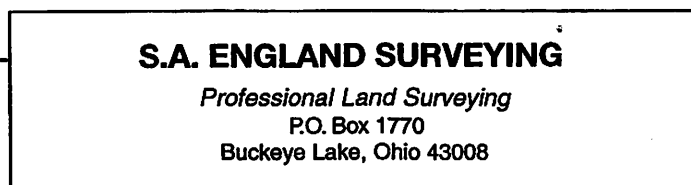
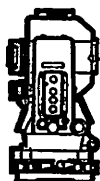


EXHIBIT A



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description

45.166 Acres

part Idyllic Acres, Ltd. parcel (O.R. Volume 181, Page 669)

Situated in the Township of Lee, County of Athens, State of Ohio, and being a part of the Northwest Quarter of Section 1, Township 10N, Range 15W, and being more particularly described as follows;

Being a Survey of a part of an original 223.369 Acre parcel conveyed to Idyllic Acres, Ltd., as recorded in O.R. Volume 181, Page 669, in the Athens County Deed Records, and further described as follows;

Commencing at a 5/8" o.d. iron pin found marking the Northwest corner of Section 1, the same being the Northwest corner of said 223.369 acre parcel of which this description is a part, also being the Southwest corner of a parcel conveyed to Roger & Karen Van Dyke, as recorded in O.R. Volume 177, page 65, being the Northeast corner of a parcel conveyed to H2 Development, as recorded in O.R. Volume 442, Page 409, and being the PRINCIPLE PLACE OF BEGINNING of the 45.166 acre parcel herein to be described;

Thence, S 84°44'33" E 1350.99 feet with the North line of Section 1 and said 223.369 acre parcel (O.R. Volume 181, Page 669) of which this description is a part, the same, the same being South line of said parcel conveyed to Van Dyke (O.R. Volume 177, Page 65), to a 5/8" o.d. iron pin found marking the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 1, and being the Southwest corner of the Village of Albany;

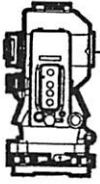
Thence, S 84°44'33" E 1165.32 feet continuing with the North line of Section 1 across said 223.369 acre parcel (O.R. Volume 181, Page 669) of which this description is a part, the same being the South Corporation Line of the Village of Albany, to an iron pin set;

Thence, S 06°01'40" W 200.00 feet with a line across said 223.369 acre parcel (O.R. Volume 181, Page 669) of which this description is a part, to an iron pin set;

Thence, S 84°44'33" E 200.00 feet continuing across said 223.369 acre parcel (O.R. Volume 181, Page 669) of which this description is a part, to a mag nail set in the centerline of Carpenter Road (Co. Road 13) on the East line thereof, and passing over an iron pin set at 170.00 feet;

Thence, S 06°01'40" W 308.64 feet with the centerline of Carpenter Road, the same being the East line of the Northwest Quarter of Section 1, also being the East line of said 223.369 acre parcel (O.R. Volume 181, Page 669) of which this description is a part, to a mag nail set marking the Northeast corner of a 10.559 Acre parcel conveyed to William A. Krusling & Maria A. Chiodi, as recorded in O.R. Volume 455, Page 2457;

Thence, N 88°10'22" W 1409.83 feet leaving Carpenter Road with the North line of said 10.559 Acre parcel (O.R. Volume 455, Page 2457), to an iron pin set on the boundary of a 10.100 Acre parcel conveyed to conveyed to William A. Krusling & Maria A. Chiodi, as recorded in O.R. Volume 466, Page 2306, and passing over an iron pin set at 30.00 feet;



S.A. ENGLAND SURVEYING
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 Buckeye Lake, Ohio 43008



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Ohio Phone: 1-800-551-5844

Thence with the boundary of said 10.100 Acre parcel (O.R. Volume 466, Page 2306), with the following eight (8) courses and distances:

- 1) N 01°49'38" E 60.00 feet to an iron pin set;
- 2) N 88°10'22" W 279.40 feet to an iron pin set;
- 3) N 08°31'53" E 66.90 feet to an iron pin set;
- 4) N 87°30'16" W 566.51 feet to an iron pin set;
- 5) S 05°15'27" W 722.50 feet to an iron pin set;
- 6) S 84°44'33" E 239.67 feet to an iron pin set;
- 7) S 47°36'37" W 545.33 feet to an iron pin set;
- 8) N 83°30'34" W 365.06 feet to an iron pin set on the West line thereof, also being on the West line of Section 1, and being on the East line of said parcel conveyed to H2 Development (O.R. Volume 442, Page 1049);

Thence, N 06°29'26" E 1628.30 feet with the West line of said 223.369 acre parcel (O.R. Volume 181, Page 669) of which this description is a part, the same being the West line of Section 1, also being the East line of said parcel conveyed to H2 Development (O.R. Volume 442, Page 1049), to the **PRINCIPLE PLACE OF BEGINNING**, and containing 45.166 Acres, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

Subject to a 30 foot wide easement for the construction, installation, and maintenance of utilities parallel to and West of the West Right of Way line of Carpenter Road (Co. Road 13).

Subject to a 2.263 Acre easement for ingress & egress from Carpenter Road and for the installation, construction, and maintenance of utilities.


Subject to a 0.691 acre easement for a septic tank, leach field area, and connecting lines.

Bearings of the above description are based on the North line of Section 1, as being S 84°44'33" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in from November of 2006 to February of 2013.

