

EXHIBIT "A"

Being part of a tract of land that was formally in the name of Leonard L. Keirns, now deceased, as recorded in Deed Book 265 at page 90 in the Athens County Recorder's Office, Athens County, Ohio, as transferred to Beverley A. Keirns on 02.09.1999 and as recorded in Official Record _____ at page _____ in said Recorder's Office. Situate in the Southeast 1/4 of Section 23, Town-4-North, Range-13-West, Lodi Township, Athens County, State of Ohio, USA, and being more particularly described as follows:

COMMENCING at an iron pin found in the Southwest corner of the Southeast 1/4 of Section 23, said iron pin found also being within the right-of way of Athens County Road No. 25 - Long Run Road:

Thence N 05°03'17" E along the West line of the Southeast 1/4 of Section 23, 100.00 feet to an iron pin w/cap set in one the Grantor's Southwesterly property corners, said iron pin w/cap set also being within the right-of way of Athens County Road No. 25 - Long Run Road, and, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the tract herein described:

Thence continuing N 05°03'17" E, now along the Grantor's West property line, 383.10 feet to a point in the center of the Middle Branch of Shade River, passing through an iron pin w/cap set, an iron pin found, and another iron pin w/cap set, all within the right-of way of Athens County Road No. 25 - Long Run Road at 83.09 feet, 212.64 feet and 327.26 feet respectively, said point in the Middle Branch of Shade River also being witnessed by two (2) monuments: 1) Another iron pin w/cap set that bears N 05°03'17" E, 69.16 feet from said point, and, 2) A stone found in the N.W. corner of the S.E. 1/4 of Section 23 that bears N 05°03'17" E, 2,227.75 feet from said point;

Thence the following twenty-three (23) courses through the Grantor's land, and along the approx. centerline of the Middle Branch of Shade River:

1. N 39°43'39" E, 111.63 feet to a point;
2. N 43°03'56" E, 69.59 feet to a point;
3. N 14°41'36" E, 97.03 feet to a point;
4. N 10°27'23" E, 90.87 feet to a point;
5. N 21°53'24" E, 112.71 feet to a point;
6. N 40°03'06" E, 137.12 feet to a point;
7. S 86°18'55" E, 61.49 feet to a point;
8. S 34°24'43" E, 98.85 feet to a point;
9. S 04°56'24" W, 112.50 feet to a point;
10. S 12°41'02" E, 126.17 feet to a point;
11. S 08°10'07" E, 80.36 feet to a point;
12. S 35°22'53" W, 136.57 feet to a point;
13. S 42°23'55" W, 43.09 feet to a point;
14. S 21°08'03" W, 77.91 feet to a point;
15. S 13°03'25" E, 31.12 feet to a point;
16. S 47°34'32" E, 18.47 feet to a point;
17. S 79°16'39" E, 55.98 feet to a point;
18. N 86°54'50" E, 124.77 feet to a point;
19. S 06°16'21" E, 133.03 feet to a point;
20. S 00°36'45" W, 88.95 feet to a point;
21. S 00°19'28" W, 135.19 feet to a point;
22. S 34°41'01" E, 31.25 feet to a point, and;
23. S 52°29'19" E, 22.69 feet to a point in the one of the Grantor's South property lines and the South line of the Southeast 1/4 of Section 23;

Thence N 85°23'30" W along the said South line of the Southeast 1/4 of Section 23 and one of the said Grantor's South property lines, 186.00 feet to an iron pin w/cap set in another of the Grantor's Southwesterly property corners;

Thence the following four (4) courses along other of the Grantor's Southerly property lines:


1. N 05°03'17" E, 198.00 feet to an iron pin w/cap set in another of the Grantor's S.W'ly corners;
2. N 85°23'30"W, 208.00 feet to an iron pin w/cap set in another of the Grantor's S.W'ly corners;
3. S 05°03'17" W, 98.00 feet to an iron pin w/cap set in another of the Grantor's S.W'ly corners, and;
4. N 85°23'30" W, 200.00 feet to the point of beginning, passing through an iron pin w/cap set for reference at 160.00 feet, and containing an **AREA of 7.2545 acres.**


The bearings used in the above description are based on previous surveys and on the West line of the Southeast 1/4 of Section 23 as bearing: N 05°03'17" E, and are only for the determination of angles.

