

## **EXHIBITS**

**Exhibit "A"**

### **LEGAL DESCRIPTION FOR THE "SITE"**

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**CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING**

November 27, 2001

**LEGAL DESCRIPTION - PROPOSED TRACT SPLIT**

SITUATED IN SECTION 26, TOWN 4, RANGE 3, MASON TOWNSHIP, CITY OF MASON, WARREN COUNTY OHIO, AND BEING PART OF LANDS DESCRIBED IN DEED 1465, PAGE 490 OF THE WARREN COUNTY RECORDER'S OFFICE.

COMMENCING FROM THE SOUTHEAST CORNER OF SECTION 26, MASON TOWNSHIP, CITY OF MASON, SAID SECTION CORNER BEING AT A POINT IN THE CENTERLINE OF STATE ROUTE 741; THENCE ALONG THE CENTERLINE OF STATE ROUTE 741 N 05° 57' 25" E 165.00 FEET TO A POINT; THENCE N 05° 57' 20" E 365.00 FEET TO THE INTERSECTION OF STATE ROUTE 741 AND BINION WAY; THENCE LEAVING THE CENTERLINE OF STATE ROUTE 741 ALONG THE CENTERLINE OF BINION WAY N 83° 48' 21" W 333.68 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF BINION WAY N 06° 11' 39" E 26.44 FEET TO THE POINT OF BEGINNING FOR THE PROPOSED TRACT SPLIT;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BINION WAY WITH A CURVE TO THE RIGHT 12.96 FEET HAVING A RADIUS OF 187.00 FEET, AND A LONG CHORD BEARING N 85° 47' 28" E 12.96 FEET TO A POINT;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BINION WAY N 83° 48' 21" W 248.66 FEET TO A POINT;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BINION WAY WITH A CURVE TO THE RIGHT 46.94 FEET HAVING A RADIUS OF 39.50 FEET, AND A LONG CHORD BEARING N 49° 45' 40" W 44.23 FEET TO A POINT;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BINION WAY N 83° 18' 42" W 54.80 FEET TO A POINT;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BINION WAY WITH A CURVE TO THE RIGHT 17.85 FEET HAVING A RADIUS OF 39.50 FEET, AND A LONG CHORD BEARING S 37° 13' 49" W 17.70 FEET TO A POINT;

THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BINION WAY WITH A CURVE TO THE LEFT 74.06 FEET HAVING A RADIUS OF 50.50 FEET, AND A LONG CHORD BEARING S 08° 09' 46" W 67.60 FEET TO A POINT;

THENCE LEAVING THE RIGHT-OF-WAY LINE OF BINION WAY S 56° 08' 00" W 133.69 FEET TO A POINT;

THENCE S 05° 57' 20" W 246.50 FEET TO A POINT;

THENCE N 83° 48' 21" W 550.57 FEET TO A POINT IN THE EASTERLY LINE OF LOT 4, THORNGATE AT WINDMERE;

THENCE N 05° 55' 03" E 735.56 FEET TO A POINT IN THE EASTERLY LINE OF LOT 24, THORNGATE AT WINDMERE;

THENCE LEAVING THE EASTERLY LINE OF SAID LOT 24, THORNGATE AT WINDMERE, S 84° 02' 40" E 1019.94 FEET TO A POINT;

THENCE S 06° 11' 39" W 349.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.248 ACRES MORE OR LESS.

PREPARED BY LAWRENCE L. BAUMANN, PE, PLS  
OHIO SURVEYOR #: S-7282

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SURVIVORSHIP DEED

White Oak Farm Properties Limited Partnership, a Georgia limited partnership, Kenneth J. Howard, unmarried, and Sara J. Davidson, married, for valuable consideration paid, grant with general warranty covenants to Mark J. Holzmacher and Anne Holzmacher, for their joint lives, remainder to the survivor of them, whose tax mailing address is 7469 Keehner Ridge Court, West Chester, Ohio 45069, the following REAL PROPERTY:

Situated in Section 26, Town 4, Range 3, Deerfield Township, City of Mason, Warren County, Ohio, and being part of a tract described in Deed Book 1132, Page 975 of the Warren County Recorder's Office.

Commencing from the southeast corner of Section 26, thence North 05° 57' 25" East 165.00 feet, passing a railroad spike at 19.17 feet, said spike being at the southwest corner of Section 20, to the southeast corner of said tract, being the point of beginning.

Thence North 83° 48' 21" West, 332.50 feet to a point; thence North 05° 57' 20" East, 340.00 feet to a point; thence South 83° 48' 21" East, 332.50 feet to a point in the center of State Route 741; thence along the center of said Route South 05° 57' 20" West, 340 feet to the point of beginning.

Containing 2.595 total acres less 0.390 right-of-way acres, net 2.205 acres, more or less.

Prepared by Lawrence L. Baumann, PLS, Ohio Surveyor #S-7282. A Plat of Survey is recorded in Survey Record Volume \_\_\_\_\_, Plat No. \_\_\_\_\_ of the Warren County Engineer's Records of Land Surveys.

Prior Instrument Reference: Book 1465, Page 490, Book 1484, Page 311, and Book 1484, Page 313 of the Official Records of Warren County, Ohio.

IN WITNESS WHEREOF, the said White Oak Farm Properties Limited Partnership, a Georgia limited partnership, has caused these presents to be signed by Kenneth J. Howard, one of its general partners, this 1 day of April, 2000.