Dated 2/15/13



 Scott A. England P.S.
 Ohio Registered Surveyor #7452

1295-13AT

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: M. Williams
 DATE: 2-26-13



Plat of Survey

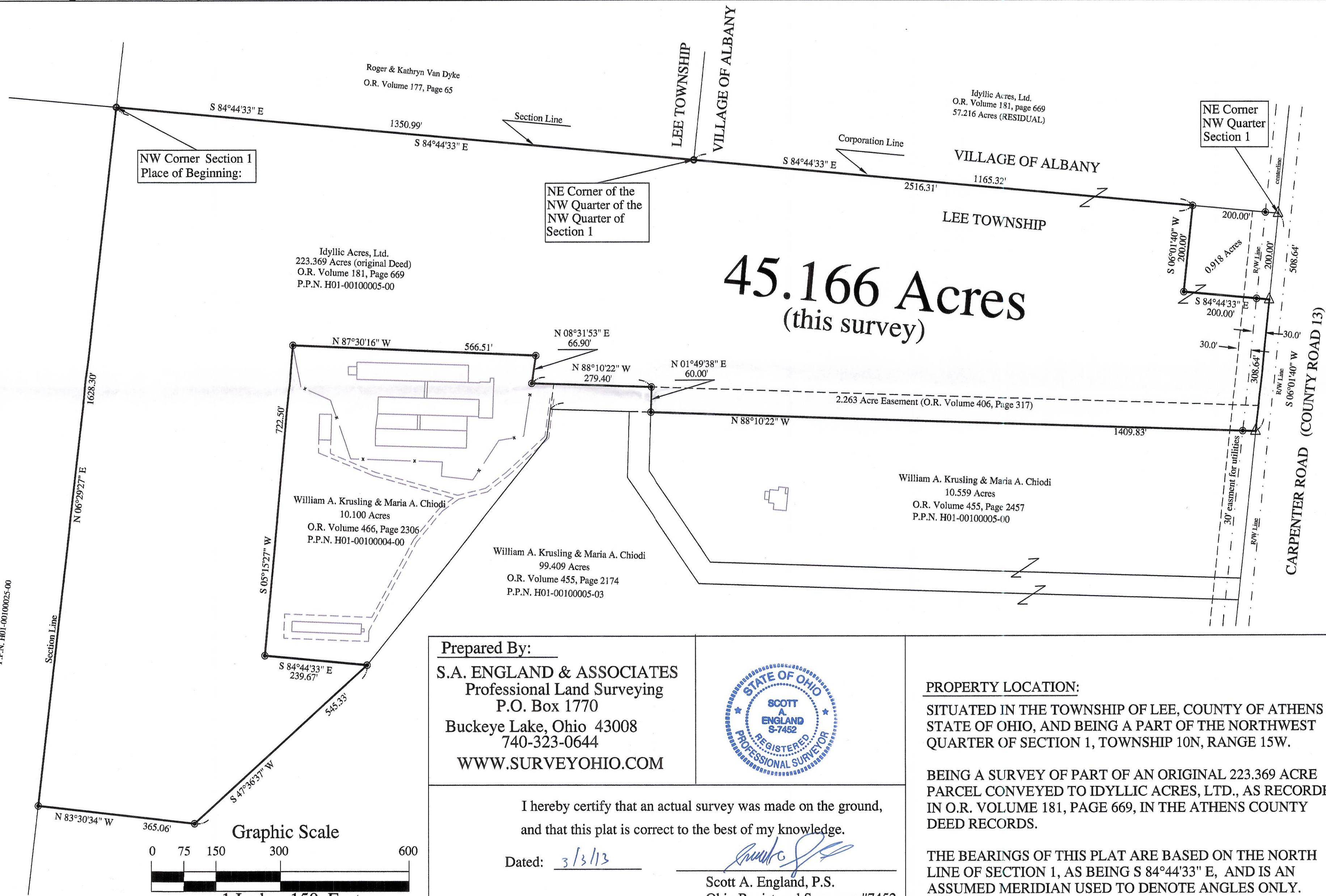
Lee Township, Athens County, State of Ohio, part Northwest Quarter of Section 1,
Township 10N, Range 15W.

LEGEND

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set
5/8" Rebar with a Red Cap
Labeled S.A. England #7452
- △ - Mag Nail Set

PREPARED FOR:

IDYLIC ACRES, LTD.
Athens, Ohio



Prepared By:
S.A. ENGLAND & ASSOCIATES
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
740-323-0644
WWW.SURVEYOHIO.COM



PROPERTY LOCATION:

SITUATED IN THE TOWNSHIP OF LEE, COUNTY OF ATHENS,
STATE OF OHIO, AND BEING A PART OF THE NORTHWEST
QUARTER OF SECTION 1, TOWNSHIP 10N, RANGE 15W.

BEING A SURVEY OF PART OF AN ORIGINAL 223.369 ACRE
PARCEL CONVEYED TO IDYLIC ACRES, LTD., AS RECORDED
IN O.R. VOLUME 181, PAGE 669, IN THE ATHENS COUNTY
DEED RECORDS.

THE BEARINGS OF THIS PLAT ARE BASED ON THE NORTH
LINE OF SECTION 1, AS BEING S 84°44'33" E, AND IS AN
ASSUMED MERIDIAN USED TO DENOTE ANGLES ONLY.

I hereby certify that an actual survey was made on the ground,
and that this plat is correct to the best of my knowledge.

Dated: 3/3/13

Scott A. England, P.S.
Ohio Registered Surveyor #7452