

Exhibit A
Description of a 3.670 Acre Conservation Easement

Situate in the State of Ohio, Logan County, Union Township, Southeast quarter of Section 20, T3, R14, Between the Miamis and being part of a 157.79 acre parcel conveyed to Charlotte Ruth Belser recorded in O.R. 356, Pg. 536 and Steven M. Downing, Trustee of "The Lura M. Downing Keystone Inheritance Trust" recorded in O.R. 919, Pg. 253 of the Logan County Recorder's office and being more particularly described as follows:

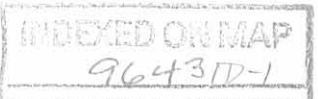
Commencing at a Logan County Monument box with a disk set in concrete found at the grantor's southeast corner being the southeast corner of Section 20 having a Latitude of 40° 19' 18.7973" N and a Longitude of 83° 50' 07.0296" W and State Plane Coordinate of N:241566.4030, E:1596170.6510 (P4), thence N 05° 22' 30" E 284.15 feet along the grantor's east line being the east line of Section 20 and the centerline of T-201 (30' R/W) to a point, thence N 87° 10' 11" W 15.00 feet across the grantor to an iron pin and witness post set on the west right of way of T-201 (30' R/W) having a Latitude of 40° 19' 21.6081" N and a Longitude of 83° 50' 06.9350" W and State Plane Coordinate of N:241850.7071, E:1596182.3349 (P5), said iron pin set being the **Point of Beginning** for the easement herein described;

Thence from the **Point of Beginning** S 05° 22' 30" W 254.23 feet along the west right of way of T-201 to an iron pin and witness post set on the north right of way of C-43 (60' R/W);

Thence N 84° 55' 07" W 668.18 feet along the north right of way of C-43 (60' R/W) to an iron pin and witness post set;

Thence across the grantor the following three courses;

1. N 04° 17' 02" E 203.13 feet to an iron pin and witness post set;
2. N 82° 46' 09" E 141.21 feet to an iron pin set;
3. S 87° 10' 11" E 534.76 feet to the **Point of Beginning**.



Plat of Survey is attached herewith and made a part thereof.


Subject to all legal easements and right of way.

All iron pins set are 3/4" x 30" rebar with cap stamped "Canter 7226" and all witness posts set are marked Conservation Easement Boundary.

This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed September 2011.

Grantor claims title by instrument recorded in O.R. 356, Pg. 536 and O.R. 919, Pg. 253 of the Logan County Recorder's Office.

All bearings, coordinates and distances are expressed as Ohio State Plane North Zone Grid, NAD 83(2007). Based on GPS observations September 23, 2011. Reference NGS CORS station SIDN having a Latitude of 40° 18' 37.26536" N and a Longitude of 84° 10' 15.90731" W. To obtain ground distances and coordinates multiply each distance, northing and easting by the reciprocal of 0.99997020 which equals 1.00002980.


Robert C. Canter, P.S. 7226

10-17-11
Date



The above described contains 3.670 acres more or less and is contained in Auditor's Parcel Number 49-104-00-00-022 which presently shows 157 acres.

Including a 20' ingress/egress easement described below.

Situate in the State of Ohio, Logan County, Union Township, Southeast quarter of Section 20, T3, R14, Between the Miamis and being part of a 157.79 acre parcel conveyed to Charlotte Ruth Belser recorded in O.R. 356, Pg. 536 and Steven M. Downing, Trustee of "The Lura M. Downing Keystone Inheritance Trust" recorded in O.R. 919, Pg. 253 of the Logan County Recorder's office and being more particularly described as follows:

Commencing at a Logan County Monument box with a disk set in concrete found at the grantor's southeast corner being the southeast corner of Section 20 having a Latitude of $40^{\circ} 19' 18.7973''$ N and a Longitude of $83^{\circ} 50' 07.0296''$ W and State Plane Coordinate of N:241566.4030, E:1596170.6510 (P4), thence N $84^{\circ} 55' 07''$ W 768.42 feet along the grantor's south line being the south line of Section 20 and the centerline of C-43 (30' R/W) to a point having a Latitude of $40^{\circ} 19' 19.3538''$ N and a Longitude of $83^{\circ} 50' 16.9234''$ W and State Plane Coordinate of N:241634.4638, E:1595405.2499 (P7), said point being the **Point of Beginning** for the easement herein described;

