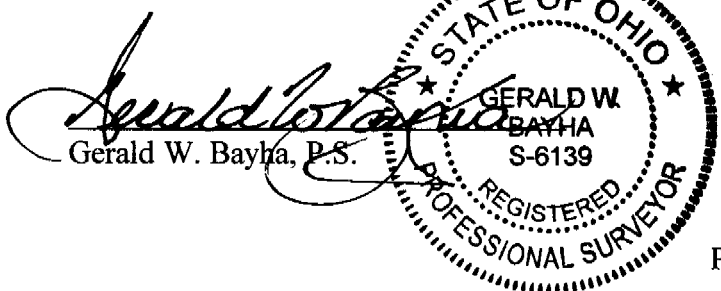


EXHIBIT "A"

5.758 ACRE RESIDUE TRACT

1. Being part of the real estate in the name of Vivian Cormack, et al, as recorded in Official Record 204 at page 335, in the Athens County Recorder's Office, Athens County, Ohio, and being part of the Southeast one-quarter (1/4) of Section 25, and being situate in Town-7-North, Range-12-West, Bern Township, Athens County, State of Ohio, USA, and being more particularly described as follows:
2. **COMMENCING** at an iron pin w/cap stamped "Newman S-8043" found in the Southeast corner of Section 25, also being in the Grantors' Southeast property corner, said iron pin w/cap found also being the real **POINT OF BEGINNING** of the **5.758 Acre Residue Tract** herein described:
3. Thence **N 89°51'41" W** along the South line of Section 25 and the Grantors' South property line, **19.47 feet** (29-1/2 links) to an iron pin w/cap set in the Grantors' Southwest property corner, and also being just East of the East edge of pavement of Felton Road (Athens Co. Rd. No. 84);
4. Thence, leaving the said Section line, the following seven (7) courses along the approx. centerline of Felton Road (Athens Co. Rd. No. 84), and, Grantors' Westerly property lines:
 - 1) **N 26°09'17" W, 194.52 feet** to a point, said point being witnessed by an iron pin w/cap stamped "L.F.Swoyer - PS 6765" found that bears: **S 87°17'21" W, 19.66 feet** from said point;
 - 2) **N 20°15'26" W, 61.93 feet** to a point;
 - 3) **N 14°05'36" W, 68.23 feet** to a point;
 - 4) **N 09°44'32" W, 60.10 feet** to a point, said point being witnessed by an iron pin w/cap stamped "L.F.Swoyer - PS 6765" found that bears: **N 87°34'01" W, 15.30 feet** from said point;
 - 5) **N 05°58'52" W, 849.35 feet** to an iron pipe found in said centerline;
 - 6) **N 06°21'08" W, 65.84 feet** to a 2" Magnail set in said centerline, and;
 - 7) **N 11°52'32" W, 67.22 feet** to a 2" Magnail set in the centerline intersection with Brawley Road (Bern Twp. Rd. No. 228);
5. Thence the following five (5) courses along the approx. centerline of Brawley Road (Bern Twp. Rd. No. 228) and new lines through the Grantors' land;
 - 1) **N 15°54'32" E, 46.45 feet** to a point;
 - 2) **N 41°41'24" E, 36.02 feet** to a point;
 - 3) **N 66°26'08" E, 34.42 feet** to a point;
 - 4) **N 88°46'54" E, 42.83 feet** to a point, and;
 - 5) **S 57°05'17" E, 184.87 feet** to a railroad spike found in the East line of Section 25, the West line of Section 19 and the second of two of the Grantors' Easterly property corners;
6. Thence **S 00°08'19" W** along the third of three of the Grantor's Easterly property lines, the said East line of Section 25 and the said West line of Section 19, **1,319.89 feet** (this survey) (adjoining survey=1319.99 feet) to the **point of beginning**, passing through an iron pin w/cap stamped "Newman S-8043" found at 17.60 feet, and, also passing East of iron pins found at the following offsets and distances: 0.04' West, at 119.78 feet; 0.06' West, at 233.97 feet; 0.03' West, at 445.78 feet; 0.13' West, at 710.99 feet; 0.33' West, at 892.75 feet & 0.02' West, at 1,113.28 feet, and, **containing 5.758 acres.**
7. The above described **5.758 Acre Residue Tract** will come out of **Auditor's Parcels No. D0100100311.00.**
8. The bearings used in the above descriptions are based on the East line of the Southeast one-quarter (1/4) of Section 25, as bearing: **N 00°08'19" E**, and are only for the determination of angles.
9. Subject to all legal highways and easements.
10. 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".
11. The above described 2.547 Acre Parcel was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (**Field Job No. 0304-03R - Billing Job No. 0304-04**), with the field work being completed on June 01, 2004, and, the "Plat of Survey" and the Legal Description being completed on June 07, 2004.



