

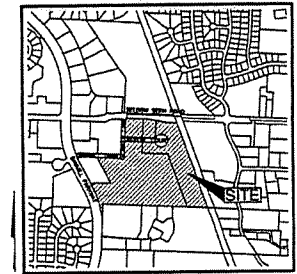
EXHIBIT A

PROPERTY

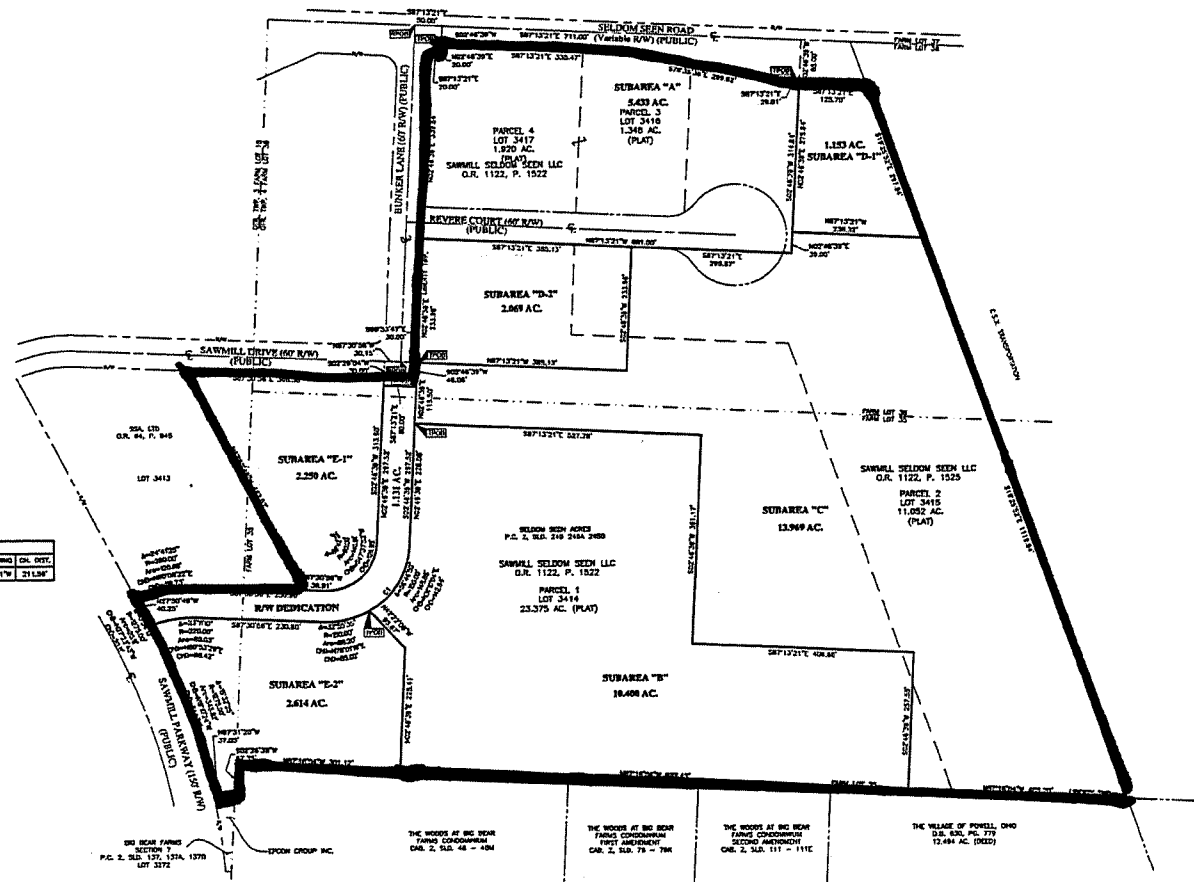
The shaded area on the following map specifically identifies and depicts the Powell Grand TIF Area and constitutes part of this Exhibit A.