Thence from the **Point of Beginning** N $84^{\circ} 55' 07''$ W 25.45 feet (L5) along the grantor's south line being the south line of Section 20 and the centerline of C-43 (30' R/W) to a point;

Thence N $43^{\circ} 16' 41''$ E 176.81 feet (L6) across the grantor to a point on the west line of a proposed 3.670 acre conservation easement;

Thence S $04^{\circ} 17' 02''$ W 31.78 feet (L7) along the west line of said proposed 3.670 acre easement to a point;

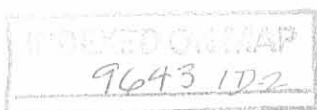
Thence S $43^{\circ} 16' 41''$ W 136.37 feet (L8) across the grantor to the **Point of Beginning**.

The above described contains 0.072 acres more or less and is contained in Auditor's Parcel Number 49-104-00-00-022 which presently shows 157 acres.

Plat of Survey is attached herewith and made a part thereof.

Subject to all legal easements and right of way.

All iron pins set are $3/4''$ x 30'' rebar with cap stamped "Canter 7226" and all witness posts set are marked Conservation Easement Boundary.



This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed September 2011.

Grantor claims title by instrument recorded in O.R. 356, Pg. 536 and O.R. 919, Pg. 253 of the Logan County Recorder's Office.

All bearings, coordinates and distances are expressed as Ohio State Plane North Zone Grid, NAD 83(2007). Based on GPS observations September 23, 2011. Reference NGS CORS station SIDN having a Latitude of 40° 18' 37.26536" N and a Longitude of 84° 10' 15.90731" W. To obtain ground distances and coordinates multiply each distance, northing and easting by the reciprocal of 0.99997020 which equals 1.00002980.

Robert C. Canter
Robert C. Canter, P.S. 7226

10-17-11
Date



INDEXED ON MAP
9643.1D3

Exhibit A
Description of a 119.120 Acre Conservation Easement

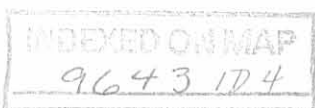
Situate in the State of Ohio, Logan County, Union Township, Southeast quarter of Section 20, T3, R14, Between the Miamis and being part of a 157.79 acre parcel conveyed to Charlotte Ruth Belser recorded in O.R. 356, Pg. 536 and Steven M. Downing, Trustee of "The Lura M. Downing Keystone Inheritance Trust" recorded in O.R. 919, Pg. 253 of the Logan County Recorder's office and being more particularly described as follows:

Commencing at a Logan County Monument box with a disk set in concrete found at the grantor's southwest corner being the southwest corner of the southeast quarter of Section 20 having a Latitude of $40^{\circ} 19' 20.6843''$ N and a Longitude of $83^{\circ} 50' 40.5920''$ W and State Plane Coordinate of N:241797.2825, E:1593574.2159 (P1), thence N $05^{\circ} 22' 39''$ E 2648.32 feet along the west line of the southeast quarter of Section 20 and the centerline of T-46 (40' R/W) to a p.k. nail found at the grantor's northwest corner being the northwest corner of the southeast quarter of Section 20, thence S $85^{\circ} 13' 57''$ E 15.00 feet along the grantor's north line being the north line of the southeast quarter of Section 20 to an iron pin and witness post set on the east right of way of T-46 (30' R/W) having a Latitude of $40^{\circ} 19' 46.7633''$ N and a Longitude of $83^{\circ} 50' 37.7194''$ W and State Plane Coordinate of N:244432.7012, E:1593837.3609 (P2), said iron pin set being the **Point of Beginning** for the easement herein described;

Thence from the **Point of Beginning** S $85^{\circ} 13' 57''$ E 2064.81 feet along the grantor's north line being the north line of the southeast quarter of Section 20 to an iron pin and witness post set;

Thence across the grantor the following six courses;

1. S $06^{\circ} 15' 27''$ W 1030.07 feet to an iron pin set;
2. S $06^{\circ} 05' 17''$ W 756.47 feet to an iron pin an witness post set;
3. N $86^{\circ} 58' 22''$ W 64.30 feet to an iron pin and witness post set;



4. S 06° 07' 47" W 431.89 feet to an iron pin set;
5. N 84° 54' 03" W 284.06 feet to an iron pin set having a Latitude of 40° 19' 23.7826" N and a Longitude of 83° 50' 18.2517" W and State Plane Coordinate of N:242084.1770, E:1595309.2530 (P3);
6. S 08° 25' 38" W 410.14 feet to an iron pin and witness post set on the north right of way of C-43 (60' R/W);

