

EXHIBIT "A"

Being a combined survey of all of an alleged 50 acre (by deed w/exceptions) tract (Parcel No: D01-00100189-00) in the name of Harold P. & Elizabeth R. Brown as recorded in Official Record 252 at page 1880 in the Athens County Recorder's Office, Athens County, Ohio, and, being all of a 5 acre (by deed) tract (Parcel No: D01-00100188-00) also in the name of Harold Paul & Elizabeth R. Brown as recorded in Official Record 316 at page 1373 in said Recorder's Office, both tracts being situated in the Northwest 1/4 of Section 17, Town-7-North, Range-12-West, Bern Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

COMMENCING at a point in a 27" Poplar Tree in the Northwest corner of Section 17, said Tree being witnessed by an iron pin found with an I.D.Cap stamped "CLS-7224" that bears S 89°59'20" W, 338.97 feet from said Tree, said point in said Tree also being in the Grantor's Northwest corner, the Northwest corner of the 5 acre tract as per O.R.316, Pg.1373 referred to above, and the real **POINT OF BEGINNING** of the combined tract herein described:

Thence **N 89°59'20" E**, along the North line of the Northwest 1/4 of Section 17, and the Grantor's North line, **1,740.75 feet** (by deed & this survey) to an iron pin w/cap set in the Grantor's Northeast corner, passing through iron pins w/caps set for reference at 5.00 feet, 330.00 feet (in the N.E. corner of the 5 acre tract as per O.R.316, Pg.1373 referred to above), 604.08 feet, 877.00 feet and 1,263.39 feet;

Thence **S 00°06'35" E**, along the Grantor's East line, **1,394.29 feet** (this survey)(no deed distance given) to an iron pin w/cap set in the Grantor's Southeast corner, passing through iron pins w/caps set for reference at 258.96 feet, 570.02 feet and 973.92 feet;

Thence **S 89°14'20" W**, along the Grantor's South line, **1,740.86 feet** (this survey) (deed exception-1982 survey states 1,704.41 feet) to an iron pin w/cap set in the Grantor's Southwest corner and the West line of the Northwest 1/4 of Section 17, passing through iron pins w/caps set for reference at 340.84 feet, 655.22 feet, 996.65 feet and 1,223.62 feet;

Thence **N 00°06'35" W**, along one of the Grantor's West lines and the West line of the Northwest 1/4 of Section 17, **58.03 feet** (this survey)(no deed distance given) to a point in another of the Grantor's Southwesterly corners and the Southwest corner of a 5.0 acre tract (by deed) owned by JoAnn Mayle as recorded in Official Record 238 at page 704 in said Recorder's Office, said point being witnessed by an iron pin w/cap stamped "L.F.Swoyer-P.S.6735" found that bears S 74°38'30" W, 0.36 feet from said point;

Thence, leaving the West line of the Northwest 1/4 of Section 17 and along other of the Grantor's Westerly lines, the following three (3) courses around the said JoAnn Mayle 5.0 acre (by deed) tract referred to in the preceding paragraph:

1. **N 74°38'30" E, 585.46 feet** to an iron pin w/cap stamped "L.F.Swoyer-P.S.6735" found in another of the Grantor's Southwesterly corners and the Southeast corner of said JoAnn Mayle 5.0 (by deed) tract, passing through an iron pin w/cap set at 291.01 feet;
2. **N 04°57'29" W, 388.91 feet** to an iron pin w/cap stamped "L.F.Swoyer-P.S.6735" found in another of the Grantor's Southwesterly corners and the Northeast corner of said JoAnn Mayle 5.0 (by deed) tract;
3. **S 74°40'28" W, 551.30 feet** to a point in the West line of the Northwest 1/4 of Section 17, said point also being in Sweat Road (Bern Twp.Rd.No.206), another of the Grantor's Southwesterly corners and the Northwest corner of said JoAnn Mayle 5.0 (by deed) tract, passing through an iron pin w/cap set at 251.62 feet and an iron pin w/cap stamped "L.F.Swoyer-P.S.6735" found at 534.75 feet;