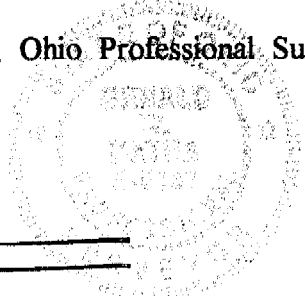
Subject to all legal highways and easements.

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 tract was surveyed by Gerald W. Bayha, Ohio Professional Surveyor No. S-6139 (Job No. 0201-02 / Tract "A"), completed on April 19, 2001.


Gerald W. Bayha, P.S.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: 
DATE: 4/23/01



Lodi #23 - A, B, C

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COMMENCING at an iron pin found in the Southwest corner of the Southeast 1/4 of Section 23, said iron pin found also being within the right-of way of Athens County Road No. 25 - Long Run Road:

Thence N 05°03'17" E along the West line of the Southeast 1/4 of Section 23, 183.09 feet to an iron pin w/cap set within the right-of way of Athens County Road No. 25 - Long Run Road at the **REAL POINT OF BEGINNING** of the tract herein described, passing through an iron pin w/cap set in one the Grantor's Southwesterly property corners at 100.00 feet:

Thence continuing N 05°03'17" E, now along the Grantor's West property line, 300.01 feet to a point in the center of the Middle Branch of Shade River, passing through an iron pin found, and another iron pin w/cap set, all within the right-of way of Athens County Road No. 25 - Long Run Road at 129.55 feet and 244.17 feet respectively, said point in the Middle Branch of Shade River also being witnessed by two (2) monuments: 1) Another iron pin w/cap set that bears N 05°03'17" E, 69.16 feet from said point, and, 2) A stone found in the N.W. corner of the S.E. 1/4 of Section 23 that bears N 05°03'17" E, 2,227.75 feet from said point;

Thence the following sixteen (16) courses through the Grantor's land, and along the approx. centerline of the Middle Branch of Shade River:

1. N 39°43'39" E, 111.63 feet to a point;
2. N 43°03'56" E, 69.59 feet to a point;
3. N 14°41'36" E, 97.03 feet to a point;
4. N 10°27'23" E, 90.87 feet to a point;
5. N 21°53'24" E, 112.71 feet to a point;
6. N 40°03'06" E, 137.12 feet to a point;
7. S 86°18'55" E, 61.49 feet to a point;
8. S 34°24'43" E, 98.85 feet to a point;
9. S 04°56'24" W, 112.50 feet to a point;
10. S 12°41'02" E, 126.17 feet to a point;
11. S 08°10'07" E, 80.36 feet to a point;
12. S 35°22'53" W, 136.57 feet to a point;
13. S 42°23'55" W, 43.09 feet to a point;
14. S 21°08'03" W, 77.91 feet to a point;
15. S 13°03'25" E, 31.12 feet to a point, and;
16. S 47°34'32" E, 18.47 feet to a point;

Thence the following two (2) courses through the Grantor's land:

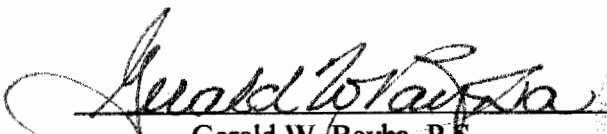
1. S 05°03'17" W, 84.43 feet to an iron pin w/cap set, passing through an iron pin w/cap at 35.00 feet, and;
2. S75°55'10" W, 350.86 feet to the point of beginning, passing through two (2) iron pins w/caps set, one at 156.55 feet and the second at 308.52 feet, and containing an **AREA of 5.0020 acres.**

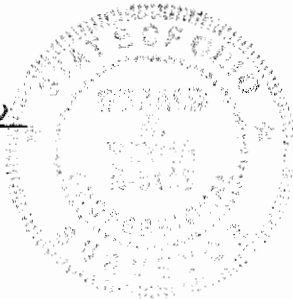
The bearings used in the above description are based on previous surveys and on the West line of the Southeast 1/4 of Section 23 as bearing: N 05°03'17" E, and are only for the determination of angles.

