

EXHIBIT A

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PARCEL  
CTY-RTE-SEC  
Version Date

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78191  
88-WDV  
ATH-682-4.13  
06/11/07

**PARCEL 88-WDV  
ATH-682-4.13**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
ATHENS COUNTY COMMISSIONERS COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Athens, Township of Dover, Section 19, Township 10, Range 14, being a part of a 0.340 acre tract conveyed to George C. & Mona J. Buckley, as recorded in Deed Volume 341, Page 5, and also part of a 3.181 acre tract conveyed to George C. & Mona J. Buckley, as recorded in Deed Volume 385, Page 843, in the Athens County Recorder's Office, and being more particularly described as follows:

**PARCEL NO. 88-WDV**

Being a parcel of land lying on the right side of the centerline of survey and construction for ATH-682-4.13 and being located within the following described points in the boundary thereof:

Commencing for reference, at the southwest corner of Rallen Drive Subdivision recorded in Envelope No. 364B in the Athens County Recorder's Office, said corner being on the east existing right of way for S.R. 682, 26.26 feet right of centerline of survey Station 278+50.42;

Thence, South 14 degrees 29 minutes 27 seconds East, along said existing right of way, for a distance of 210.67 feet to an iron pin set on the grantor's west property line, 26.68 feet right of centerline of survey Station 276+40.00, said pin set also being the **TRUE POINT OF BEGINNING** for the parcel herein described:

Thence, North 75 degrees 45 minutes 31 seconds East, leaving said line, for a distance of 3.32 feet to an iron pin set 30.00 feet right of centerline of survey Station 276+40.00;

Thence, South 14 degrees 14 minutes 29 seconds East, for a distance of 30.31 feet to an iron pin set 30.00 feet right of centerline of survey Station 276+09.69;

Thence, South 62 degrees 30 minutes 41 seconds East, for a distance of 33.47 feet to an iron pin set 20.85 feet left of centerline of Proposed Walnut Street survey Station 10+48.85, said pin set also being 54.98 feet right of centerline of S.R. 682 survey Station 275+87.42;

Thence, a distance of 110.34 feet along a curve deflecting to the right, having a central angle of 18 degrees 11 minutes 51 seconds, a radius of 347.40 feet, and a chord that bears South 71 degrees 33 minutes 48 seconds East, for a distance of 109.87 feet to an iron pin set 33.94 feet

Description Approved  
Jill A. Thompson  
Athens County Auditor

JPL

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left of centerline of Proposed Walnut Street survey Station 11+53.20, said pin set also being 147.46 feet right of centerline of S.R. 682 survey Station 275+28.09;

Thence, South 64 degrees 32 minutes 36 seconds East, for a distance of 39.24 feet to an iron pin set 30.00 feet left of centerline of Proposed Walnut Street survey Station 12+00.00, said pin set also being 177.65 feet right of centerline of S.R. 682 survey Station 275+03.03;

Thence, South 12 degrees 52 minutes 43 seconds West, for a distance of 12.75 feet to an iron pin set on the grantor's south property line and the north existing right of way for Walnut Street, 17.00 feet left of centerline of Proposed Walnut Street survey Station 12+00.00, said pin set also being 171.84 feet right of centerline of S.R. 682 survey Station 274+91.68;

Thence, North 86 degrees 17 minutes 46 seconds West, along said line, for a distance of 152.12 feet to the grantor's southwest corner, said corner being on the east existing right of way for S.R. 682, 27.13 feet right of centerline of S.R. 682 survey Station 275+38.55;

Thence, North 14 degrees 29 minutes 27 seconds West, along the grantor's west property line and said existing right of way, for a distance of 101.45 feet to the TRUE POINT OF BEGINNING, containing 0.157 acres.

It is understood that the parcel of land described contains 0.155 acres, including the present road which occupies 0.000 acres, from Athens County Auditor's Permanent Parcel No. G0101901023.00, which contains 0.340 acres, and also contains 0.002 acres, including the present road which occupies 0.000 acres, from Athens County Auditor's Permanent Parcel No. G0101901022.00, which contains 3.181 acres.

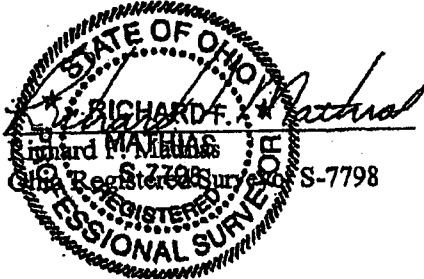
All iron pins set are 3/4" x 30" rebars with 2" aluminum caps stamped "ODOT R/W-District 10".

Description prepared from an actual field survey by Lockwood, Lanier, Mathias & Noland, Inc. under the supervision of Richard F. Mathias, P.S. #7798, August, 2006.

Grantor claims title by instrument recorded in Deed Volume 341, Page 5 in the Athens County Recorder's Office.

Bearings are based on the State Plane Coordinate System (Ohio South Zone, NAD 83).

Said stations being the numbers as stipulated in the hereinbefore mentioned survey, and as shown by plans on file in the Ohio Department of Transportation, Columbus, Ohio.



