

EXHIBIT "A"

Being a "COMBINED PARCEL ENCOMPASSING Tracts One, Two, Three & Four" in the name of Frank W. Myers, Trustee, as recorded in Official Record 313 at page 2339, in the Athens County Recorder's Office, Athens County, Ohio, and being part of Lease Lot (AKA: Farm Lot) 47, and being situate in Sections 5 & 11, Town-9-North, Range-14-West, Athens City, Athens Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

COMMENCING at an iron pin w/cap set in the Southeast corner of said "Tract Three" and an Easterly property corner of the Grantor, said iron pin w/cap set bearing: N 86° W, 418.35 feet (by deeds), and, S 04° W, 926.74 feet (by deeds) from the Northeast corner of Lease Lot (AKA: Farm Lot) 47, said iron pin w/cap set also being in the Southwesterly Limited Access Right-of-Way line of U.S Route No. 33 and being 229.59 feet offset right of centerline station 779+31.85 of said U.S Route No. 33, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the parcel herein described:

Thence leaving the L.A. R/W of U.S. Route 33, **N 85°59'50" W** along the South line of said "Tract Three" and one of the Grantor's Southerly property lines, **110.75 feet** to an iron pipe found in the Northeast corner of said "Tract Four" and another of the Grantor's Easterly property corners;

Thence **S 01°01'48" E** along the East line of said "Tract Four" and another of the Grantor's Southerly property lines, **55.06 feet** to an iron pipe found in the Southeast corner of said "Tract Four" and one of the Grantor's Southerly property corners;

Thence **S 56°54'28" W** along the South line of said "Tract Four" and another of the Grantor's Southerly property lines, **74.88 feet** to an iron pin found in the Southwest corner of said "Tract Four", the Southeast corner of said "Tract One", the Northeast corner of said Tract Two", and another of the Grantor's Southerly property corners;

Thence **S77°19'35" W** along the South line of said "Tract Two" and another of the Grantor's Southerly property lines, **156.89 feet** to an iron pin w/cap set in (Old) Strouds Run Road, the Southwest corner of said "Tract Two" and the Grantor's Southwest property corner, passing through an iron pin found for reference at 138.13 feet;

Thence **N 12°16'15" E** along the West line of said "Tract Two", one of the Grantor's Westerly property lines, and said (Old) Strouds Run Road, **45.49 feet** to an iron pin w/cap set in the Northwest corner of said "Tract Two", the Southwest corner of said "Tract One" and one of the Grantor's Westerly property corners, said iron pin w/cap set being witnessed by a bent iron pin found that bears: S 86° E, 22.88 feet from said iron pin w/cap set;

Thence **N 12°08'17" E** along the West line of said "Tract One", along another of the Grantor's Westerly property lines, and continuing along said (Old) Strouds Run Road, **101.02 feet** to an iron pin w/cap set in the Northwest corner of said "Tract One", the S.W. corner of said "Tract Three" and another of the Grantor's Westerly property corners, said iron pin w/cap set being witnessed by a square iron bar found that bears: S 86°00'06" E, 20.00 feet from said iron pin w/cap set;

Thence **N 09°41'40" E** along the West line of said "Tract Three", along another of the Grantor's Westerly property lines, and continuing along said (Old) Strouds Run Road, **326.03 feet** to an iron pin w/cap set in the Northwest corner of said "Tract Three"(after the U.S. Route No. 33 L/A-R/W exception) and the Grantor's Northwest property corner, said iron pin w/cap set being in the Southwesterly L/A-R/W line of U.S. Route No. 33 and being 183.32 feet offset right of centerline station 774+92.98 of said U.S Route No. 33;

Thence **S 37°04'52" E** along an Easterly line of said "Tract Three"(after the U.S. Route No. 33 L/A-R/W exception), the Grantor's Northeasterly property line and the said Southwesterly L/A-R/W line of U.S. Route No. 33, **401.04 feet** to an iron pin w/cap set in an Easterly corner of said "Tract Three"(after the U.S. Route No. 33 L/A-R/W exception) and another of the Grantor's Easterly property corners, said iron pin w/cap set being 214.15 feet offset right of centerline station 779+15.00 of said U.S. Route No. 33;

