

EXHIBIT "A"

0.3138 Acre Parcel

1. Being part of a 3.6121 acre parcel in the name of Athens Midtown Storage, Ltd., as recorded in Official Record 291 at page 1179, in the Athens County Recorder's Office, Athens County, Ohio, and being part of Inlots 65 & 66 in the City of Athens, and being situate Section 16, Town-9-North, Range-14-West, City of Athens, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows :
2. **COMMENCING** at a deed referenced point in the Southeast corner of Inlot 64 in the City of Athens; **Thence** N 04°01'32" E along the East line of said Inlot 64, 500.0 feet (by previous deeds) to a point in the Southeast corner of a 0.8478 acre parcel owned by Athens Midtown Storage, Ltd., as recorded as "Tract II" in Official Record 289 at page 213; **Thence** S 82°39'39" W along the South line of said 0.8478 acre parcel, 201.90 feet to point in the Southwest corner of said 0.8478 acre parcel, said point also being in the Grantor's Southeast corner of a 3.6121 acre parcel also owned by Athens Midtown Storage, Ltd., as recorded in Official Record 291 at page 1179; **Thence** continuing S 82°39'39" W, now along the South line of said 3.6121 acre parcel and the Grantor's South line, 454.55 feet to an iron pin w/cap set, said an iron pin w/cap set also being the real **POINT OF BEGINNING** of the **0.3138 Acre Parcel** herein described :
3. Thence continuing S 82°39'39" W along the South line of the said 3.6121 acre parcel and the Grantor's South line, **88.94 feet** to an iron pin w/cap set ;
4. Thence leaving the Grantor's South line, N 07°08'47" W along a new line through the Grantor's land, **150.54 feet** to an iron pin w/cap set in the first of three of the Grantor's North property lines ;
5. Thence N 82°51'13" E along the first of three of the Grantor's North property lines, **90.00 feet** to a magnail set in the first of two of the Grantor's Northerly property corners, said magnail set being witnessed by an iron pin w/cap set for reference, that bears N 82°51'13" E, 25.00 feet from said magnail set, said magnail set also being witnessed by an additional magnail set for reference that bears N 10°27'00" W, 25.00 feet from said magnail set ;
6. Thence S 10°27'00" E along the second of three of the Grantor's North property lines, **43.65 feet** to an iron pin w/cap set in the second of two of the Grantor's Northerly property corners, said iron pin w/cap set being witnessed by an incorrectly located iron pin w/cap stamped "Walton-S 7675" that bears S 78°35'48" E, 0.65 feet from said iron pin w/cap set ;
7. Thence S 05°13'25" E along a new line through the Grantor's land, **106.72 feet** to the **point of beginning**, and **containing 0.3138 acre**.
8. The above described 0.3138 Acre Parcel will come out of the parent 3.6121 acre parcel known as **Auditor's Parcel No. A0280100020.01** .

INCLUDED INGRESS-EGRESS EASEMENTS

9. **INCLUDED WITH**, and, for the use and benefit of, the above described 0.3138 Acre Parcel , is an **EXISTING "30.0 FEET IN WIDTH INGRESS-EGRESS EASEMENT"** as described in the Grantor's deed for the parent 3.6121 acre parcel, as recorded in Official Record 291 at page 1179 in said Recorder's Office.
10. **INCLUDED WITH**, and, for the use and benefit of, the above described 0.3138 Acre Parcel , is an **EXISTING "60.0 FEET IN WIDTH INGRESS-EGRESS EASEMENT"** as described in the Grantor's deed for the parent 3.6121 acre parcel, as recorded in Official Record 291 at page 1179 in said Recorder's Office.
11. **INCLUDED WITH**, and, for the use and benefit of, the above described 0.3138 Acre Parcel , is a **NEW "40.0 FEET IN WIDTH AND LENGTH INGRESS-EGRESS EASEMENT"** as shown on the attached "EXHIBIT B" along the second of two of the East lines of the above described 0.3138 Acre Parcel.

EXHIBIT "A" Continued

ALSO, BEING SUBJECT TO THE FOLLOWING UTILITY EASEMENT:

12. **SUBJECT TO** a NEW "25.0 FEET IN WIDTH UTILITY EASEMENT", being along the South line, and 25.0 feet North of the South line, of the above described 0.3138 Acre Parcel, and extending all the way across the said 0.3138 Acre Parcel, from the West line to the East line of said 0.3138 Acre Parcel.