Thence N 84° 55' 07" W 1658.72 feet along the north right of way of C-43 to an iron pin and witness post set on the east right of way of T-46 (40' R/W);

Thence N 05° 22' 39" E 1131.50 feet along the east right of way of T-46 (40' R/W) to an iron pin set;

Thence N 84° 37' 21" W 5.00 feet along the east right of way of T-46 to an iron pin set on the east right of way of T-46 (30' R/W);

Thence N 05° 22' 39" E 1486.88 feet along the east right of way of T-46 (30' R/W) to the **Point of Beginning**.

The above described contains 119.120 acres more or less and is contained in Auditor's Parcel Number 49-104-00-00-022 which presently shows 157 acres.

Including a 20' ingress/egress easement described below.

Situate in the State of Ohio, Logan County, Union Township, Southeast quarter of Section 20, T3, R14, Between the Miamis and being part of a 157.79 acre parcel conveyed to Charlotte Ruth Belser recorded in O.R. 356, Pg. 536 and Steven M. Downing, Trustee of "The Lura M. Downing Keystone Inheritance Trust" recorded in O.R. 919, Pg. 253 of the Logan County Recorder's office and being more particularly described as follows:

Commencing at a Logan County Monument box with a disk set in concrete found at the grantor's southeast corner being the southeast corner of Section 20 having a Latitude of 40° 19' 18.7973" N and a Longitude of 83° 50' 07.0296" W and State Plane Coordinate of N:241566.4030, E:1596170.6510 (P4), thence N 84° 55' 07" W 793.87 feet along the grantor's south line being the south line of Section 20 and the centerline of C-43 (60' R/W) to a point having a Latitude of 40° 19' 19.3722" N and a Longitude of 83° 50' 17.2510" W and State Plane Coordinate of N:241636.7178, E:1595379.9012 (P6), said point being the **Point of Beginning** for the easement herein described;

Thence from the **Point of Beginning** N 84° 55' 07" W 39.04 feet (L1) along the grantor's south line being the south line of Section 20 and the centerline of C-43 (60' R/W) to a point;



Thence N 54° 06' 07" W 108.75 feet (L2) across the grantor to a point on the east line of a proposed 119.120 acre conservation easement;

Thence N 08° 25' 38" E 22.54 feet (L3) along the east line of said proposed 119.120 acre easement to a point;

Thence S 54° 06' 07" E 152.68 feet (L4) across the grantor to the **Point of Beginning**.

The above described contains 0.060 acres more or less and is contained in Auditor's Parcel Number 49-104-00-00-022 which presently shows 157 acres.

Plat of Survey is attached herewith and made a part thereof.


Subject to all legal easements and right of way.

All iron pins set are 3/4" x 30" rebar with cap stamped "Canter 7226" and all witness posts set are marked Conservation Easement Boundary.

This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed September 2011.

Grantor claims title by instrument recorded in O.R. 356, Pg. 536 and O.R. 919, Pg. 253 of the Logan County Recorder's Office.

All bearings, coordinates and distances are expressed as Ohio State Plane North Zone Grid, NAD 83(2007). Based on GPS observations September 23, 2011. Reference NGS CORS station SIDN having a Latitude of 40° 18' 37.26536" N and a Longitude of 84° 10' 15.90731" W. To obtain ground distances and coordinates multiply each distance, northing and easting by the reciprocal of 0.99997020 which equals 1.00002980.


Robert C. Canter, P.S. 7226

10-17-11
Date

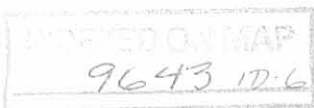
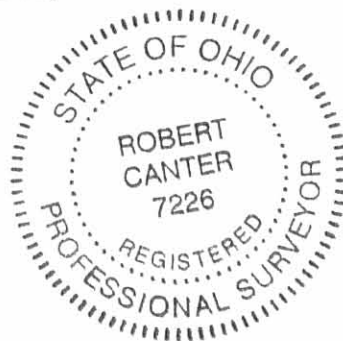


