

EXHIBIT A

Instrument Book Page
20060004523 DR 335 1881

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Perry and the Village of Thornville, Section 9, Thorn Township and being part of a 3.488 acre tract of land as conveyed to Foster Manor Condominiums, LLC and recorded in OR 332, Page 990, Recorder's Office, Perry County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin found at the southeast corner of Lot 78 of "Foster Manor No. 3" as recorded in Plat Book 5, Page 15, Recorder's Office, Perry County, Ohio, said point also being in the northerly right-of-way line (50') of Foster Drive;

Thence, continuing along said northerly right-of-way line, N 89° 09' 40" W, 368.13 feet, passing an iron pin found at 90.00 feet, to an iron pin found, said point being in the easterly line of Annabelle Wilson, as recorded in OR 281, Page 2156, Recorder's Office, Perry County, Ohio;

Thence, continuing along said easterly line, N 01° 07' 43" E, 130.23 feet to a point;

Thence, leaving said easterly line, S 89° 09' 40" E, 143.00 feet to a point, said point being in the westerly line of a utility easement as recorded in OR 332, Page 2640, Recorder's Office, Perry County, Ohio;

Thence, continuing along said westerly utility easement line, N 01° 07' 43" E, 122.26 feet to a point;

Thence, leaving said westerly utility easement line and continuing through said utility easement, S 88° 52' 17" E, 173.88 feet to a point found in the westerly line of said "Foster Manor No. 3";

Thence, continuing along said westerly line, S 37° 28' 14" E, 32.21 feet to a point;

Thence, continuing along said westerly line, S 00° 50' 20" W, 91.54 feet to a point;

Thence, continuing along said westerly line, S 89° 09' 40" E, 30.00 feet to a point;

Thence, continuing along said westerly line, S 00° 50' 20" W, 135.00 feet to the point of beginning and containing a total acreage of 1.641 more or less according to a survey conducted by B & B Surveying in November of 2005.

The bearings in the above descriptions are based on the bearing of the southerly line of "Foster Manor No. 3" as being N 89° 09' 40" W, as shown on said plat.

Subject to all valid and existing easements, restrictions and conditions of record. All iron pins set are 5/8 inch rebar, 30 inches in length and with cap No. 4968.

Description Meets Minimum Survey Standards. Approval for transfer is up to the Auditors Office.
8-11-06
Perry County Engineers Otc.

John W. Hagan
8-10-06

Declaration - Condominiums in Foster Manor (8/10/2006)

EXHIBIT D

Instrument Book Page
20060004523 DR 335 1880

DECLARATION OF CONDOMINIUM CONDOMINIUMS IN FOSTER MANOR

DESCRIPTION OF ADDITIONAL PROPERTY

Situated in the State of Ohio, County of Perry and the Village of Thornville, Section 9, Thorn Township and being part of a 3.488 acre tract of land as conveyed to Foster Manor Condominiums, LLC and recorded in OR 332, Page 990, Recorder's Office, Perry County, Ohio, and being more particularly bounded and described as follows:

Commencing at an iron pin found at the southeast corner of Lot 78 of "Foster Manor No. 3" as recorded in Plat Book 5, Page 15, Recorder's Office, Perry County, Ohio, said point also being in the northerly right-of-way line (50') of Foster Drive;

Thence, continuing along said northerly right-of-way line, N 89° 09' 40" W, 368.13 feet, passing an iron pin found at 90.00 feet, to an iron pin found, said point being in the easterly line of Annabelle Wilson, as recorded in OR 281, Page 2156, Recorder's Office, Perry County, Ohio;

Thence, continuing along said easterly line, N 01° 07' 43" E, 130.23 feet to a point, said point being the Point of Beginning;

Thence, leaving said easterly line, S 89° 09' 40" E, 143.00 feet to a point, said point being in the westerly line of a utility easement as recorded in OR 332, Page 2640, Recorder's Office, Perry County, Ohio;

Thence, continuing along said westerly utility easement line, N 01° 07' 43" E, 122.26 feet to a point;

Thence, leaving said westerly utility easement line and continuing through said utility easement, S 88° 52' 17" E, 173.88 feet to a point found in the westerly line of said "Foster Manor No. 3";

Thence, continuing along said westerly line, N 37° 28' 14" W, 507.93 feet to a point, said point being in the easterly line of Annabelle Wilson, as recorded in OR 281, Page 2156, Recorder's Office, Perry County, Ohio;

Thence, continuing along said easterly line, S 01° 07' 43" W, 520.15 feet to the Point of Beginning and containing a total acreage of 1.831 more or less according to a survey conducted by B & B Surveying in November of 2005.

