

EXHIBIT "A"

A Description for a LOT 1, a 4.1146 acre Split From a 20.0169 Acre Property Located in Union Township, Madison County, Ohio

This description is for a 4.1146 acre lot split (LOT 1) from a 20.0169 acre property in the name of John D. and Debbie J. Brown (Deed Book 270, Page 40 of the Madison County Recorder's records) located on the southwest corner of Payne-Thompson Road (40 foot Right of Way) and Spring Valley Road (No Right of Way reported) in Virginia Military Survey 7976, in Union Township, Madison County, Ohio; said property is further described as follows:

BEGINNING at a T-bar found in the center of Spring Valley Road on the north Right of Way of Payne Thompson Road;

Thence N77°39'13"W, 469.88 feet, along the north right of way of Payne-Thompson Road and the south line of a property in the name of Patricia Bierbaugh (Deed Book 266, Page 650) to a point; which is the TRUE POINT OF BEGINNING;

Thence S12°20'48"E, 154.23 feet, into the said Brown property passing a pin set at 40.00 feet to a pin set;

Thence S16°22'31"E, 279.47 feet, to an iron pin set at the base of an 8" wood gate post;

Thence S74°01'54"W, 308.42 feet, to an iron pin set in a fence line;

Thence N54°21'28"W, 226.29 feet, along a fence to an iron pin set on the west side of an 8" wood gate post in the east line of a property in the name of Gerald L. and Dana C. Poff (Deed Book 253, Page 671);

Thence N21°04'44"E, 461.46 feet, along the east line of the said Poff property to a point in the north Right of Way of Payne-Thompson Road, passing an iron pin found at 420.99 feet;

Thence S77°39'13"E, 275.00 feet, along the north Right of Way line of Payne-Thompson Road to the TRUE POINT OF BEGINNING.

LOT 1 contains 4.1146 acres and is subject to all easements and rights of way of record. The Basis of Bearing is the north Right of Way of Payne-Thompson Road as described by Robert T. Patridge, PS-4338 (Deed Book 270, Page 40). This description is based on an actual survey performed on May 25, 1998 by Casey Elliott, Professional Land Surveyor S-7759, State of Ohio. All pins set are 5/8" iron rebar with plastic ID caps stamped *ELLIOTT PS-7759*. This survey, description, and the plat meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

EXHIBIT "A"

A Description for a LOT 2, a 3.4624 acre Split From a 20.0169 Acre Property Located in Union Township, Madison County, Ohio

This description is for a 3.4624 acre lot split (LOT 2) from a 20.0169 acre property in the name of John D. and Debbie J. Brown (Deed Book 270, Page 40 of the Madison County Recorder's records) located on the southwest corner of Payne-Thompson Road (40 foot Right of Way) and Spring Valley Road (No Right of Way reported) in Virginia Military Survey 7976, in Union Township, Madison County, Ohio; said property is further described as follows:

BEGINNING at a T-bar found in the center of Spring Valley Road on the north Right of Way of Payne Thompson Road;

Thence $S16^{\circ}01'32''E$, 192.37 feet, along the centerline of Spring Valley Road to a point;

Thence $S74^{\circ}01'54''W$, 485.02 feet, into the said 20.0169 acre property passing an iron pin set at 30.00 feet to an iron pin set on the west side of an 8" gate post;

Thence $N16^{\circ}22'31''W$, 279.47 feet, along a fence to an iron pin set;

Thence $N12^{\circ}20'48''E$, 154.23 feet, passing a pin set at 114.23 feet to a point in the north Right of Way of Payne-Thompson Road and the south line of a property in the name of Patricia Bierbaugh (Deed Book 266, Page 650);

Thence $S77^{\circ}39'13''E$, 469.88 feet, along the north Right of Way line of Payne-Thompson Road to the TRUE POINT OF BEGINNING.

LOT 2 contains 3.4624 acres and is subject to all easements and rights of way of record. The Basis of Bearing is the north Right of Way of Payne-Thompson Road as described by Robert T. Patridge, PS-4338 (Deed Book 270, Page 40). This description is based on an actual survey performed on May 25, 1998 by Casey Elliott, Professional Land Surveyor S-7759, State of Ohio. . All pins set are 5/8" iron rebar with plastic ID caps stamped *ELLIOTT PS-7759*. This survey, description, and the plat meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

**A Description for a 12.4399
From a 20.0169 Acre Property
Located in Union Township,
Madison County, Ohio**

This description is for a 12.4399 acre ~~PARTRIDGE~~ from a 20.0169 acre property in the name of John D. and Debbie J. Brown (Deed Book 270, Page 40, of the Madison County Recorder's records) located on the southwest corner of Payne-Thompson Road (40 foot Right of Way) and Spring Valley Road (No Right of Way reported) in Virginia Military Survey 7976, in Union Township, Madison County, Ohio; said property is further described as follows:

BEGINNING at a T-bar found in the center of Spring Valley Road on the north Right of Way of Payne Thompson Road;

Thence S16°01'32"E, 192.37 feet, along the centerline of Spring Valley Road to a point which is the TRUE POINT OF BEGINNING of this description;

Thence S16°01'32"E, 193.55 feet, continuing along the centerline of Spring Valley Road to a point;

Thence S18°50'11"E, 322.80 feet, continuing along the centerline of Spring Valley Road to a point at the southeast corner of the said 20.0169 acre property and the northeast corner of a property in the name of John D. and Debbie J. Brown (Deed Book 276, Page 899);

Thence S71°09'48"W, 290.95 feet, along the north line of the said Brown property, passing an iron pipe found with an identification cap labeled "PS5969", to a second iron pipe with a similar identification cap, said iron pipes are set at the bases of 8" wood posts;

Thence S88°43'05"W, 1030.51 feet, along a fence and the north line of a property in the name of Gary and Cathy Leuszler (Deed Book 273, Page 199), to an iron pipe found with an identification cap labeled "PATRIDGE PS4338";

Thence N21°04'44"E, 559.56 feet, along a fence on the west line of a property in the name of Gerald L. and Dana C. Poff (Deed Book 253, Page 671) to an iron pin set;

Thence S54°21'28"E, 226.29 feet, along an existing fence and the south line on LOT 1 to an iron pin set;

Thence N74°01'54"E, 308.42 feet, along the south line of said LOT 1 to an iron pin set at the base of an 8" wood gate post;

Thence N74°01'54"E, 485.02 feet, along the south line of LOT 2 passing an iron pin set at 455.02 feet in the west right-of-way of Spring Valley Road to the TRUE POINT OF BEGINNING.

The remainder contains 12.4399 acres and is subject to all easements and rights of way of record. The Basis of Bearing is the north Right of Way of Payne-Thompson Road as described by Robert T. Patridge, PS-4338 (Deed Book 270, Page 40). This description is based on an actual survey performed on May 25, 1998 by Casey Elliott, Professional Land Surveyor S-7759, State of Ohio. All pins set are 5/8" iron rebar with plastic ID caps stamped ELLIOTT PS-7759. This survey, description, and the plat meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.