Exhibit B
Description of a 20' Ingress/Egress Easement

Situate in the State of Ohio, Logan County, Union Township, Southeast quarter of Section 20, T3, R14, Between the Miamis and being part of a 157.79 acre parcel conveyed to Charlotte Ruth Belser recorded in O.R. 356, Pg. 536 and Steven M. Downing, Trustee of "The Lura M. Downing Keystone Inheritance Trust" recorded in O.R. 919, Pg. 253 of the Logan County Recorder's office and being more particularly described as follows:

Commencing at a Logan County Monument box with a disk set in concrete found at the grantor's southeast corner being the southeast corner of Section 20 having a Latitude of $40^{\circ} 19' 18.7973''$ N and a Longitude of $83^{\circ} 50' 07.0296''$ W and State Plane Coordinate of N:241566.4030, E:1596170.6510 (P4), thence N $84^{\circ} 55' 07''$ W 793.87 feet along the grantor's south line being the south line of Section 20 and the centerline of C-43 (60' R/W) to a point having a Latitude of $40^{\circ} 19' 19.3722''$ N and a Longitude of $83^{\circ} 50' 17.2510''$ W and State Plane Coordinate of N:241636.7178, E:1595379.9012 (P6), said point being the **Point of Beginning** for the easement herein described;

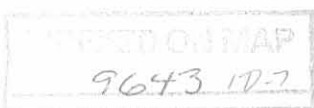
Thence from the **Point of Beginning** N $84^{\circ} 55' 07''$ W 39.04 feet (L1) along the grantor's south line being the south line of Section 20 and the centerline of C-43 (60' R/W) to a point;

Thence N $54^{\circ} 06' 07''$ W 108.75 feet (L2) across the grantor to a point on the east line of a proposed 119.120 acre conservation easement;

Thence N $08^{\circ} 25' 38''$ E 22.54 feet (L3) along the east line of said proposed 119.120 acre easement to a point;

Thence S $54^{\circ} 06' 07''$ E 152.68 feet (L4) across the grantor to the **Point of Beginning**.

The above described contains 0.060 acres more or less and is contained in Auditor's Parcel Number 49-104-00-00-022 which presently shows 157 acres.



Plat of Survey is attached herewith and made a part thereof.


Subject to all legal easements and right of way.

All iron pins set are 3/4" x 30" rebar with cap stamped "Canter 7226" and all witness posts set are marked Conservation Easement Boundary.

This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed September 2011.

Grantor claims title by instrument recorded in O.R. 356, Pg. 536 and O.R. 919, Pg. 253 of the Logan County Recorder's Office.

All bearings, coordinates and distances are expressed as Ohio State Plane North Zone Grid, NAD 83(2007). Based on GPS observations September 23, 2011. Reference NGS CORS station SIDN having a Latitude of 40° 18' 37.26536" N and a Longitude of 84° 10' 15.90731" W. To obtain ground distances and coordinates multiply each distance, northing and easting by the reciprocal of 0.99997020 which equals 1.00002980.


Robert C. Canter, P.S. 7226

10-17-11
Date

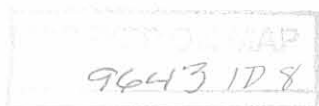


Exhibit B
Description of a 20' Ingress/Egress Easement

Situate in the State of Ohio, Logan County, Union Township, Southeast quarter of Section 20, T3, R14, Between the Miamis and being part of a 157.79 acre parcel conveyed to Charlotte Ruth Belser recorded in O.R. 356, Pg. 536 and Steven M. Downing, Trustee of "The Lura M. Downing Keystone Inheritance Trust" recorded in O.R. 919, Pg. 253 of the Logan County Recorder's office and being more particularly described as follows:

Commencing at a Logan County Monument box with a disk set in concrete found at the grantor's southeast corner being the southeast corner of Section 20 having a Latitude of 40° 19' 18.7973" N and a Longitude of 83° 50' 07.0296" W and State Plane Coordinate of N:241566.4030, E:1596170.6510 (P4), thence N 84° 55' 07" W 768.42 feet along the grantor's south line being the south line of Section 20 and the centerline of C-43 (30' R/W) to a point having a Latitude of 40° 19' 19.3538" N and a Longitude of 83° 50' 16.9234" W and State Plane Coordinate of N:241634.4638, E:1595405.2499 (P7), said point being the **Point of Beginning** for the easement herein described;

Thence from the **Point of Beginning** N 84° 55' 07" W 25.45 feet (L5) along the grantor's south line being the south line of Section 20 and the centerline of C-43 (30' R/W) to a point;