Thence **N 00°06'35" W**, along one of the Grantor's West lines and the West line of the Northwest 1/4 of Section 17, **962.24 feet** (this survey)(no deed distance given) **to the point of beginning**, leaving said Sweat Road (Bern Twp.Rd.No.206) R/W at approximately 187 feet (assuming a 40' R/W), passing through an iron pin w/cap set at 302.24 feet (in the S.W. corner of the 5 acre tract as per O.R.316, Pg.1373 referred to above), an iron pin w/cap stamped "CLS-7224" found at 334.76 feet, and iron pins w/caps set at 632.24 feet and 957.24 feet, and **containing a total of 51.1803 acres** (this survey) (55 acres by deeds & exceptions).

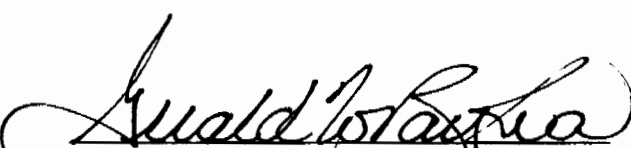
ACREAGE NOTE: Auditor's Parcel No. D01-00100188-00 contains the 5.0 acres that it is supposed to contain. Auditor's Parcel No. D01-00100189-00 that allegedly contains 50.0 acres, in fact, as a result of this survey, only actually contains 46.1803 acres.

The bearings used in the above description are based on the North line of the Northwest 1/4 of Section 17 as bearing: N 89°59'20" 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".

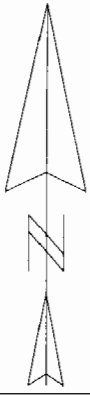
The above described parcel was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (Job No. 1101-03), completed on January 23, 2002.


Gerald W. Bayha, P.S.



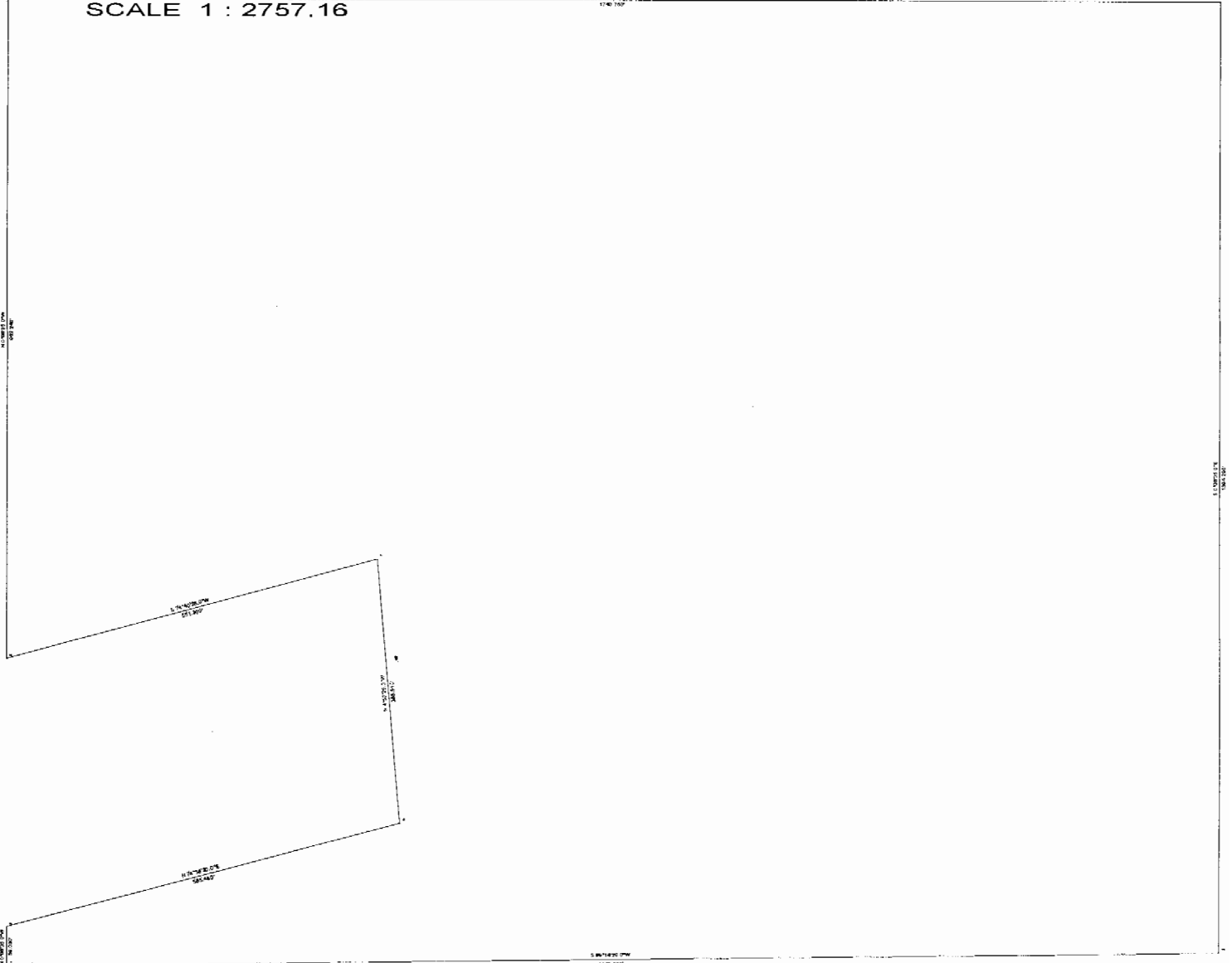
Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 2-8-02

