

EXHIBIT "A"

Being a part of the tract of land that is now or formerly in the name of The Allen H. Boudinot Family Trust, as recorded in Official Record 160 at page 562, Athens County Recorder's Office, said tract being a part of Sections 11 and 17, T10N, R14W, Dover Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning at an iron pin found on the north line of Section 11, T10N, R14W, from which a stone found on the northwest corner of Section 11 bears, North 89 degrees 11 minutes 04 seconds West a distance of 183.05 feet;

Thence along the north line of Section 11, South 89 degrees 26 minutes 34 seconds East a distance of 1,141.49 feet to a corner post found on the grantor's northeast corner;

Thence leaving the north line of Section 11, and along the grantor's east line, South 00 degrees 56 minutes 40 seconds West a distance of 624.40 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence leaving the grantor's east line, and with a new line through the grantor's land, North 89 degrees 17 minutes 04 seconds West crossing the section line between Sections 11 and 17 at 1,301.16 feet, going a total distance of 1,516.21 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence North 74 degrees 26 minutes 38 seconds West a distance of 104.56 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence North 57 degrees 19 minutes 15 seconds West a distance of 51.15 feet to a 5/8" X 30" iron pin with a plastic identification cap set;

Thence North 46 degrees 11 minutes 41 seconds West a distance of 37.85 feet to a point in the center of Township Road 331;

Thence along the center of Township Road 331, North 05 degrees 59 minutes 15 seconds East a distance of 145.92 feet to a point;

Thence leaving the center of Township Road 331, South 89 degrees 11 minutes 04 seconds East passing through an iron pin found at 14.97 feet, and crossing the section line between Sections 11 and 17 at 366.22 feet, going a total distance of 549.27 feet to an iron pin found;

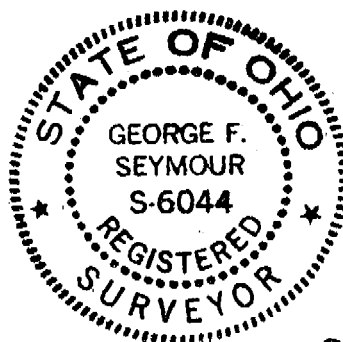
Thence North 01 degree 12 minutes 33 seconds West a distance of 397.41 feet to the principle point of beginning containing 17.096 acres in Section 11 and 1.842 acres in Section 17, making a total of 18.938 acres, more or less, and subject to the right-of-way of Township Road 331 and all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

The bearings used in the above described tract are assumed and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Survey No. 6044, in March of 2000.

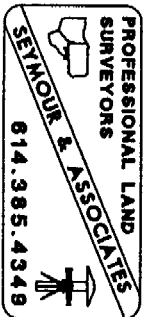
George F. Seymour
George F. Seymour, P.S. 6044



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blawie*
DATE: *3-16-2000*

000070

D&V # 11



PROFESSIONAL LAND SURVEYORS



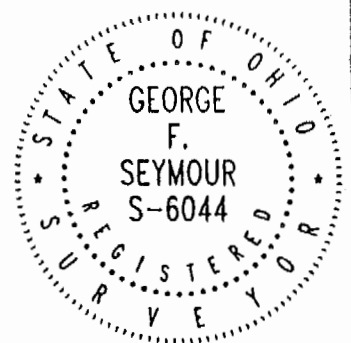
SEYMOUR & ASSOCIATES



P.O. Box 624
830 W. Hunter St. 614-385-4349
Logan, Ohio 43138

PLAT OF SURVEY

BEING A PART OF SECTIONS 11
AND 17, TOWNSHIP-10-NORTH,
RANGE-14-WEST, DOVER TOWNSHIP,
ATHENS COUNTY, STATE OF OHIO

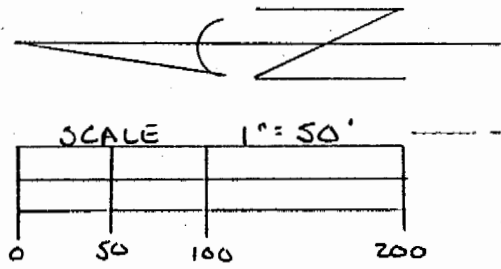


DATE: 3-6-00

BY: C.T.S.

FOR: DAVID BOUDINOT

PROJ. NO.:
AT 0001



NOTE: BEARINGS ARE ASSUMED AND ARE FOR THE DETERMINATION OF ANGLES ONLY.

000072

REFERENCES

- CURRENT TAX PLATS
- PREVIOUS SURVEYS
- DEEDS: AS NOTED

ROGER KIDD
142-539

LEGEND

- △ - 3/8" IRON PIN W/ ID CAP SET
- ▲ - EXISTING IRON PIN
- - EXISTING POST
- - EXISTING STONE
- - POINT

NORMAN & MARY SIMPKINS
364-793

500°56'40"W

624.40'

1141.49'

SEC. 12
SEC. 11

18.938 ACRES ±

1516.21'

REFERENCES

- CURRENT TAX PLATS
- PREVIOUS SURVEYS
- DEEDS: AS NOTED

ROGER KIDD
142-539

LEGEND

- △ - 3/8" IRON PIN W/ ID CAP SET
- ▲ - EXISTING IRON PIN
- - EXISTING POST
- - EXISTING STONE
- - POINT

ALLEN H. BOUDINOT FAMILY TRUST

O.R. 160-562

1301.16'

N01°12'33"W

397.41'

S89°11'04"E
183.05'

SEC. 12
SEC. 18

SEC. 17

STONE (F)

NE COR SEC 17, T-10, R-11
NW COR SEC 11, T-10, R-11

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blau
DATE: 3-16-2000

SEC. 11
17.096 AC ±

SEC. 11
SEC. 17

SEC. 17
1.842 AC ±

S49.27'
183.05'

S89°11'04"E
351.25'

S89°11'04"E
14.97'

2

2

2

2

2

2

PLAT PREPARED FROM AN ACTUAL
SURVEY MADE ON THE 6TH DAY OF MARCH,
2000 BY

George F. Seymour
OHIO PROFESSIONAL SURVEYOR
No. 6044

000073

T-331

145.92'

N05°59'15"E

N74°26'38"W
104.56'

N57°19'15"W
51.15'

N46°11'41"W
37.85'