Thence N 43° 16' 41" E 176.81 feet (L6) across the grantor to a point on the west line of a proposed 3.670 acre conservation easement;

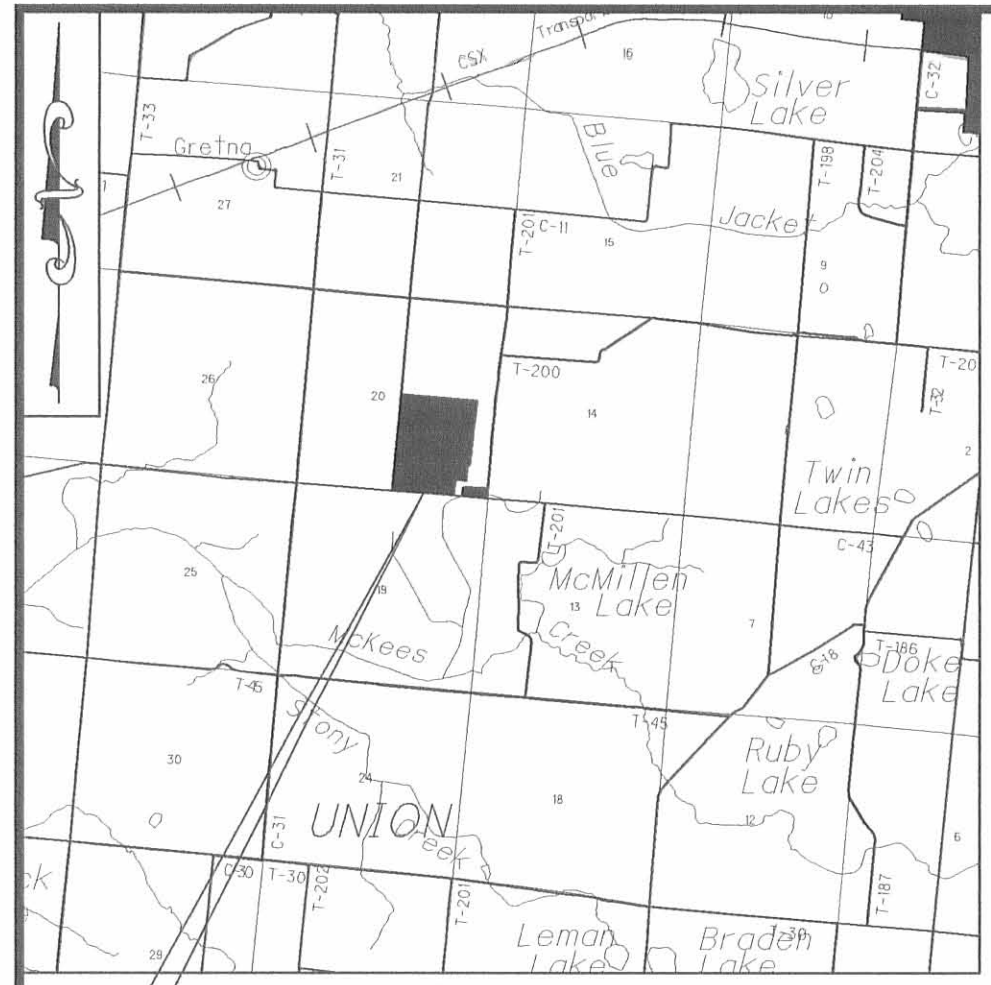
Thence S 04° 17' 02" W 31.78 feet (L7) along the west line of said proposed 3.670 acre easement to a point;

Thence S 43° 16' 41" W 136.37 feet (L8) across the grantor to the **Point of Beginning**.

The above described contains 0.072 acres more or less and is contained in Auditor's Parcel Number 49-104-00-00-022 which presently shows 157 acres.