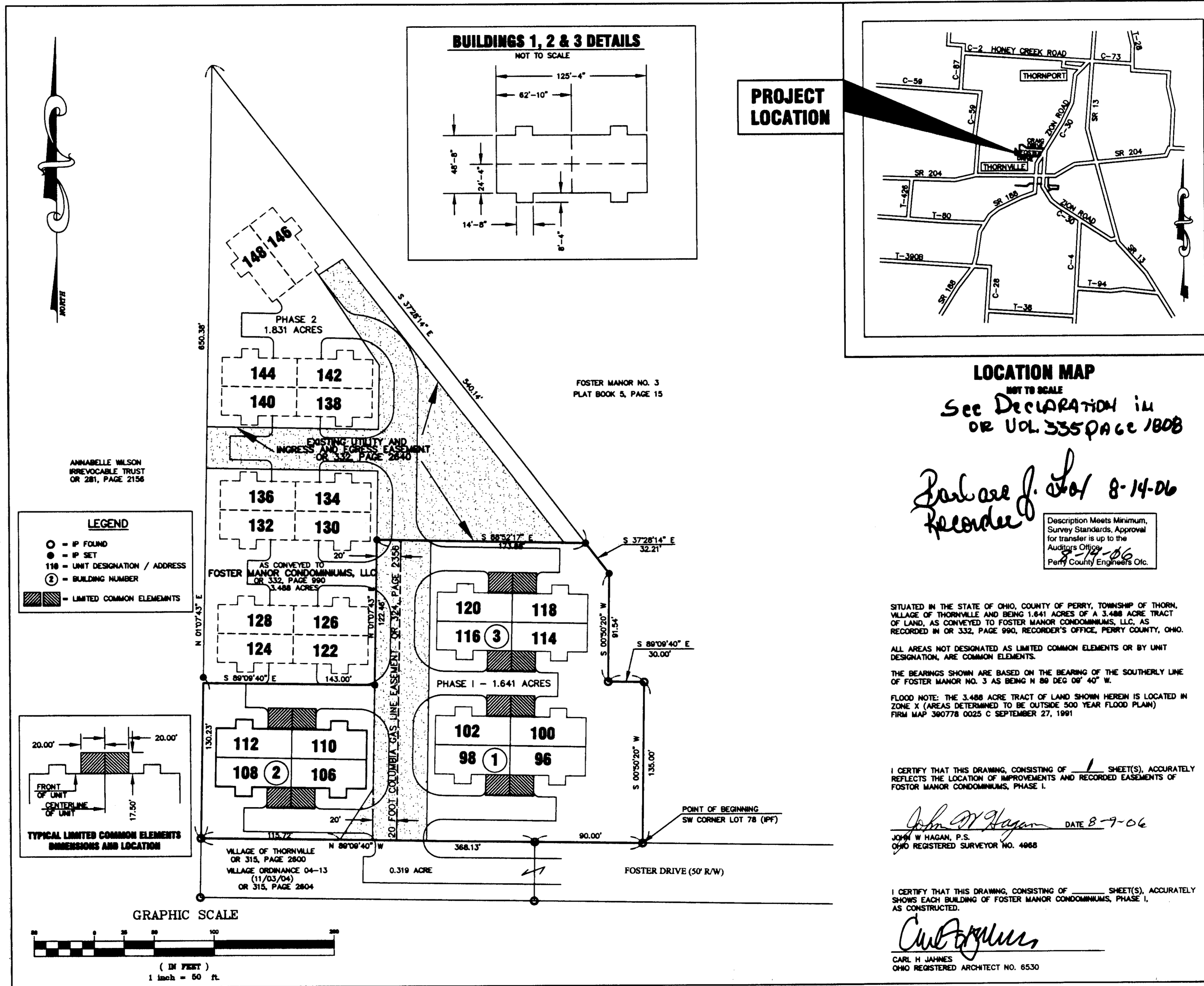
The bearings in the above descriptions are based on the bearing of the southerly line of "Foster Manor No. 3" as being N 89° 09' 40" W, as shown on said plat.

Subject to all valid and existing easements, restrictions and conditions of record. All iron pins set are 5/8 inch rebar, 30 inches in length and with cap No. 4968.

