

BRIAN MANOR, LLC
6.400 AC
EAST PARCEL

EXHIBIT "A"

08-D3-100-063



Situated in Clearcreek Township, Warren County, Ohio and being a part of Section 3, Town 3, Range 4, and bounded and described as follows:

Beginning at an iron pin in the Southerly boundary line of a 40.049 Acre Tract, recorded in O.R. Volume 197, Page 269, of the Official Records of said County, at the Northeasterly corner of Lot 1 of Summer Field, recorded in Plat Book 27, Page 26, of the Plat Records of said County; thence, along the Southerly boundary line of said 40.049 Acre Tract, N. 84 degrees 32' 13" W. 456.12 feet to an iron pin at the Southeasterly corner of a 1.627 Acre Tract, recorded in O. R. Volume 1268, Page 948, of the Official Records of said County; thence, with the Easterly boundary line of said 1.627 Acre Tract, N. 4 degrees 27' 18" E. 511.46 feet to an iron pin at the Southeasterly corner of a 1.555 Acre Tract, recorded in O. R. Volume 123, Page 519, of the Official Records of said County; thence, with the Easterly boundary line of said 1.555 Acre Tract, N. 3 degrees 06' 43" E. 107.90 feet to an iron pin in the Southerly right-of-way line of State Route No. 122; thence, with Southerly right-of-way line on the following courses: (1) S. 73 degrees 19' 07" E. 48.85 feet to an iron pin; (2) N. 81 degrees 08' 04" E. 46.10 feet to an iron pin; (3) S. 88 degrees 19' 09" E. 297.75 feet to an iron pin; (4) S. 49 degrees 13' 55" E. 47.76 feet to an iron pin in the Westerly right-of-way line of State Route 48; thence with the Westerly right-of-way line of State Route No. 48 on the following courses: (1) S. 3 degrees 57' 04" E. 94.25 feet to an iron pin; (2) S. 2 degrees 57' 58" W. 452.25 feet to an iron pin; (3) S. 0 degrees 37' 12" E. 68.71 feet to an iron pin in the Southerly boundary line of said 40.049 Acre Tract; thence with said Southerly boundary line, N. 84 degrees 32' 13" W. 1.52 feet to the point of beginning, containing Six and Four Hundred Thousandths (6.400) Acres, subject to all easements of record. Pursuant to a survey by King-Hasselbring & Associates, Registered Engineers and Surveyors, dated December 20, 1995, and written by Paul E. Hasselbring, Registered Surveyor #4171, and recorded in the Warren County, Ohio, Surveyor's Record, Volume 98, Page 10.

BRIAN MANOR, LLC
WEST PARCEL

EXHIBIT "A"
7.8327 ACRES

Situated in section 3, Town 3 East, Range 4 North, Clearcreek Township, Warren County, Ohio, and being more particularly described as follows:

Commencing at a found 1" pin at the northeast corner of Lot 24 of Summer Field Subdivision, First Addition as recorded in Plat Book 29, Page 31 of the Warren County Ohio Recorder's Office;

Thence along the north line of said Lot 24, North 84° 32' 13" West, 46.04 feet to a set 5/8" iron pin with cap and being the real place of beginning;

Thence along the north lines of Lot 21 through 24 of said Summer Field Subdivision, First Addition, North 84° 32' 13" West, 516.10 feet to a found 1/2" iron pin in the north line of said Lot 21 and said iron pin also being the southeast corner of a 4.858 acre tract conveyed to Robert L. Berger in Official Record Volume 1328, Page 422;

Thence along the east line of said Berger tract, North 4° 50' 53" East, passing a found 1/2" iron pin at 661.41 feet and a set 5/8" iron pin with cap at 667.24 feet, for a total distance of 691.17 feet a point in State Route 122;

Thence with State Route 122 the following three courses:

- South 81° 14' 25" East, 50.28 feet to a point;
- South 86° 17' 40" East, 100.36 feet to a point;
- South 5° 16' 23" West, 19.39 feet to a set 5/8" iron pin with cap in the south right-of-way line of State Route 122;

Thence along the south right-of-way lines of State Route 122 the following four courses:

- South 86° 20' 12" East, 100.27 feet to a set 5/8" iron pin with cap;
- South 77° 14' 47" East, 75.97 feet to a set 5/8" iron pin with cap;
- South 62° 35' 13" East, 81.94 feet to a set 5/8" iron pin with cap;
- South 76° 18' 25" East, 109.06 feet to a found 1/2" iron pin at the northwest corner of a 6.400 acre tract conveyed to Christopher & Diana Brian in Official Record Volume 3963, Page 871;

Thence along the west lines of said Brian tract the following two courses:

- South 3° 06' 43" West, 107.90 feet to a found ½" iron pin;
- South 4° 27' 18" West, 511.46 feet to the place of beginning.

Containing 7.8327 acres of land and being subject to all legal highways, easements and restrictions of record.

The above described tract being the entire tract conveyed to Brian Manor, LLC in Official Record Volume 4821, Page 94 of the Warren County, Ohio Recorder's Office.

The above description is a result of a field survey prepared by Ellison Surveying, Inc. in December, 2010 under the direction of William J. Ellison, Ohio Registration No. 7612 and is recorded in Warren County Engineer's Record of Land Surveys Volume 136, Page 94.

Prepared by:

William J. Ellison

William J. Ellison, P.S.

Ohio Registration No. 7612



Old 08-03-400-084 5.001 ac. &
1.627 ac.

Old 08-03-400-026 1.157 ac.

New 08-03-400-087 7.8327 ac.

No Rem

APPROVED
WARREN CO. MAP DEPT.

DATE April 14, 2011

BY Surgeon SM Combs