Description Checked for 06.07.2004
Mathematical Accuracy Date Signed
Athens County
ENGINEER'S OFFICE
BY: S. Blawie
DATE: 6-8-04

BRN# 25

EXHIBIT "A"

**ATHENS CO.
ENG. OFFICE
COPY —**


2.547 ACRE PARCEL

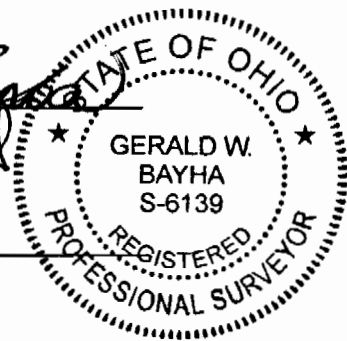
1. Being part of the real estate in the name of Vivian Cormack, et al, as recorded in Official Record 204 at page 335, in the Athens County Recorder's Office, Athens County, Ohio, and being part of, the Southeast one-quarter (1/4) of Section 25, and, part of the Southwest one-quarter (1/4) of the Southwest one-quarter (1/4) of Section 19, both Sections being situate in Town-7-North, Range-12-West, Bern Township, Athens County, State of Ohio, USA, and being more particularly described as follows:
2. **COMMENCING** at an iron pin w/cap set in the Southwest corner of the Northwest one-quarter (1/4) of the Southwest one-quarter (1/4) of Section 19, also being in the third of four of the Grantors' Northerly property corners, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the **2.547 ACRE PARCEL** herein described:
3. Thence **N 87°39'12" E** along the third of three of the Grantor's Northerly property lines, **226.10 feet** to an iron pin w/cap set in the fourth of four of the Grantors' Northerly property corners;
4. Thence **S 02°20'48" E** along the first of three of the Grantor's Easterly property lines, **213.12 feet** to a railroad spike set in the approx. centerline of Brawley Road (Bern Twp. Rd. No. 228), and the first of two of the Grantors' Easterly property corners, passing through a 3/4" I.D. x 5' long white PVC pipe post set at 83.27 feet and an iron pin w/cap set for reference at 173.12 feet;
5. Thence **N 58°57'06" W** along the approx. centerline of Brawley Road (Bern Twp. Rd. No. 228), and the second of three of the Grantor's Easterly property lines, **274.06 feet** to a railroad spike found in the West line of Section 19, the East line of Section 25, and, the second of two of the Grantors' Easterly property corners;
6. Thence, leaving the said Grantors' easterly property lines, the following five (5) courses along the approx. centerline of Brawley Road (Bern Twp. Rd. No. 228), and, new lines through the land of the Grantor:
 - 1) **N 57°05'17" W, 184.87 feet** to a point;
 - 2) **S 88°46'54" W, 42.83 feet** to a point;
 - 3) **S 66°26'08" W, 34.42 feet** to a point;
 - 4) **S 41°41'24" W, 36.02 feet** to a point, and;
 - 5) **S 15°54'32" W, 46.45 feet** to a 2" Magnail set in the centerline intersection with Felton Road (Athens Co. Rd. No. 84) and also being in one of the Grantors' Westerly property lines;
7. Thence **N 18°56'07" W** along the centerline of Felton Road (Athens Co. Rd. No. 84) and another of the Grantors' Westerly property lines, **247.33 feet** to 2" Magnail set in the Grantor's Northwest property corner, also being in the first of four of the Grantors' Northerly property corners;
8. Thence **N 70°37'11" E** along the first of three of the Grantor's Northerly property lines, **368.28 feet** to an iron pin w/cap set, with a pile of rocks placed around it, in the second of four of the Grantors' Northerly property corners, the said East line of Section 25, and the said West line of Section 19, passing through an iron pin w/cap set for reference at 15.00 feet, and, passing through 3/4" I.D. x 5' long white PVC pipe posts set at 154.20 feet and 281.89 feet;
9. Thence **S 00°08'19" W** along the second of four of the Grantor's Northerly property lines, the said East line of Section 25 and the West line of Section 19, **308.03 feet** to the **point of beginning**, and, **containing a total of 2.547 acres**, of which, 0.721 acre lies in, and comes out of, the Southwest one-quarter (1/4) of the Southwest one-quarter (1/4) of Section 19 (*and is ALL of Auditor's Parcel No. D0100100304.00*), and, 1.826 acre lies in, and comes out of the Southeast one-quarter (1/4) of Section 25 (*and is PART of Auditor's Parcel No. D0100100311.00*).
10. The above described 2.547 Acre Parcel will come out of **Auditor's Parcels No. D0100100304.00 and D0100100311.00** as specified in the preceeding paragraph.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: B. Klausner
DATE: 6-8-04