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blaese  
DATE: 6-28-07  
6-25-07  
Date

JPL

**EXHIBIT A**

**PARCEL 88-T  
ATH-682-4.13  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
PERFORM GRADING & DRIVE CONSTRUCTION  
FOR APPROXIMATELY 24 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

**[Surveyor's description of the premises follows]**

Situated in the State of Ohio, County of Athens, Township of Dover, Section 19, Township 10, Range 14, being a part of a 3.181 acre tract conveyed to George C. & Mona J. Buckley, as recorded in Deed Volume 385, Page 843 in the Athens County Recorder's Office, and also part of a 0.340 acre tract conveyed to George C. & Mona J. Buckley, as recorded in Deed Volume 341, Page 5, in the Athens County Recorder's Office, and being more particularly described as follows:

**PARCEL NO. 88-T**

Being a parcel of land lying on the right side of the centerline of survey and construction for ATH-682-4.13 and being located within the following described points in the boundary thereof:

Commencing for reference at the grantor's northwest corner, said corner being on the east existing right of way for S.R. 682, 26.26 feet right of centerline of survey Station 278+50.42, and also being the **TRUE POINT OF BEGINNING** for the parcel herein described:

Thence, South 86 degrees 17 minutes 28 seconds East, leaving said existing right of way along the grantor's north property line, for a distance of 9.22 feet to a point 35.00 feet right of centerline of survey Station 278+47.50;

Thence, South 14 degrees 21 minutes 12 seconds East, leaving said property line, for a distance of 237.94 feet to a point 35.00 feet right of centerline of survey Station 276+09.89;

Thence, North 86 degrees 48 minutes 04 seconds East, for a distance of 107.75 feet to a point 72.00 feet left of centerline of Proposed Walnut Street survey Station 11+05.00;

Thence, South 74 degrees 02 minutes 37 seconds East, for a distance of 61.08 feet to point 86.07 feet left of centerline of Proposed Walnut Street survey Station 11+80.00;

Thence, South 17 degrees 40 minutes 07 seconds East, for a distance of 53.21 feet to a point 40.00 feet left of centerline of Proposed Walnut Street survey Station 12+20.00;

Thence, South 00 degrees 03 minutes 07 seconds East, for distance of 14.10 feet to a point 26.00 feet left of centerline of Proposed Walnut Street survey Station 12+22.00;

Thence, South 71 degrees 43 minutes 00 seconds East, for distance of 26.46 feet to an iron pin set on the existing right of way for Walnut Street, said pin set 19.46 feet left of centerline of Proposed Walnut Street survey Station 12+48.94;

Thence, North 86 degrees 17 minutes 46 seconds West, along said line, for a distance of 45.98 feet to an iron pin set on proposed right of way for Proposed Walnut Street, said pin being 17.25 feet left of centerline of Proposed Walnut Street survey Station 12+00.00;

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11/29/07

Thence, North 12 degrees 52 minutes 43 seconds East, along said line, for a distance of 12.75 feet to an iron pin set 30.00 feet left of centerline of Proposed Walnut Street survey Station 12+00.00;

Thence, North 64 degrees 32 minutes 36 seconds West, along said line, for a distance of 39.24 feet to an iron pin set 33.94 feet left of centerline of Proposed Walnut Street survey Station 11+53.20;

Thence, along said proposed right of way, for a distance of 110.34 feet along a curve deflecting to the left, having a central angle of 18 degrees 11 minutes 51 seconds, a radius of 347.40 feet, and a chord that bears North 71 degrees 33 minutes 48 seconds West, for a distance of 109.87 feet to an iron pin set 20.85 feet left of centerline of Proposed Walnut Street survey Station 10+48.85;

Thence, North 62 degrees 30 minutes 41 seconds West, along said proposed right of way, for a distance of 33.47 feet to an iron pin set 30.00 feet right of centerline of survey Station 276+09.69;

Thence, North 14 degrees 14 minutes 29 seconds West, along said proposed right of way, for a distance of 30.31 feet to an iron pin set 30.00 feet right of centerline of survey Station 276+40.00;

Thence, South 75 degrees 45 minutes 31 seconds West, along said proposed right of way, for a distance of 3.32 feet to an iron pin set on the east existing right of way for S.R. 682 and the grantor's west property line, said pin being set 26.68 feet right of centerline of survey Station 276+40.00;

Thence, North 14 degrees 29 minutes 27 seconds West, along said line, for a distance of 210.67 feet to the TRUE POINT OF BEGINNING, containing 0.201 acres.

All iron pins set are 3/4" x 30" rebars with 2" aluminum caps stamped "ODOT R/W-District 10".

Description prepared from an actual field survey by Lockwood, Lanier, Mathias & Noland, Inc. under the supervision of Richard F. Mathias, P.S. #7798, August, 2006.

Grantor claims title by instrument recorded in Deed Volume 385, Page 843, and Deed Volume 341, Page 5, in the Athens County Recorder's Office.

Bearings are based on the State Plane Coordinate System (Ohio South Zone, NAD 83).