REV'D 10-27-11 SMM BK

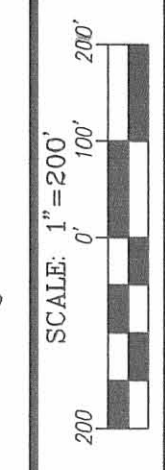


VICINITY MAP
SCALE: 1"=1 MILE

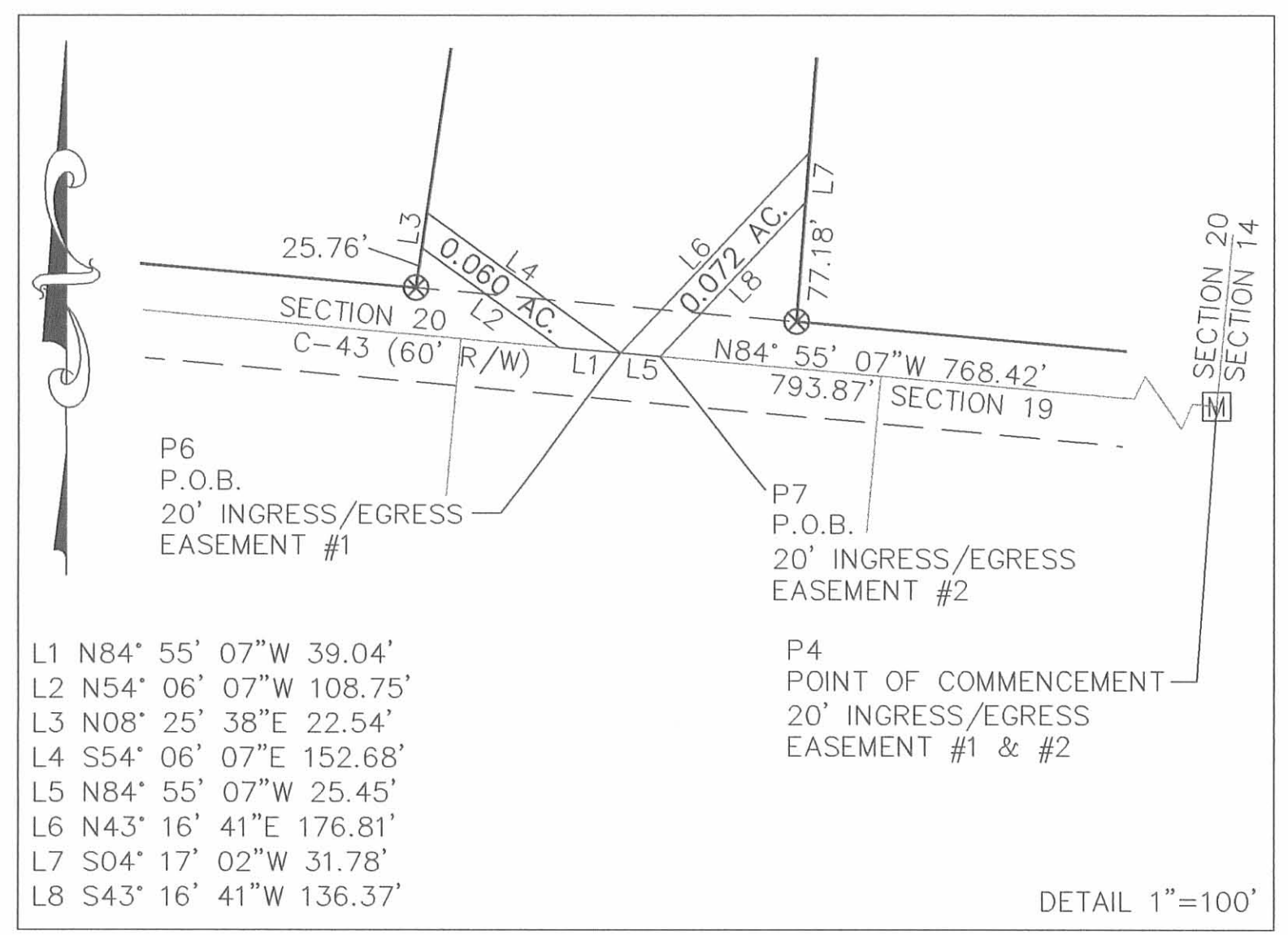
NRCS CONTRACT NO. 66-5E34-07-002C, TASK ORDER NO. 15
SITUATE IN THE STATE OF OHIO, LOGAN COUNTY, UNION TOWNSHIP,
SE 1/4 OF SECTION 20, T3, R14, BETWEEN THE MIAMIS, BEING
PART OF A 157.79 ACRE PARCEL CONVEYED TO CHARLOTTE RUTH
BELSER RECORDED IN O.R. 356, PG. 536 AND STEVEN M. DOWNING,
TRUSTEE OF "THE LURA M. DOWNING KEYSTONE
INHERITANCE TRUST" RECORDED IN O.R. 919, PG. 253
BEING A 119.120 AND A 3.670 ACRE CONSERVATION EASEMENT
FOR NATURAL RESOURCE CONSERVATION SERVICE (NRCS)

