



engineers
planners
architects
surveyors

www.bayerbecker.com

6900 Tylersville Road, Suite A
Mason, OH 45040
P.513.336.6600
F.513.336.9365

EXHIBIT A

December 4, 2003

DESCRIPTION:

49.821 Acres

LOCATION:

City of Mason
Warren County, Ohio

16-36-176-001 N/S
S

Situated in Section ³⁶~~5~~, Town ⁴~~3~~, Range 2, City of Mason, Warren County, Ohio, and being all of a 49.740 acre and a 1.000 acre tract, as conveyed to Eleanor Gould in Official Record 2358, Page 522 of the Warren County Recorders Office, containing 49.821 acres being further described as follows:

Begin at a set 5/8" iron pin on the northwest corner of lot 43 of Birchwood South Subdivision, Section 2, as recorded in Plat Book 36, Page 8 of the Warren County Recorder's Office, said pin also on the easterly line of Birchwood Farms Subdivision, Section 10, as recorded in Plat Book 33, Page 18, said pin being the point of beginning;

- thence from the point of beginning, with said Birchwood Farms Subdivision, North 05°01'28" East, 1314.78 feet, to a set 5/8" iron pin;
- thence South 87°02'15" East, passing a found 1/2" iron pin and departing said Birchwood Farms Subdivision at 678.54 feet, a total distance of 1617.71 feet, to a found 1/2" iron pin at the southeast corner of Gerald L. Pelfrey, Jr., as recorded in Official Record 702, Page 325;
- thence with said Pelfrey, North 04°35'03" East, 38.00 feet, to a set 5/8" iron pin in Mason Road;
- thence departing said Pelfrey, and with said Mason Road, the following two courses:
South 84°19'21" East, 22.70 feet, to a set 5/8" iron pin;
- thence South 36°02'57" East, 313.73 feet to the northwest corner of The Dilley Subdivision as recorded in Plat Book 2, page 158;
- thence departing said Mason Road, with the northerly line of said Dilley Subdivision, South 86°23'56" West, passing a set 5/8" iron pin at 29.63 feet, a total distance of 223.63 feet, to a set 5/8" iron pin on the northwest corner of lot 80 of said Dilley Subdivision;
- thence with the west line of said Dilley Subdivision, South 03°12'19" West, 1000.46 feet, to a set 5/8" iron pin at an existing fence post on a northerly line of lot 56 of Mason Meadows Subdivision, as recorded in Plat Book 3, page 81 and the terminus of the right of way of Western Avenue;
- thence departing said Dilley Subdivision and said right of way, with said Mason Meadows, South 84°52'10" West, 673.00 feet, to a set 5/8" iron pin on a northwest corner of lot 72 of Birchwood South Subdivision, Section 3 as recorded in Plat Book 38, Page 83;
- thence departing said Mason Meadows, and with said Birchwood South, North 86°14'52" West, passing a found 1/2" iron pin at 973.64 feet, a total distance of 993.64 feet, to the true point of beginning, containing 49.821 acres of land subject to all easements and rights of way of record.

The above description is the result of a survey prepared by Jeffrey O. Lambert, with Bayer Becker, Ohio Registered Surveyor No. 7568, dated 12/04/03, the survey plat of which of filed in Vol. 92, Plat No. 121 of the Warren County Engineer's Record of Land Division.

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700 Nilles Road
Fairfield, OH 45014

14 East Eighth Street
Covington, KY 41011

6900 Tylersville Road
Mason, OH 45040

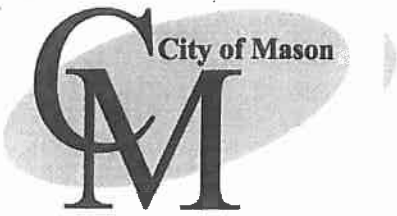
777 Eads Pkwy., Suite C
Lawrenceburg, IN 47025

BOOK 3382 PAGE 446



Residential area at property's NE corner and mound between two largest fields not included in lease.

BS
3-9-04



City of Mason

6000 Mason-Montgomery Road
Mason, OH 45040
513-229-8500

BIDDING INSTRUCTIONS FOR AGRICULTURAL LEASE CITY OWNED PROPERTY AT 5475 MASON ROAD (FORMERLY GOULD FARM)

LEASE INCLUDES: Forty-four tillable acres available as shown on *Wxhibit A*

QUOTE:

Total acreage to be leased: forty-four (44) acres

Amount bid per acre for lease of property: \$ _____

Total bid for tillable acreage: \$ _____

Name (please print) _____

Address _____

Phone _____

Signature _____ Date _____

NOTE: Warren County Farm Services provided acreage figures and plot maps to the City of Mason on this property. "Terry" is the contact person at the Farm Services offices and she may be of assistance if you have technical questions regarding the farming of this property. She may be contacted at the following location from 8am to 4pm:

777 Columbus Avenue (US 42)
Lebanon, OH 45040
Phone: (513) 695-1336