Description Meets Minimum Survey Standards. Approval for transfer is up to the Auditors Office.
8-11-06
Perry County Engineers Otc.

John W. Hagan
8-10-06

Declaration - Condominiums in Foster Manor (8/10/2006)



PROJECT LOCATION

LOCATION MAP
NOT TO SCALE
See DECLARATION in OR VOL. 335 PAGE 180B

Paul J. Tol
8-14-06
Recorder

Description Meets Minimum Survey Standards. Approval for transfer is up to the Auditors Office.
8-11-06
Perry County Engineers Otc.

SITUATED IN THE STATE OF OHIO, COUNTY OF PERRY, TOWNSHIP OF THORN, VILLAGE OF THORNVILLE AND BEING 1.641 ACRES OF A 3.488 ACRE TRACT OF LAND, AS CONVEYED TO FOSTER MANOR CONDOMINIUMS, LLC, AS RECORDED IN OR 332, PAGE 990, RECORDER'S OFFICE, PERRY COUNTY, OHIO.

ALL AREAS NOT DESIGNATED AS LIMITED COMMON ELEMENTS OR BY UNIT DESIGNATION, ARE COMMON ELEMENTS.

THE BEARINGS SHOWN ARE BASED ON THE BEARING OF THE SOUTHERLY LINE OF FOSTER MANOR NO. 3 AS BEING N 89 DEG 09' 40" W.

FLOOD NOTE: THE 3.488 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) FIRM MAP 380778 0025 C SEPTEMBER 27, 1991

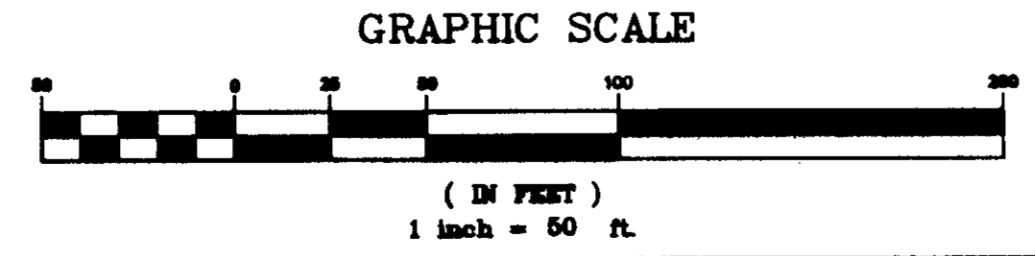
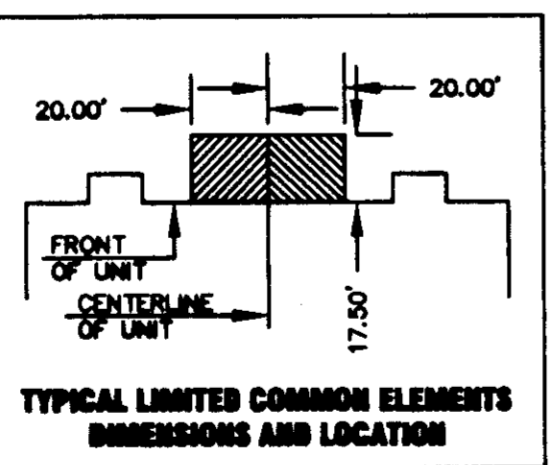
I CERTIFY THAT THIS DRAWING, CONSISTING OF 1 SHEET(S), ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS OF FOSTER MANOR CONDOMINIUMS, PHASE I.

John W. Hagan DATE 8-9-06
JOHN W. HAGAN, P.S.
OHIO REGISTERED SURVEYOR NO. 4968

I CERTIFY THAT THIS DRAWING, CONSISTING OF 1 SHEET(S), ACCURATELY SHOWS EACH BUILDING OF FOSTER MANOR CONDOMINIUMS, PHASE I, AS CONSTRUCTED.

Carl H. James
CARL H. JAMES
OHIO REGISTERED ARCHITECT NO. 6530

LEGEND
○ - IP FOUND
● - IP SET
118 - UNIT DESIGNATION / ADDRESS
② - BUILDING NUMBER
▨ - LIMITED COMMON ELEMENTS



PLANS PREPARED BY:

B & B ENGINEERING AND SURVEYING
13875 ZION ROAD - THORNVILLE, OHIO 43076 - PHONE: 740-246-4491

PLAT

PROJECT TITLE
FOSTER DRIVE CONDOMINIUMS
PHASE I

SHEET NO.

1
OF XX