Thence **S 06°01'45" W** along an Easterly line of said "Tract Three", another of the Grantor's Easterly property lines and the said Southwesterly L/A-R/W line of U.S. Route No. 33, **22.14 feet** to the **point of beginning**, and **containing a total of 1.6595 acres (72,290 square feet).**

The above described "**1.6595 ACRE COMBINED PARCEL**" encompasses the following Auditor's Parcels in their entirety:

- "Tract One" (Deed = 0.313 acre) - (O.R. 313 @ Pg. 2339) - A02-82200021-00
- "Tract Two" (Deed = 0.074 acre) - (O.R. 313 @ Pg. 2339) - A02-82200023-01
- "Tract Three" (Deed = 1.166 acre) - (O.R. 313 @ Pg. 2339) - A02-82200020-00
- "Tract Four" (Deed = 0.103 acre) - (O.R. 313 @ Pg. 2339) - A02-82200022-00

The bearings used in the above description are based on the Southwesterly L/A-R/W Line of U.S. Rte. No. 33 as bearing: S 37°04'52" E, and are only for the determination of angles.

Subject to all legal highways and easements.

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

The above described parcel was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (Job No. 1002-02), completed on March 30, 2003.


Gerald W. Bayha, P.S.

03.30.2003
Date



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blauzer*
DATE: *4-1-03*
ATH # 57 # 11

Gerald W. Dayha, P.S.

Registered Professional Surveyor No. 5-6139

10916 Pleasanton Road Athens, OH 45701-9557

740.593.5686

E-mail: jbayha@frognet.net



Date: 03.25.03

PLAT OF SURVEY

Job No: 1002-02

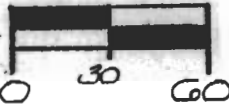
BEING PART OF L.L. 47 - SECTIONS 5 & 11 - TOWN - 0 - N - RANGE - 14 - W ATHENS CITY - ATHENS TWP. ATHENS CO. - STATE OF OHIO, U.S.A.

By: [Signature] Chk'd: [Signature]

Rev:

Surveyed for: DR. FRANK W. & LORRAINE L. MYERS

SCALE: 1" = 60'



- LEGEND**
- △ - 5/8" x 30" IRON PIN SET W/ I.D. CAP STAMPED: "G.W. BAYHA - P.S. 6139"
 - ⊙ - IRON PIPE FOUND
 - ⊙ - IRON PIN FOUND
 - - SQUARE IRON BAR FD.
 - - POINT