Said stations being the numbers as stipulated in the hereinbefore mentioned survey, and as shown by plans on file in the Ohio Department of Transportation, Columbus, Ohio.



11-30-07  
Date

JPL

**EXHIBIT A**

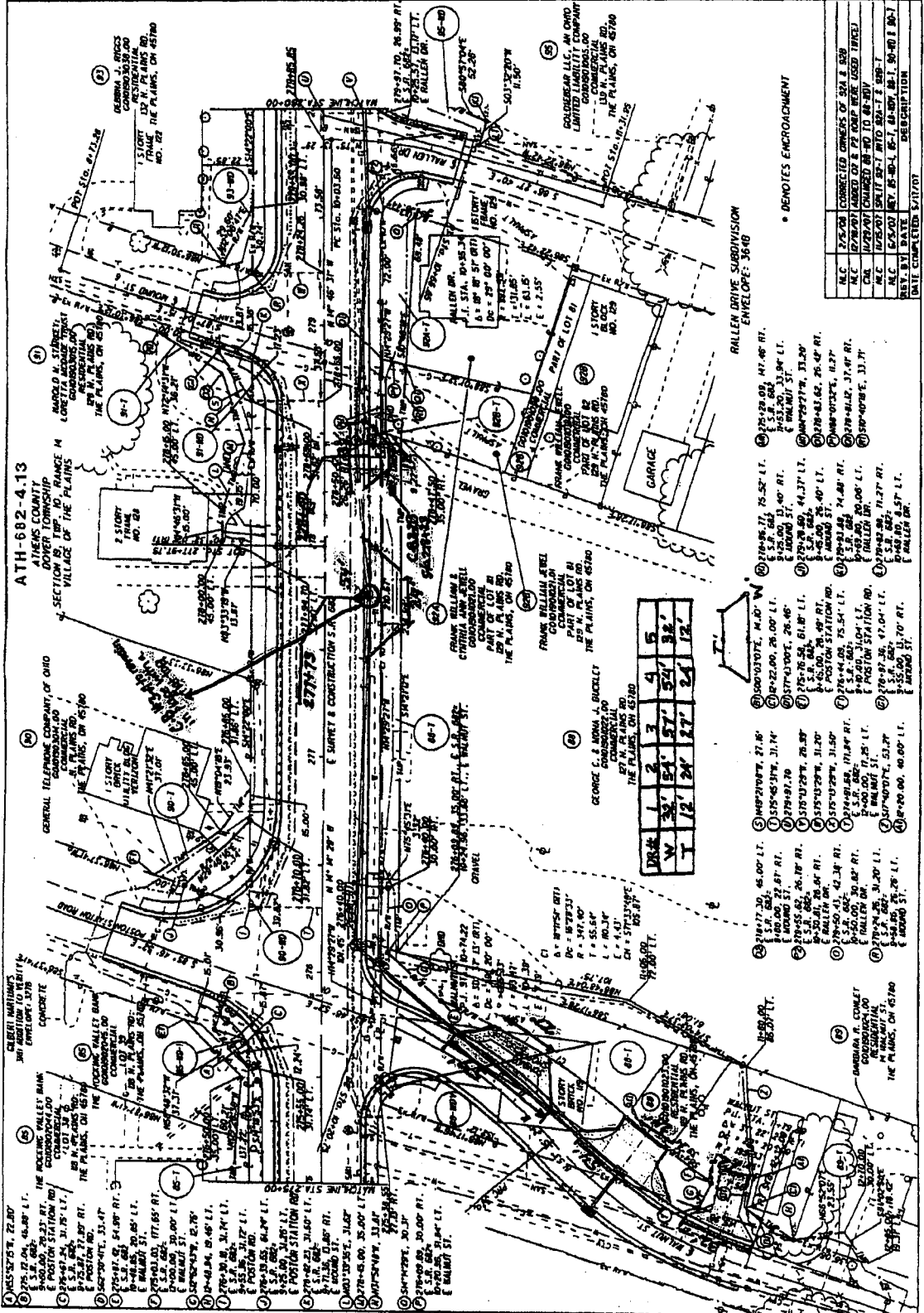
**PARCEL 88-BS1  
ATH-682-4.13**

**ALL RIGHTS, TITLES, AND INTERESTS IN THE FOLLOWING PROPERTY**

Situated in State of Ohio, County of Athens, Township of Dover, Section 19, Township 10, Range 14, situated wholly or in part on Highway Parcel 88-WDV and 88-T, State Route 682, Section 4.13 as shown by plans on file in the Department of Transportation, Columbus, Ohio, and further described as follows:

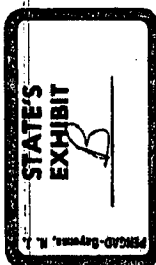
Six shrubs  
Various plants  
"Sundae Shop" sign  
Masonry edging  
Four concrete bollards  
Drive thru menu sign  
Reinforced concrete column  
Sound speaker

JPL



DATE COMPLETED 5/17/07

REV.	BY	DATE	DESCRIPTION
328			
29			
50			



1	2	3	4	5
W	3	5	2	1
T	12	24	37	24

JPL