-1/2" iron pipe found
- ⊕ MAG nail set
- ⊖ MAG nail found
- ⊙ PK nail found
- Stone found
- Railroad spike found

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN APRIL OF 2004 AND FROM EXISTING PUBLIC RECORDS AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL TO BE CONVEYED.

THIS CERTIFICATION WAS MADE BY ME ON THIS 5 DAY OF MAY, 2004.

George F. Seymour

GEORGE F. SEYMOUR
PROFESSIONAL SURVEYOR NO. 6044

24 SEYMOUR & ASSOCIATES

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *K. Antebay*
DATE: 5-11-04