SUBAREA EXHIBIT

FARM LOT 10, QUARTER TOWNSHIP 3, TOWNSHIP 3, RANGE 19
 FARM LOTS 35 AND 36 QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 19
 UNITED STATES MILITARY LANDS
 LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO



LOCATION MAP AND BACKGROUND DRAWING
 NOT TO SCALE



CURVE TABLE				
CURVE	BEGIN	END	CH. BEARING	CH. DIST.
C1	88°42'34"	116.05'	234.85'	847°37'51" 211.54'

A-1 of 9



By *James M. Meyer* 8-7-2014
 James M. Meyer
 Professional Surveyor No. 3483

EMHT	Date: August 7, 2015
	Scale: 1" = 100'
Job No: 2014-2043	Sheet: 1 of 1
REVISIONS	
NO.	DESCRIPTION

SUBAREA "A"
5.433 ACRES

Situated in the State of Ohio, County of Delaware, Township of Liberty, located in Farm Lot 36 Quarter Township 4, Township 3, Range 19, United States Military Lands, being all of Lots 3417 and 3416 and part of Lot 3415 and Revere Court of that subdivision entitled "Seldom Seen Acres" of record in Plat Cabinet 2, Slides 245, 245A and 245B, being part of those tracts conveyed to Sawmill Seldom Seen LLC by deeds of record in Official Record 1122, Page 1522 and Official Record 1122, Page 1525, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Bunker Lane and the centerline of Seldom Seen Road;

thence South 87° 13' 21" East, with said centerline of Seldom Seen Road, a distance of 50.00 feet to a point;

thence South 02° 46' 39" West, across said Seldom Seen Road, a distance of 40.00 feet to a point in the southerly right-of-way line of said Seldom Seen Road, the TRUE POINT OF BEGINNING;

thence with said southerly right-of-way line, the following courses and distances:

South 87° 13' 21" East, a distance of 335.47 feet to a point;

South 78° 35' 36" East, a distance of 299.92 feet to a point; and

South 87° 13' 21" East, a distance of 29.01 feet to a point;

thence South 02° 46' 39" West, across said Lot 3415, a distance of 314.84 feet to a point;

thence North 87° 13' 21" West, continuing across said Lot 3415 and across said Revere Court, a distance of 681.00 feet to a point in the easterly right-of-way line of said Bunker Lane;

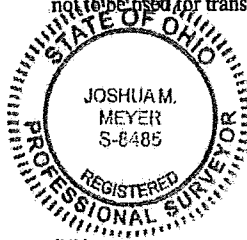
thence with said easterly right-of-way line, the following courses and distances:

North 02° 46' 39" East, a distance of 339.84 feet to an angle point in said easterly right-of-way line;

South 87° 13' 21" East, a distance of 20.00 feet to an angle point in said easterly right-of-way line; and

North 02° 46' 39" East, a distance of 20.00 feet to the TRUE POINT OF BEGINNING, containing 5.433 acres, more or less.

This description was prepared from document of record, is for zoning purposes only, and is not to be used for transfer.



JMM:mm
5_433 ac 20142045-subarea-A.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

6-19-2015

Date

SUBAREA "B"
10.400 ACRES

Situated in the State of Ohio, County of Delaware, Township of Liberty, located in Farm Lot 35 Quarter Township 4, Township 3, Range 19, United States Military Lands, being part of Lots 3414 and 3415 of that subdivision entitled "Seldom Seen Acres" of record in Plat Cabinet 2, Slides 245, 245A and 245B, being part of that tract conveyed to Sawmill Seldom Seen LLC by deeds of record in Official Record 1122, Page 1522 and Official Record 1122, Page 1525, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Bunker Lane and the centerline of Sawmill Drive;

thence South 86° 53' 47" East, across said Bunker Lane, a distance of 30.00 feet to the easterly right-of-way line of said Bunker Lane;

thence South 02° 46' 39" West, with said easterly right-of-way line and across said Lot 3414, a distance of 115.50 feet to the TRUE POINT OF BEGINNING;

thence South 87° 13' 21" East, continuing across said Lot 3414, a distance of 527.78 feet to a point;