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 tract was surveyed by Gerald W. Bayha, Ohio Professional Surveyor No. S-6139 (*Job No. 0201-02 / Tract "B"*), completed on April 19, 2001.


Gerald W. Bayha, P.S.



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Kathy Canterbury
DATE: 4/23/01

EXHIBIT "A"

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COMMENCING at an iron pin found in the Southwest corner of the Southeast 1/4 of Section 23, said iron pin found also being within the right-of way of Athens County Road No. 25 - Long Run Road:

Thence N 05°03'17" E along the West line of the Southeast 1/4 of Section 23, 100.00 feet to an iron pin w/cap set in one the Grantor's Southwesterly property corners, said iron pin w/cap set also being within the right-of way of Athens County Road No. 25 - Long Run Road, and, said iron pin w/cap set also being the real **POINT OF BEGINNING** of the parcel herein described:

Thence continuing N 05°03'17" E, now along the Grantor's West property line, 83.09 feet to an iron pin w/cap set within the right-of way of Athens County Road No. 25 - Long Run Road, said iron pin w/cap set also being witnessed by four (4) monuments: 1) An iron pin found that bears N 05°03'17" E, 129.55 feet from said point, 2) An iron pin w/cap set that bears N 05°03'17" E, 244.17 feet from said point, 3) Another iron pin w/cap set that bears N 05°03'17" E, 369.17 feet from said point, and, 4) A stone found in the Northwest corner of the Southeast 1/4 of Section 23 that bears N 05°03'17" E, 2,527.76 feet from said point;

Thence the following two (2) courses through the Grantor's land;

1. N 75°55'10" E, 350.86 feet to an iron pin w/cap set, passing through two (2) iron pins w/caps set, one at 42.34 feet and the second at 194.31 feet;
2. N 05°03'17" E, 84.43 feet to a point in the Middle Branch of Shade River, passing through an iron pin w/cap set at 49.43 feet;

Thence the following seven (7) courses through the Grantor's land, and along the approx. centerline of the Middle Branch of Shade River:

1. S 79°16'39" E, 55.98 feet to a point;
2. N 86°54'50" E, 124.77 feet to a point;
3. S 06°16'21" E, 133.03 feet to a point;
4. S 00°36'45" W, 88.95 feet to a point;
5. S 00°19'28" W, 135.19 feet to a point;
6. S 34°41'01" E, 31.25 feet to a point, and;
7. S 52°29'19" E, 22.69 feet to a point in the one of the Grantor's South property lines and the South line of the Southeast 1/4 of Section 23;

Thence N 85°23'30" W along the said South line of the Southeast 1/4 of Section 23 and one of the said Grantor's South property lines, 186.00 feet to an iron pin w/cap set in another of the Grantor's Southwesterly property corners;

Thence the following four (4) courses along other of the Grantor's Southerly property lines:

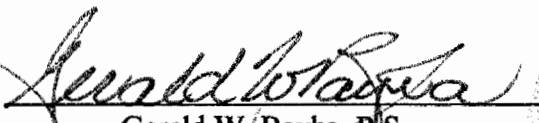
1. N 05°03'17" E, 198.00 feet to an iron pin w/cap set in another of the Grantor's S.W'ly corners;
2. N 85°23'30"W, 208.00 feet to an iron pin w/cap set in another of the Grantor's S.W'ly corners;
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4. N 85°23'30" W, 200.00 feet to the point of beginning, passing through an iron pin w/cap set for reference at 160.00 feet, and containing an **AREA of 2.2525 acres.**

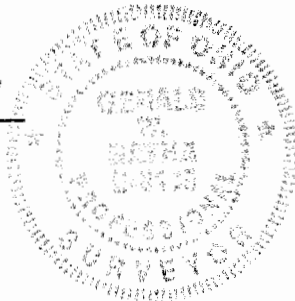
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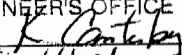
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The above described tract was surveyed by Gerald W. Bayha, Ohio Professional Surveyor No. S-6139 (Job No. 0201-02 / Tract "C"), completed on April 19, 2001.


Gerald W. Bayha, P.S.



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ENGINEER'S OFFICE
BY: 
DATE: 4/22/01