13. The bearings used in the above descriptions are based on the East line Inlot 64, as bearing: N 04°01'32' E, and are only for the determination of angles.

14. Subject to all legal highways and easements.

15. All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".

16. The above described 0.3138 Acre Parcel was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (*Job No. 0904-01*), with the field work being completed on October 05, 2004, and, the "Plat of Survey" and the Legal Description being completed on October 07, 2004.


Gerald W. Bayha, P.S.

Oct. 07, 2004
Date Signed



The seal is circular with a dotted border. The text inside the seal reads: "STATE OF OHIO" at the top, "GERALD W. BAYHA" in the center, "S-6139" below the name, and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom. There are two stars on either side of the name.


SURVEYOR'S CERTIFICATE

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

THE LAST REVISION WAS MADE IN OCT. OF 2004.

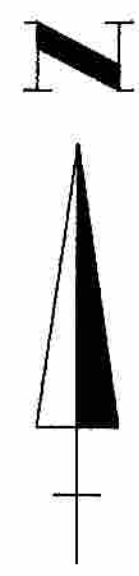
THIS CERTIFICATION WAS MADE BY ME ON THIS 7th DAY OF OCT., 2004.

Gerald W. Dayha
GERALD W. DAYHA, P.S.
OHIO PROFESSIONAL SURVEYOR NO. 6394

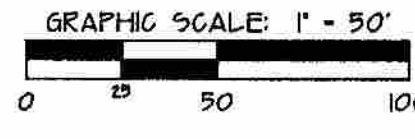


THIS IS NOT A VALID SURVEY WITHOUT THE SURVEYOR'S ORIGINAL SEAL AND ORIGINAL SIGNATURE AFFIXED HERETO, BOTH IN RED INK.

N



GRAPHIC SCALE: 1" = 50'



REFERENCES
DEEDS AS NOTED
COUNTY TAX MAPS
PREVIOUS SURVEYS
EXISTING MONUMENTS

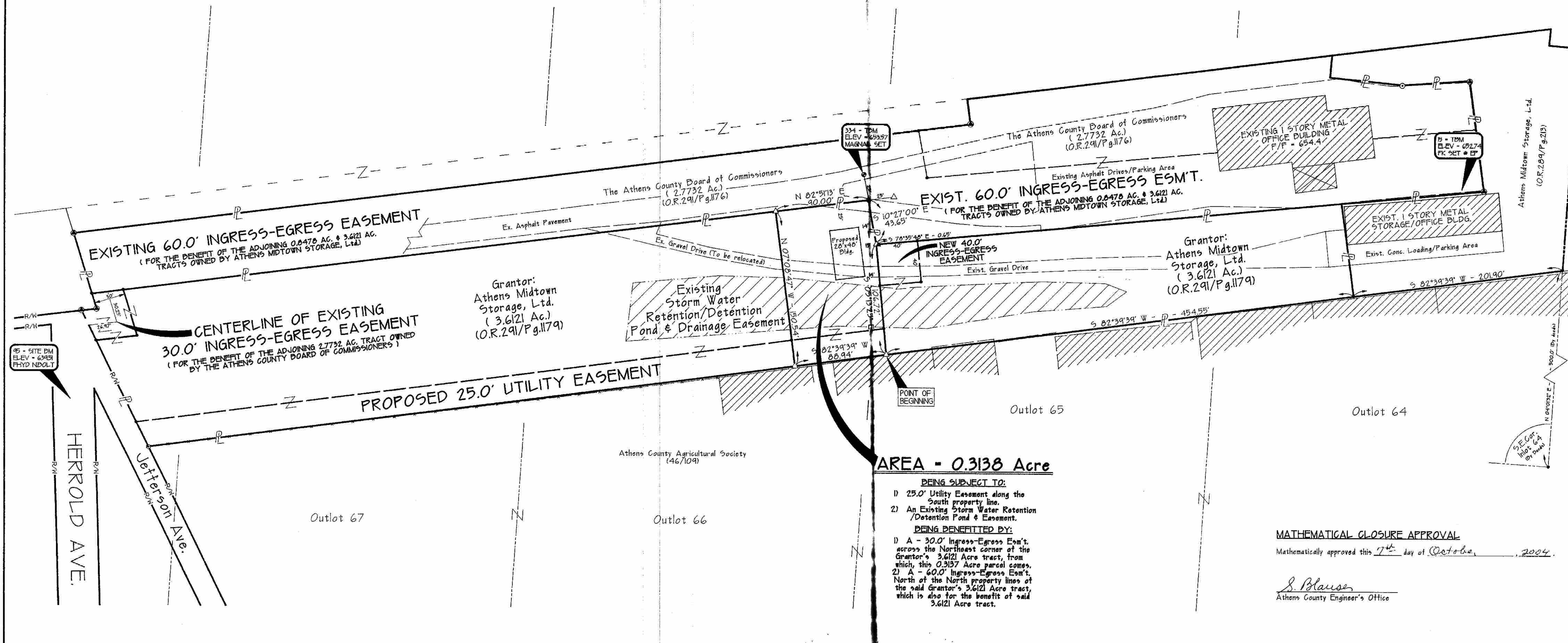
NOTE: BEARINGS DERIVED FROM PREVIOUS SURVEYS AND ARE FOR DETERMINATION OF ANGLES ONLY, AND ARE BASED ON THE EAST LINE OF OUTLOT 64 AS BEARING: N 04°03' E