WHITE OAK FARM PROPERTIES LIMITED PARTNERSHIP, a Georgia limited partnership

By: Kenneth J. Howard  
Kenneth J. Howard, general partner

Angelika Nielsen  
[Print Name: ANGELIKA NIELSEN]

George H. Logan  
[Print Name: GEORGE H. LOGAN]

TERRITORY OF THE VIRGIN ISLANDS, JUDICIAL DIVISION OF St. Croix, SS:

The foregoing instrument was acknowledged before me this 1 day of April, 2000 by Kenneth J. Howard, one of the general partners of White Oak Farm Properties Limited Partnership, a Georgia limited partnership, on behalf of said partnership.

George H. Logan  
Notary Public

GEORGE H. LOGAN  
Notary Public, Territory of the Virgin Islands  
No. LNP-25-99  
Qualified in Judicial District of St. Croix  
Commission expires: 6/8/2003

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## WARRANTY DEED

White Oak Farm Properties Limited Partnership, a Georgia limited partnership, Kenneth J. Howard, unmarried, and Sara J. Davidson, married, for valuable consideration paid, grant with general warranty covenants to Automotive Resources, Inc., a corporation, whose tax mailing address is 9990 Lee Highway, Suite 160, Fairfax, Virginia 22030-1720, the following REAL PROPERTY:

Situated in Section 26, Town 4, Range 3, Mason Township, City of Mason, Warren County, Ohio, and being part of a tract described in Deed Book 1465, Page 490 of the Warren County Recorder's Office.

Commencing from the southeast corner of Section 26, thence North  $05^{\circ} 57' 25''$  East 165.00 feet, passing a railroad spike at 19.17 feet, said spike being at the southwest corner of Section 20, to a point in the center of State Route 741; thence leaving the centerline of said Route North  $83^{\circ} 48' 21''$  West 332.50 feet to the point of beginning; thence North  $83^{\circ} 48' 21''$  West 468.50 feet to a point; thence North  $05^{\circ} 57' 20''$  East 246.50 feet to a point; thence North  $56^{\circ} 09' 00''$  East 133.69 feet to a point in the right-of-way Binion Way; thence along said right-of-way, a curve to the left having a length of 80.72 feet, a radius of 50.50 feet, and a chord of 72.40 feet bearing South  $79^{\circ} 38' 23''$  East to a point; thence continuing along said right-of-way, a curve to the right having a length of 36.69 feet, a radius of 50.50 feet, and a chord of 35.39 feet bearing North  $75^{\circ} 22' 57''$  East to a point; thence continuing along said right-of-way South  $83^{\circ} 48' 21''$  East 260.02 feet to a point; thence leaving said right-of-way South  $05^{\circ} 57' 20''$  West 340.00 feet to the point of beginning.

Said tract containing 3.500 total acres, more or less.

Prepared by Lawrence L. Baumann, PLS, Ohio Surveyor #S-7282.

A Plat of Survey is recorded in Survey Record Volume \_\_\_\_\_, Page No. \_\_\_\_\_ of the Warren County Engineer's Records of Land Surveys.

Prior Instrument Reference: Book 1465, Page 490, Book 1484, Page 311 and Book 1484, Page 313 of the Official Records of Warren County, Ohio.

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# WARRANTY DEED

**WHITE OAK FARM PROPERTIES LIMITED PARTNERSHIP**, a Georgia limited partnership, **Kenneth J. Howard**, unmarried, and **Sara J. Davidson**, married, for valuable consideration paid, grants with general warranty covenants to Aeroserv, Inc., an Ohio Corporation whose tax-mailing address is 2996 Henkle Drive, Suite J, Lebanon, OH 45036, the following **REAL PROPERTY**, to-wit:

Situated in Section 26, Township 4, Range 3, Mason Township, City of Mason, Warren County, Ohio, and being part of a 157.72 acre tract of land as described in Deed 1465, Page 490 of the Warren County Recorder's Office.

Commencing from the southeast corner of Section 26, Mason Township, City of Mason, Ohio; thence with the easterly line of said Section 26, North 05° 57' 25" East 165.00 feet to a point; thence North 05° 57' 20" East 365.00 feet to a point in said easterly section line, said point being the point of intersection with the centerline of Binion Way as recorded in Plat Book 52, Pages 53 and 54 in the Warren County Record of surveys; thence with said centerline North 83° 48' 21" West 333.66 feet to a point; thence departing said centerline to a point in the northerly right of way line of said Binion Way North 06° 11' 39" East 25.44 feet, said point being the point of beginning for the proposed tract split; thence continuing North 06° 11' 39" East 349.36 feet to a point; thence South 84° 02' 40" East 282.10 feet to a point; thence South 05° 57' 20" West 328.98 feet to a point, said point being in the northerly right of way line of said Binion Way; thence with said northerly right of way line North 83° 48' 21" West 76.48 feet to a point of curvature; thence an arc distance of 23.61 feet along a curve to the left having a radius of 213.00 feet and a long chord bearing North 86° 53' 44" West 23.60 feet to a point of tangency; thence South 39° 50' 42" West 176.77 feet to a point of curvature; thence an arc distance of 7.76 feet along a curve to the right having a radius of 187.00 feet and a long chord bearing North 38° 57' 56" West 7.76 feet to the point of beginning for the proposed tract split.

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Said tract containing 2.1806 acres, more or less, together with and subject to a non-exclusive utility and access easement over that part of the property described on Exhibit A attached hereto. Prepared by Lawrence L. Baumann, PE, PLS, Ohio Surveyor No. S-7282.

A Plat of Survey is recorded in Survey Record Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Warren County Engineer's Records of Land Surveys.

Real estate taxes and assessments if any, are prorated to date of closing based on the latest available tax bill.

Prior Instrument References: Volume 1465, Page 490, Volume 1484, Page 311 and Volume 1484, Page 313 of the Official Records of Warren County, Ohio.

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