

EXHIBIT "A"

Being part of a tract of land that is now or formally in the name of Clyde D. and Phyllis I. Pratt as recorded in Deed Book 362 on page 629 in the Athens County Recorder's Office, Athens County, Ohio.

Situate in Farm Lot 1 (Section 10), Town-8-North, Range-14-West, Alexander Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

Commencing at a stone found in the Southeast corner of Farm Lot 3 (Section 10); thence N 84°50'17" W along the South line of said Farm Lot 3 (Section 10), 1,174.80 feet to the Southwest corner of said Farm Lot 3 (Section 10) and the Southeast corner of Farm Lot 1 (Section 10); thence continuing N 84°50'17" W, now along the South line of Farm Lot 1 (Section 10), 320.15 feet to a point in the Southeast corner of a 4.23 acre parcel owned by Ramona Miller Guthrie as recorded in Deed Book 240, on page 509, in said Athens County Recorder's Office; thence N 85°52'31" W, continuing along the said South line of Farm Lot 1 (Section 10) and the South line of said 4.23 acre (Guthrie) parcel, 730.16 feet to a 3/4" iron bar found in the Southwest corner of said 4.23 acre (Guthrie) parcel, passing through an iron bar found at 20.0 feet, said 3/4" iron bar found also being the real ~~point of beginning~~ of the tract herein described:

Thence through the land of the Grantor the following two courses:

1. ~~N 04°46'46" W, 1,397.04 feet~~ to a 5/8" iron pin set with I.D. cap stamped "G.W. BAYHA - PS 6139", passing through 48" oak lathe set at 215.65 feet, 425.65 feet, 636.82 feet, 904.31 feet, and 1,161.04 feet;
2. ~~N 84°54'11" E, 617.22 feet~~ to an iron pipe found in the Southwest corner of a 6.7650 acre tract surveyed by me in October 1980;

Thence ~~N 83°39'42" E~~ along the South line of said 6.7650 acre tract, ~~356.89 feet~~ to a point in the Southeast corner of said 6.7650 acre tract, said point being in the centerline of Athens County Road No. 21 (Pleasant Hill Road), said point also being in one of the Grantor's easterly corners, passing through an iron pipe found at 324.40 feet; thence along and with the centerline of said Athens County Road No. 21 (Pleasant Hill Road) and easterly lines of the Grantor, the following seven courses:

1. ~~S 13°05'19" E, 119.50 feet~~ to a point;
2. ~~S 14°42'19" E, 157.04 feet~~ to a point;
3. ~~S 05°31'39" E, 161.54 feet~~ to a point;
4. ~~S 11°17'51" W, 131.68 feet~~ to a point;
5. ~~S 20°13'01" W, 119.87 feet~~ to a point;
6. ~~S 24°51'31" W, 294.74 feet~~ to a point;
7. ~~S 22°08'03" W, 126.70 feet~~ to a point in one of the Grantor's Southeasterly corners and the most Northerly corner of said 4.23 acre (Guthrie) parcel;

Thence the following two courses along the Grantor's Southeasterly lines and the Northwesterly lines of said 4.23 acre (Guthrie) parcel:

1. ~~S 68°55'59" W, 378.11 feet~~ to a 3/4" iron bar found, passing through a 3/4" iron bar found at 34.10 feet;
2. ~~S 52°39'30" W, 435.15 feet~~ to the point of beginning and ~~containing 25.021 acres~~

The bearings used in the above description are based on previous surveys and on the South line of Farm Lot 3 (Section 10) as bearing: N 84°50'17" W and are for the determination of angles only.

Subject to all legal highways and easements.

The above described tract was surveyed by Gerald W. Bayha, Ohio Professional Surveyor No. S-6139 (Job Number 0400-01), completed on May 8, 2000.



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: S. Blausen
DATE: 5-8-2000

000057

Gerald W. Bayha, P.S.