thence South 02° 46' 39" West, continuing across said Lot 3414, a distance of 391.17 feet to a point;

thence South 87° 13' 21" East, continuing across said Lot 3414 and across said Lot 3415, a distance of 409.66 feet to a point;

thence South 02° 46' 39" West, continuing across said Lots 3414 and 3415, a distance of 257.55 feet to a point in the northerly line of that 12.494 acre tract conveyed to The Village of Powell, Ohio by deed of record in Deed Book 630, Page 779;

thence North 87° 16' 04" West, with the line common to said Lot 3414 and said 12.494 acre tract, that tract conveyed to The Woods at Big Bear Farms Condominium Second Amendment by deed of record in Cabinet 2, Slides 111-111E, that tract conveyed to The Woods at Big Bear Farms Condominium First Amendment by deed of record in Cabinet 2, Slides 76-76K and that tract conveyed to The Woods at Big Bear Farms Condominium by deed of record in Cabinet 2, Slides 48-48M, a distance of 937.43 feet to a point;

thence across said Lot 3414, the following courses and distances:

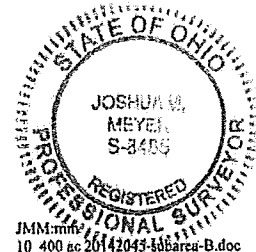
North 02° 46' 39" East, a distance of 228.41 feet to a point;

North 42° 22' 08" West, a distance of 95.67 feet to a point;

with the arc of a curve to the left, having a central angle of 56° 46' 50", a radius of 150.00 feet, an arc length of 148.65 feet, a chord bearing of North 31° 10' 04" East and chord distance of 142.64 feet to a point of tangency; and

North 02° 46' 39" East, a distance of 228.08 feet to the TRUE POINT OF BEGINNING, containing 10.400 acre, more or less.

This description was prepared from documents of record, is for zoning purposes only, and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

8-7-2015

Date

SUBAREA "C"
13.969 ACRES

Situated in the State of Ohio, County of Delaware, Township of Liberty, located in Farm Lots 35 and 36 Quarter Township 4, Township 3, Range 19, United States Military Lands, being part of Lots 3414 and 3415 and Revere Court of that subdivision entitled "Seldom Seen Acres" of record in Plat Cabinet 2, Slides 245, 245A and 245B, being part of that tract conveyed to Sawmill Seldom Seen LLC by deeds of record in Official Record 1122, Page 1522 and Official Record 1122, Page 1525, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Bunker Lane and the centerline of Sawmill Drive;

thence South 86° 53' 47" East, across said Bunker Lane, a distance of 30.00 feet to the easterly right-of-way line of said Bunker Lane, the TRUE POINT OF BEGINNING;

thence South 87° 13' 21" East, across said Lot 3414, a distance of 385.13 feet to a point;

thence North 02° 46' 39" East, continuing across said Lot 3414 and across said Lot 3415 and across Revere Court, a distance of 233.96 feet to a point;

thence South 87° 13' 21" East, continuing across said Revere Court and said Lot 3415, a distance of 295.87 feet to a point;

thence North 02° 46' 39" East, continuing across said Lot 3415, a distance of 39.00 feet to a point;

thence South 87° 13' 21" East, continuing across said Lot 3415, a distance of 238.32 feet to a point in the westerly line of that tract conveyed to C.S.X. Transportation;

thence South 19° 25' 52" East, with the line common to said C.S.X. Transportation and Lot 3415, a distance of 1119.94 feet to the northeasterly corner of that 12.494 acre tract conveyed to The Village of Powell, Ohio by deed of record in Deed Book 630, Page 779;

thence North 87° 16' 04" West, with the line common to said Lot 3415 and said 12.494 acre tract and the line common to said Lot 3414 and said 12.494 acre tract, a distance of 405.20 feet to a point;

thence North 02° 46' 39" East, across said Lots 3414 and 3415, a distance of 257.55 feet to a point;

thence North 87° 13' 21" West, continuing across said Lots 3414 and 3415, a distance of 409.66 feet to a point;