ALL BEARINGS, COORDINATES AND DISTANCES
ARE EXPRESSED AS OHIO STATE PLANE NORTH
ZONE GRID, US SURVEY FEET NAD83 (2007).
GPS OBSERVATIONS ON SEPTEMBER 23, 2011.
REFERENCE: NGS CORRS STATION SIDN
LAT: 40° 18' 37.26536"N
LONG: 84° 10' 15.90731"W
NORTHING: 238978.01
EASTING: 1502466.59

PROJECT COMBINED SCALE FACTOR: 0.99997020
TO OBTAIN GROUND DISTANCES AND COORDINATES
MULTIPLY EACH DISTANCE, NORTHING AND EASTING
BY THE RECIPROCAL OF 0.99997020 WHICH=1.00002980



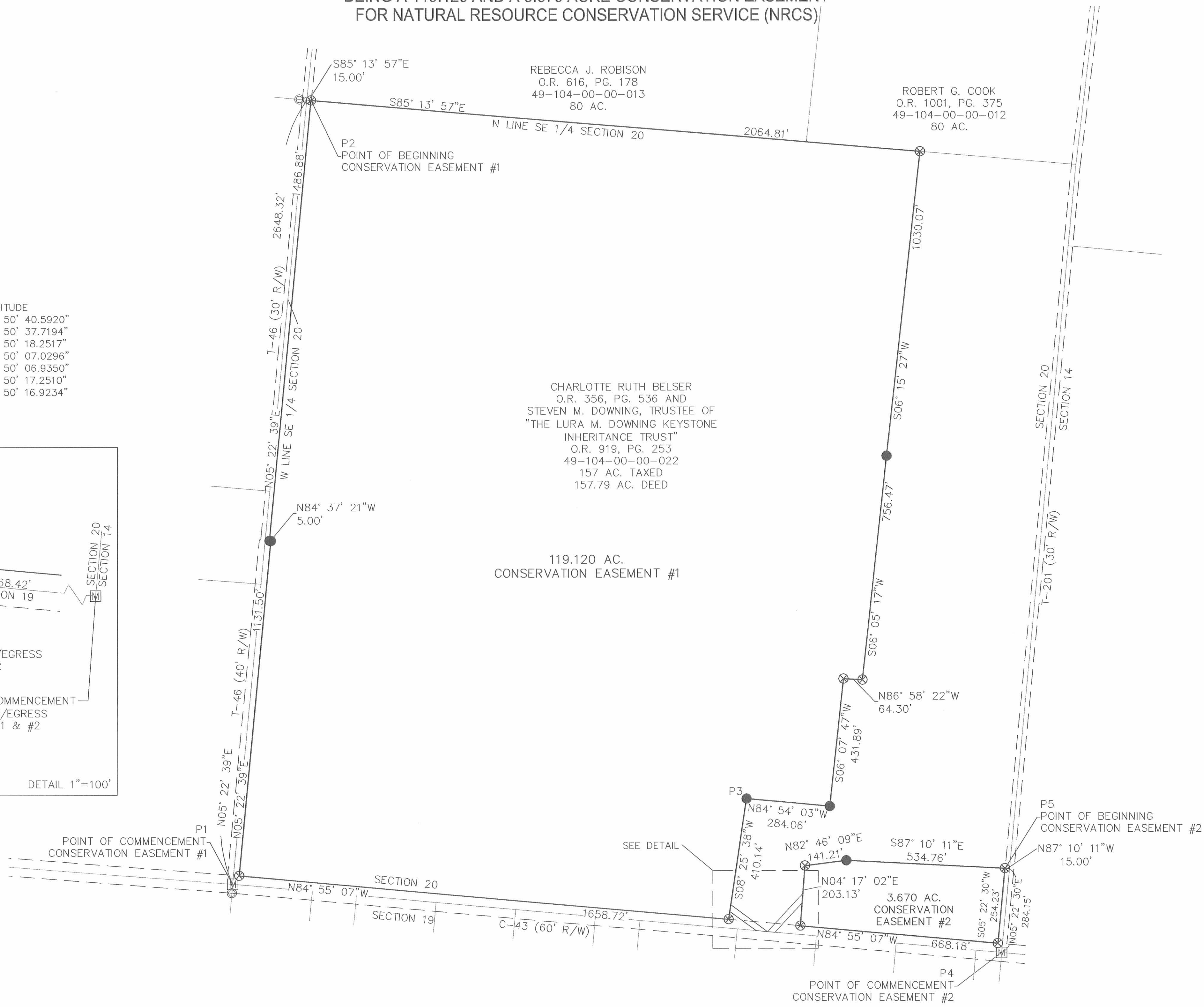
POINT#	NORTHING	EASTING	LATITUDE	LONGITUDE
P1	241797.2825	1593574.2159	N40° 19' 20.6843"	W83° 50' 40.5920"
P2	244432.7012	1593837.3609	N40° 19' 46.7633"	W83° 50' 37.7194"
P3	242084.1770	1595309.2530	N40° 19' 23.7826"	W83° 50' 18.2517"
P4	241566.4030	1596170.6510	N40° 19' 18.7973"	W83° 50' 07.0296"
P5	241850.7071	1596182.3349	N40° 19' 21.6081"	W83° 50' 06.9350"
P6	241636.7178	1595379.9012	N40° 19' 19.3722"	W83° 50' 17.2510"
P7	241634.4638	1595405.2499	N40° 19' 19.3538"	W83° 50' 16.9234"