Registered Professional Surveyor No. 5-6139

10916 Pleasanton Road
Athens, OH 45701-9557
740.593.5686

E-mail: jbayha@trognet.net



Date: 05.01.00

Job No: 0400-01

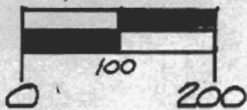
By: GB Chk'd: GB

Rev. 5.08.00

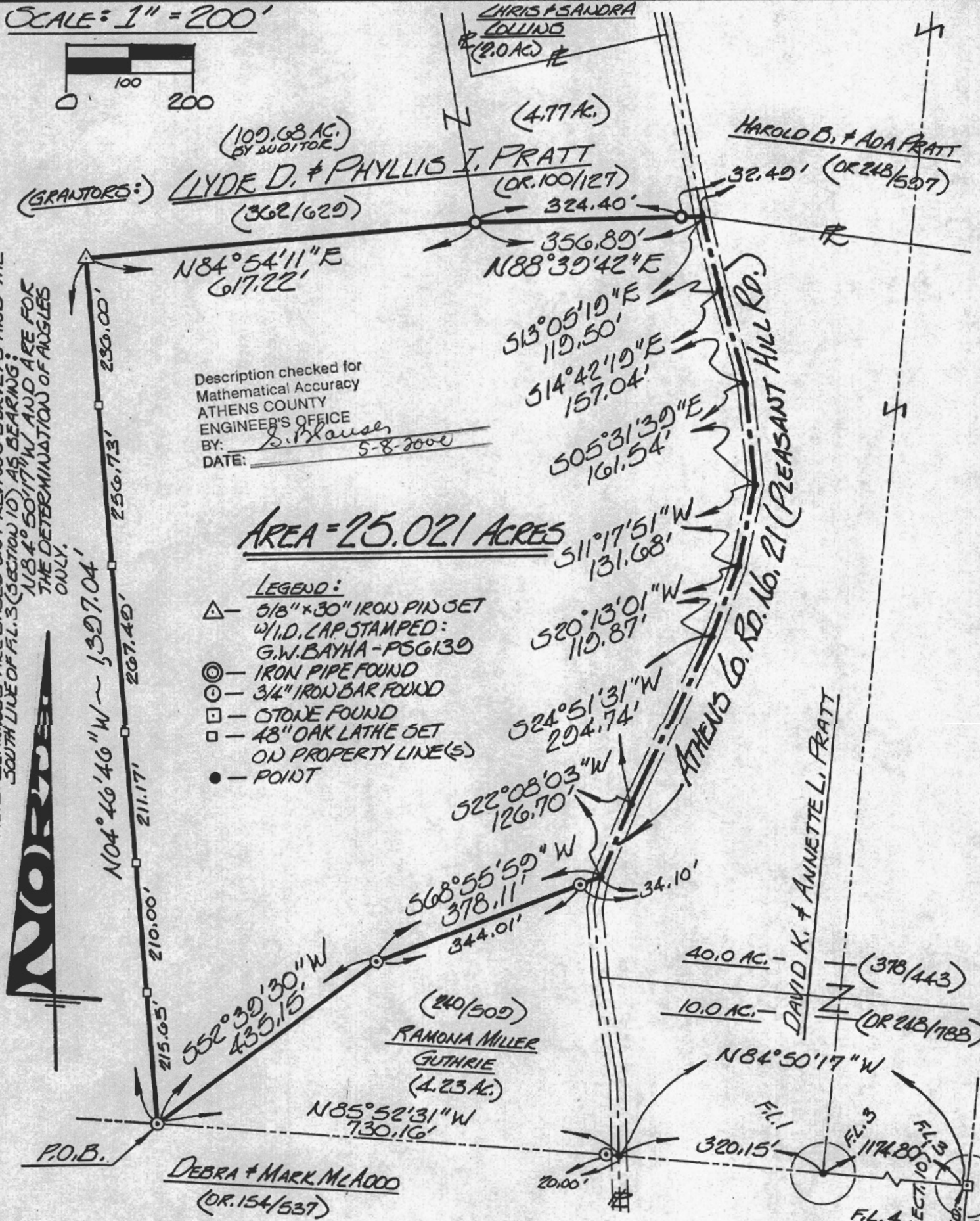
PLAT OF SURVEY

Of a 25.0209 Acre Tract Being Situated in F.L. 1, (Section 10), Town-8-North, Range-14-West, Alexander Township, Athens County, State of Ohio, U.S.A.