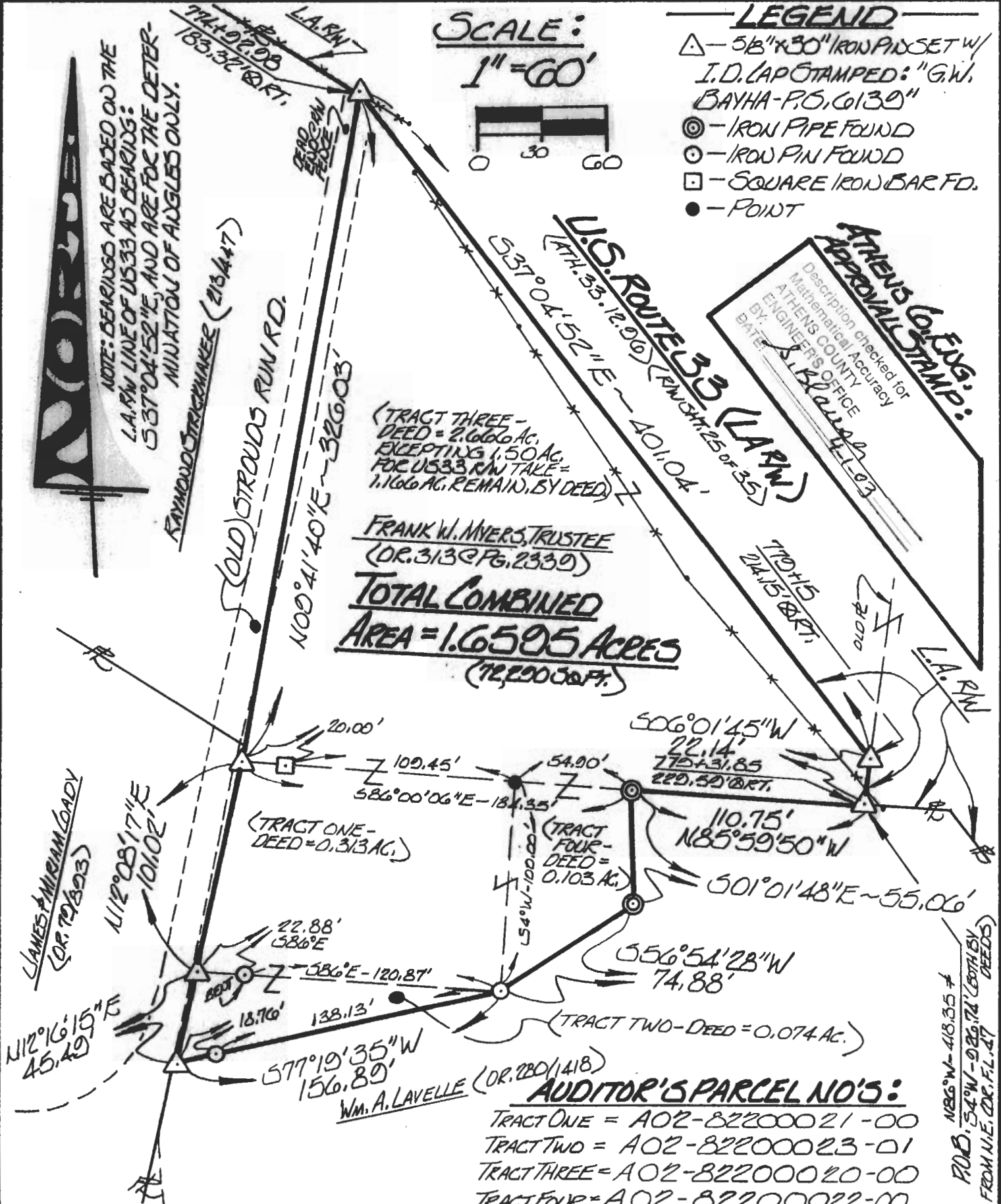


NOTE: BEARINGS ARE BASED ON THE L.A. RW LINE OF US 33 AS BEARING: S 37° 04' 52" E, AND ARE FOR THE DETERMINATION OF ANGLES ONLY.

(TRACT THREE - DEED = 2.666 AC. EXCEPTING 1.50 AC. FOR US 33 RW TAKE = 1.166 AC. REMAIN, BY DEED)

FRANK W. MYERS, TRUSTEE (DR. 313 @ Pg. 2339)

TOTAL COMBINED AREA = 1.6505 ACRES
(72,200 SQ. FT.)



AUDITOR'S PARCEL NO'S:
 TRACT ONE = A02-82200021-00
 TRACT TWO = A02-82200023-01
 TRACT THREE = A02-82200020-00
 TRACT FOUR = A02-82200022-00

FROM N.E. DR. FL. 47
 1286 W - 416.35' ±
 FROM S. 54° W - 926.74' (BOTH BY DEEDS)

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 MARCH OF 2003, AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL/TRACT TO BE CONVEYED.
 THIS CERTIFICATION WAS MADE BY ME ON THIS 30TH DAY OF MARCH, 2003.

Gerald W. Dayha
 GERALD W. DAYHA, P.S., OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 5-6139

EXHIBIT "B"