B220#17



SCALE 1 : 2757.16

N 89° 59' 30" E
1740.760'



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



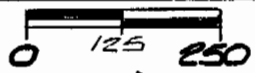
Date: 01.23.02
Job No: 1101-03
By: GB
Chk'd: GB
Rev:

PLAT OF SURVEY

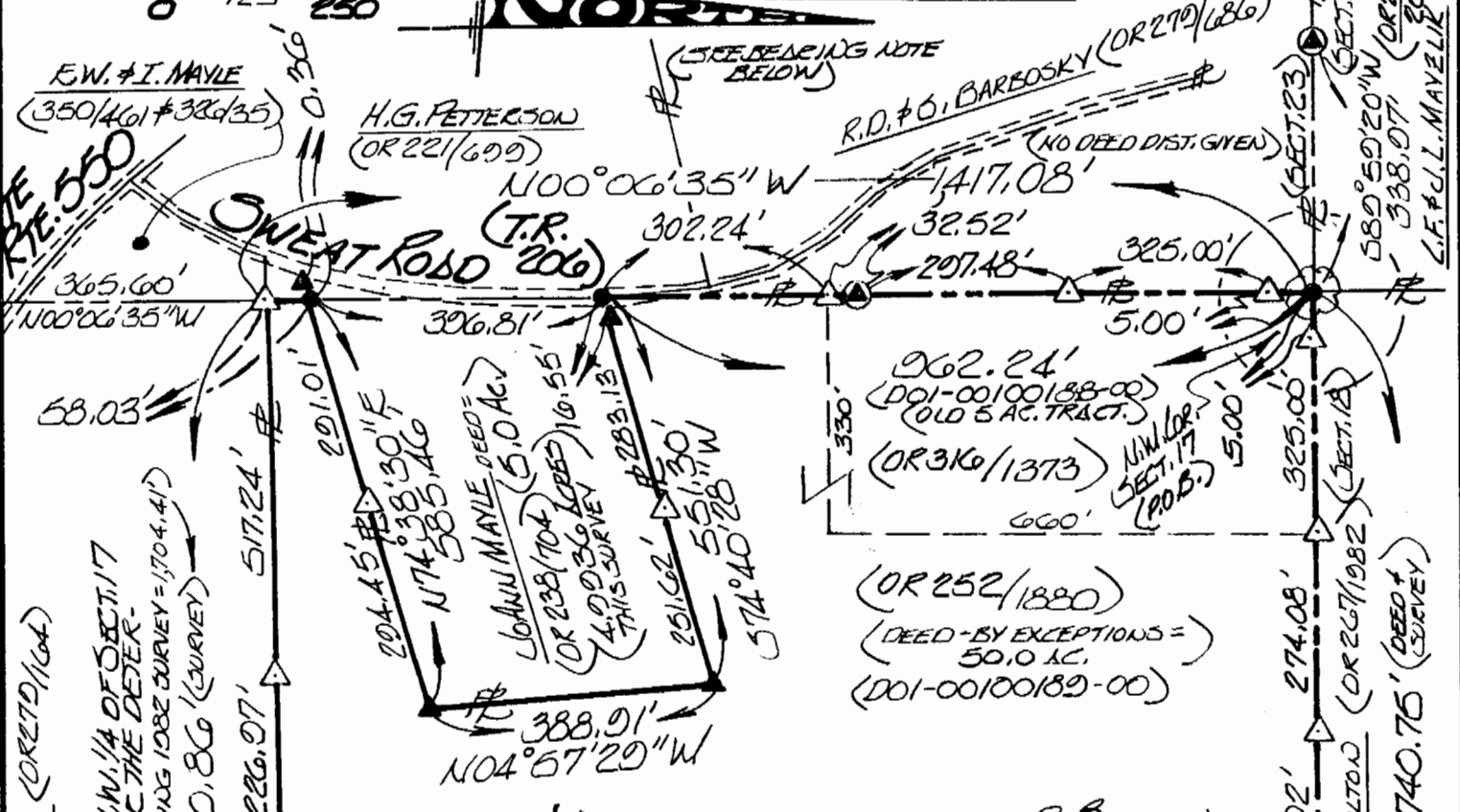
OF A TRACT SITUATE IN THE N.W. 1/4 OF SECT. 17 TOWN 7 N - RANGE 12 W BERN TOWNSHIP - ATHENS COUNTY - STATE OF OHIO - U.S.A.

Surveyed for: **HAROLD & ELIZABETH BROWN**

EXHIBIT "B"



SCALE: 1" = 250'



HAROLD P. & ELIZABETH R. BROWN

51.1803 ACRES

(SURVEY)
(DEED TOTALS BY EXCEPTIONS = 56 AC)

LEGEND

- 5/8" x 30" IRON PIN SET W/ I.D. LAP STAMPED: "G.W. BAYHA - P.S. 6139" (20)
- ▲ — IRON FOUND W/ I.D. LAP STAMPED: "L.F. SWOYER - P.S. 6735" (4)
- — IRON PIN FOUND W/ I.D. LAP STAMPED: "L.L.S. 7224" (3)
- ⊙ — POINT IN 27" POPLAR TREE (SECTION COR.) (1)
- — POINT (2)
- — FENCE CORNER USED FOR SECT. LINE (1)

Description checked for Mathematical Accuracy by: ATHENS COUNTY ENGINEER'S OFFICE
DATE: 01.28.02

BEARING NOTE:
BEARINGS ARE BASED ON THE N. LINE OF THE N.W. 1/4 OF SECT. 17 AS BEARING: N89°59'20"E & ARE ONLY FOR THE DETERMINATION OF ANGLES.

MELVIN & DARLENE NORRIS (338/833)

RONALD R. DEWARD (310/435)

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 JANUARY OF 2002 AND THAT SAID PLAT CORRECTLY SHOWS THE LIMITS OF THE PARCEL/TRACT TO BE CONVEYED.
THIS CERTIFICATION WAS MADE BY ME ON THIS 25TH DAY OF JANUARY, 2002

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

FENCE POST FOUND @ S. E. COR. 31.38 AC. TRACT