SCALE: 1" = 200'



NOTE: BEARINGS ARE BASED ON PREVIOUS SURVEYS AND THE SOUTH LINE OF FL. 3 (SECTION 10) AS BEARING: N84°50'17"W AND ARE FOR THE DETERMINATION OF ANGLES ONLY.



Description checked for Mathematical Accuracy
ATHENS COUNTY ENGINEER'S OFFICE
BY: S. Klausner
DATE: 5-8-2000

AREA = 25.021 ACRES

- LEGEND:
- △ - 5/8" x 30" IRON PIN SET W/1.D. CAP STAMPED: G.W. BAYHA - PSG 6139
 - ⊙ - IRON PIPE FOUND
 - ⊙ - 3/4" IRON BAR FOUND
 - - STONE FOUND
 - - 48" OAK LATHE SET ON PROPERTY LINE(S)
 - - POINT

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES SHOWN HEREON, UNDER MY DIRECT SUPERVISION, IN MAY OF 2000, AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL/TRACT TO BE CONVEYED. THIS CERTIFICATION WAS MADE BY ME ON THIS 8TH DAY OF MAY, 2000.

Gerald W. Bayha
GERALD W. BAYHA, P.S., OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 5-6139

000058 EXHIBIT "B"

"Sight" Survey 970324-Z-0324
 Monday, May 08, 2000 7:35 am.
 Pg: 1

Registered to:
 ATHENS COUNTY ENGINEER DEPT.
 File Name:
 C:\LOTSPL-1\ALEX\S10\C21-25-0.ZAK

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Monday, May 08, 2000 7:32 am.					
Assigned point					
1			5000.00000	5000.00000	0.000
Start					
1			5000.00000	5000.00000	0.000
Raw:	n04.4646w	1397.04			
TR	N 4°46'46.0" W	1397.040			
2			6392.18223	4883.59816	0.000
Raw:	n84.5411e	617.22			
TR	N 84°54'11.0" E	617.220			
3			6447.01679	5498.37755	0.000
Raw:	n88.3942e	356.89			
TR	N 88°39'42.0" E	356.890			
4			6455.35238	5855.17019	0.000
Raw:	s13.0519e	119.50			
TR	S 13°05'19.0" E	119.500			
5			6338.95687	5882.23189	0.000
Raw:	s14.4219e	157.04			
TR	S 14°42'19.0" E	157.040			
6			6187.06081	5922.09603	0.000
Raw:	s05.3139e	161.54			
TR	S 5°31'39.0" E	161.540			
7			6026.27196	5937.65613	0.000
Raw:	s11.1751w	131.68			
TR	S 11°17'51.0" W	131.680			
8			5897.14350	5911.85957	0.000
Raw:	s20.1301w	119.87			
TR	S 20°13'01.0" W	119.870			
9			5784.65859	5870.43541	0.000
Raw:	s24.5131w	294.74			
TR	S 24°51'31.0" W	294.740			
10			5517.22686	5746.53247	0.000
Raw:	s22.0803w	126.70			
TR	S 22°08'03.0" W	126.700			
11			5399.86413	5698.79486	0.000
Raw:	s68.5559w	378.11			
TR	S 68°55'59.0" W	378.110			
12			5263.94927	5345.95733	0.000
Raw:	s52.3930w	435.15			
TR	S 52°39'30.0" W	435.150			
13			5000.00176	4999.99890	0.000
IN	S 32°00'01.6" E	0.002			
1			5000.00000	5000.00000	0.000

Area = 1089911.055 Sq. Feet or 25.021 Acres

Database Saved: Monday, May 08, 2000 7:35 am.

000059