L1 N84° 55' 07"W 39.04'
L2 N54° 06' 07"W 108.75'
L3 N08° 25' 38"E 22.54'
L4 S54° 06' 07"E 152.68'
L5 N84° 55' 07"W 25.45'
L6 N43° 16' 41"E 176.81'
L7 S04° 17' 02"W 31.78'
L8 S43° 16' 41"W 136.37'

P4
POINT OF COMMENCEMENT
20' INGRESS/EGRESS
EASEMENT #1 & #2

DETAIL 1"=100'



REBECCA J. ROBISON
O.R. 616, PG. 178
49-104-00-00-013
80 AC.

ROBERT G. COOK
O.R. 1001, PG. 375
49-104-00-00-012
80 AC.

CHARLOTTE RUTH BELSER
O.R. 356, PG. 536 AND
STEVEN M. DOWNING, TRUSTEE OF
"THE LURA M. DOWNING KEYSTONE
INHERITANCE TRUST"
O.R. 919, PG. 253
49-104-00-00-022
157 AC. TAXED
157.79 AC. DEED

119.120 AC.
CONSERVATION EASEMENT #1

3.670 AC.
CONSERVATION EASEMENT #2

LEGEND

- IRON PIN FOUND
- ⊠ COUNTY MONUMENT BOX FOUND WITH A DISK SET IN CONCRETE
- P.K. NAIL FOUND
- ⊗ 3/4" x 30" IRON PIN SET W/CAP STAMPED "CANTER PS 7226" WITH A WITNESS POST
- 3/4" x 30" IRON PIN SET W/CAP STAMPED "CANTER PS 7226"
- RIGHT OF WAY

REFERENCES:
DEEDS AS NOTED
CURRENT TAX MAP
COUNTY GIS
COUNTY SURVEY RECORDS:
2628, 2629, 9559, 1690,
9305, 9591, 8902, 8836
COUNTY RIGHT OF WAY RECORDS:
ROAD 201, ROAD 46, ROAD 43

CLIENT: NATURAL RESOURCE
CONSERVATION SERVICE (NRCS)
NRCS PROPERTY APPLICATION NUMBER:
COMPLETED:

THIS IS TO CERTIFY THAT THIS SURVEY, DONE BY CANTER SURVEYING/GPS SERVICES, INC. WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE OHIO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THE ACCURACY AND POSITION TOLERANCE AREA ALSO IN ACCORDANCE WITH RURAL SURVEYS. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY.

CANTER SURVEYING
Robert C. Canter, P.S.
6801 S.R.56 Athens, Ohio 45701
Phone: (740) 592-5706
Email: canter@cangps.com

Robert C. Canter
ROBERT C. CANTER, P.S. 7226
10-17-11
DATE

NRCS CONTRACT NO. 66-5E34-07-002C, TASK ORDER NO. 15

JOB NUMBER: 11082
DRAWN BY: HTM
CHECKED BY: R.C.CANTER

INDEXED OUTMAP
9/27/11