2.547 ACRE PARCEL (Continued)

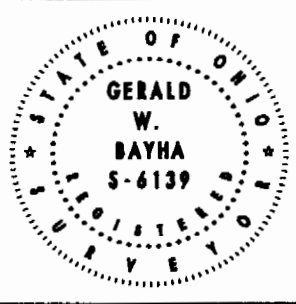
11. The bearings used in the above descriptions are based on the East line of the Southeast one-quarter (1/4) of Section 25, as bearing: N 00°08'19" E, and are only for the determination of angles.
12. Subject to all legal highways and easements.
13. All iron pins w/cap set referred to in the description above are 5/8" x 30" iron pins with 1-3/8" diameter plastic I.D. caps stamped "G.W. BAYHA - P.S.6139".
14. The above described 2.547 Acre Parcel was surveyed by Gerald W. Bayha, P.S., Ohio Professional Surveyor No. S-6139 (**Field Job No. 0304-03R - Billing Job No. 0304-04**), with the field work being completed on June 01, 2004, and, the "Plat of Survey" and the Legal Description being completed on June 07, 2004.


Gerald W. Bayha, P.S.



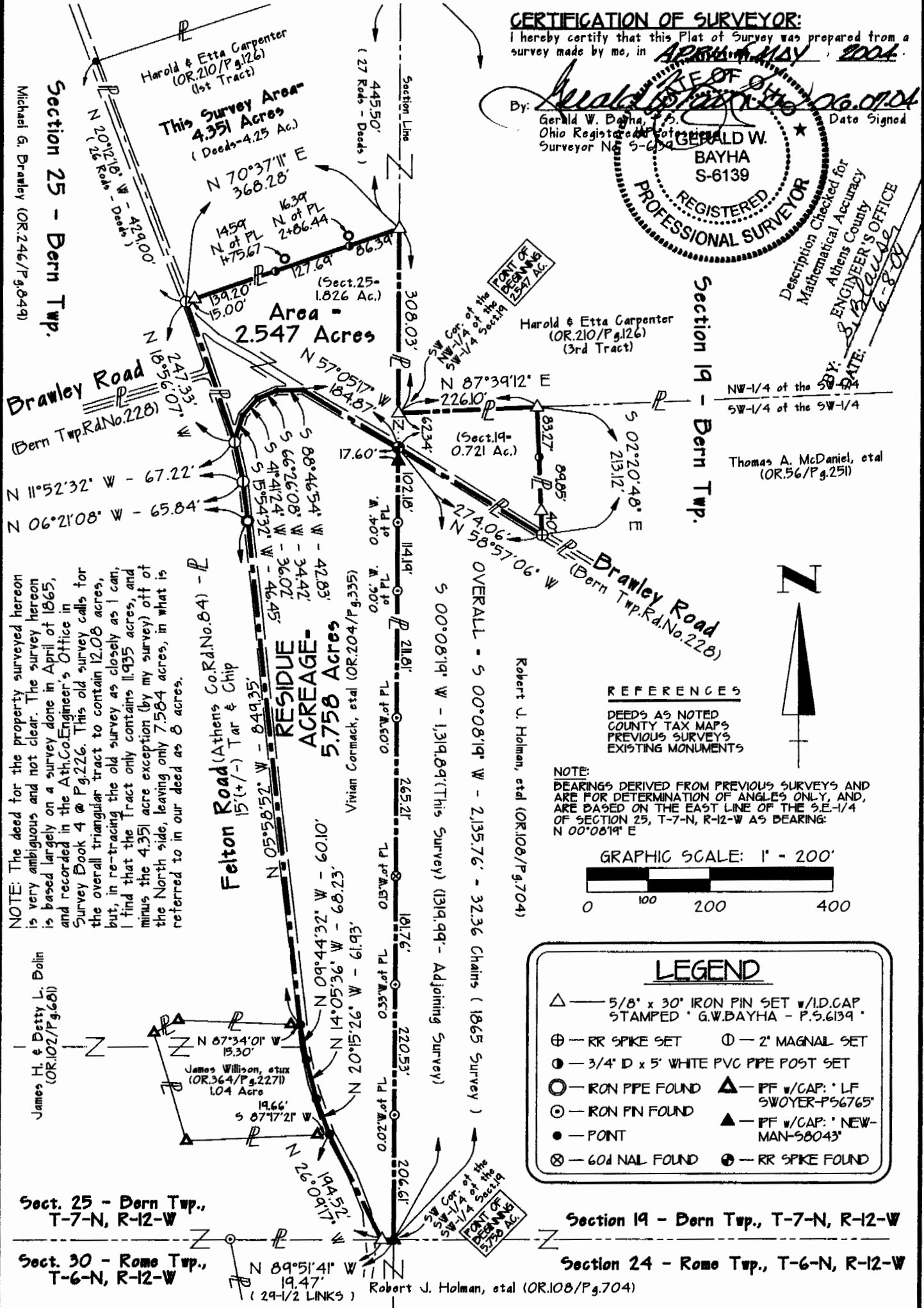
06.07.2004
Date Signed

Gerald W. Bayha, P.S.
Registered Professional Surveyor No. S-6139
10916 Pleasanton Road
Athens, OH 45701-9557
740.593.5686 Fax: 740.594.7361
E-mail: jbayha@frognet.net



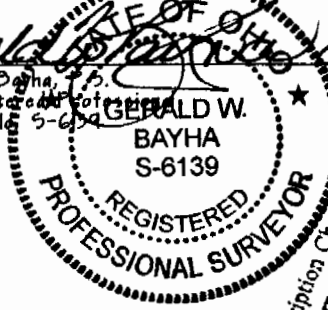
Plat Date:
06.07.04
Job No:
0304-03R
(Billing: 0304-04)
By: **GB** Chk'd: **GB**
Rev:

PLAT OF SURVEY
Being Part of the SE-1/4 of Sect. 25 & Part of the SW-1/4 of the SW-1/4 of Sect. 19, T-7-N, R-12-W, Bern Twp., Athens County, Ohio, U.S.A.
EXHIBIT 'B'



CERTIFICATION OF SURVEYOR:
I hereby certify that this Plat of Survey was prepared from a survey made by me, in **APPROXIMATELY 2004**.

By: *Gerald W. Bayha* Date Signed: **06.07.04**
Gerald W. Bayha, P.S.
Ohio Registered Professional Surveyor No. S-6139



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
DATE: **5/18/2004**
6-8-04

NOTE: The deed for the property surveyed hereon is very ambiguous and not clear. The survey hereon is based largely on a survey done in April of 1865, and recorded in the Athens County Engineer's Office in Survey Book 4 @ Pg. 226. This old survey calls for the overall triangular tract to contain 12.08 acres, but, in re-tracing the old survey as closely as I can, I find that the tract only contains 11.935 acres, and minus the 4.351 acre exception (by my survey) off of the North side, leaving only 7.584 acres, in what is referred to in our deed as 8 acres.