100 YEAR FLOOD ELEVATION = 643.7
Cross Section "N" - City of Athens, OH - Hocking River Flood Profiles
FEMA/FIA "Flood Insurance Study" dated September, 1979

FLOOD MAP INFORMATION	
Community No.	39006
Flood No.	0005
Date of Map	March 28, 1980

NOTE: THIS SITE LIES OUTSIDE OF THE 100 YEAR FLOOD BOUNDARY, BUT WITHIN THE 500 YEAR FLOOD BOUNDARY.

LEGEND	
△	5/8" x 30" IRON PIN SET w/D.CAP STAMPED "G.W. DAYHA - P.S. 6394"
●	POINT
○	MAGNAL SET
⊙	IRON PIN FOUND w/D CAP STAMPED "L.F. SWOYER - P.S. 6765"
▲	IRON PIN FOUND w/D CAP STAMPED "WALTON - S 7675"
⊙	IRON PIN FOUND
⊕	RAILROAD SPIKE SET w/"X" NOTCH
⊙	CONCRETE NAIL SET
⊙	PK NAIL SET
— P —	EXISTING PROPERTY LINE
R/W	DEDICATED PUBLIC RIGHT-OF-WAY
Z	DENOTES COMMON OWNERSHIP
⊙	TELEPHONE UNDERGROUND UTILITIES & MANHOLES AS LABELED
⊕	WATER METER & VALVES

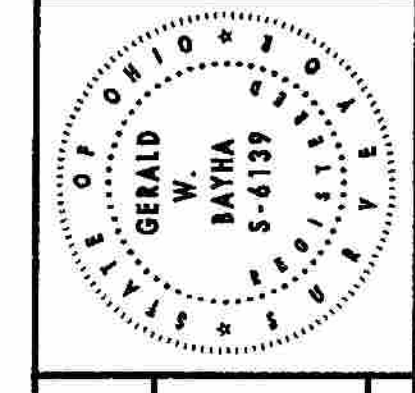


PLAT OF SURVEY

Being part of Outlots 64, 65, 66, 67 & 68 in the City of Athens, and being situate in Section 16, Town-9-North, Range-14-West, City of Athens, Athens Township, Athens County, State of Ohio, U.S.A.

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AREA - 0.3138 Acre

BEING SUBJECT TO:

- 25.0' Utility Easement along the South property line.
- An Existing Storm Water Retention / Detention Pond & Easement.

BEING BENEFITTED BY:

- A - 30.0' Ingress-Egress Eas't. across the Northeast corner of the Grantor's 3.6121 Acre tract, from which this 0.3137 Acre parcel comes.
- A - 60.0' Ingress-Egress Eas't. North of the North property line of the said Grantor's 3.6121 Acre tract, which is also for the benefit of said 3.6121 Acre tract.

MATHEMATICAL CLOSURE APPROVAL
Mathematically approved this 7th day of October, 2004.

S. Blause
Athens County Engineer's Office

DATE	10/07/04
DRAWN	5
JOB	01041-01
CHECKED	6
SHEET	1