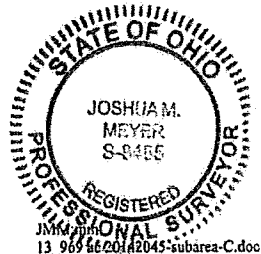
thence North 02° 46' 39" East, across said Lot 3414, a distance of 391.17 feet to a point;

thence North 87° 13' 21" West, continuing across said Lot 3414, a distance of 527.78 feet to a point;

thence North 02° 46' 39" East, continuing across said Lot 3414 and with said easterly right-of-way line, a distance of 115.50 feet to the TRUE POINT OF BEGINNING, containing 13.969 acres, more or less.

This description was prepared from documents of record, is for zoning purposes only, and is not to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



J. M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485

6-19-2015

Date

SUBAREA "D-1"
1.153 ACRES

Situated in the State of Ohio, County of Delaware, Township of Liberty, located in Farm Lot 36 Quarter Township 4, Township 3, Range 19, United States Military Lands, being part of Lot 3415 and Revere Court of that subdivision entitled "Seldom Seen Acres" of record in Plat Cabinet 2, Slides 245, 245A and 245B, being part of that tract conveyed to Sawmill Seldom Seen LLC by deed of record in Official Record 1122, Page 1525, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Bunker Lane and the centerline of Seldom Seen Road;

thence South 87° 13' 21" East, with said centerline of Seldom Seen Road, a distance of 711.00 feet to a point;

thence South 02° 46' 39" West, across said Seldom Seen Road, a distance of 85.00 feet to a point in the southerly right-of-way line of said Seldom Seen Road, the TRUE POINT OF BEGINNING;

thence South 87° 13' 21" East, with said southerly right-of-way line, a distance of 125.70 feet to the northeast corner of said Lot 3415, in the westerly line of that tract conveyed to C.S.X. Transportation;

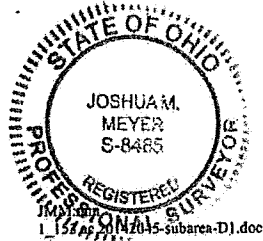
thence South 19° 25' 52" East, with the line common to said Lot 3415 and said C.S.X. Transportation tract, a distance of 297.94 feet to a point;

thence North 87° 13' 21" West, across said Lot 3415, a distance of 238.32 feet to a point;

thence North 02° 46' 39" East, continuing across said Lot 3415, a distance of 275.84 feet to the TRUE POINT OF BEGINNING, containing 1.153 acres, more or less.

This description was prepared from documents of record, is for zoning purposes only, and is not to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Joshua M. Meyer
Professional Surveyor No. 8485

6-19-2015

Date

SUBAREA "D-2"
2.069 ACRES

Situated in the State of Ohio, County of Delaware, Township of Liberty, located in Farm Lot 36 Quarter Township 4, Township 3, Range 19, United States Military Lands, being part of Lots 3414 and 3415 and Revere Court of that subdivision entitled "Seldom Seen Acres" of record in Plat Cabinet 2, Slides 245, 245A and 245B, being part of that tract conveyed to Sawmill Seldom Seen LLC by deeds of record in Official Record 1122, Page 1522 and Official Record 1122, Page 1525, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Bunker Lane and the centerline of Sawmill Drive;

thence South 86° 53' 47" East, across said Bunker Lane, a distance of 30.00 feet to a point in the easterly right-of-way line of said Bunker Lane, the TRUE POINT OF BEGINNING;

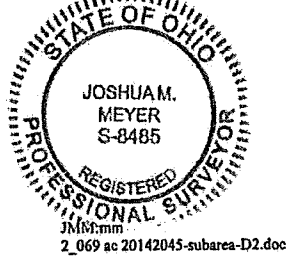
thence North 02° 46' 39" East, with said easterly right-of-way line, a distance of 233.96 feet to a point;

thence South 87° 13' 21" East, across Revere Court, a distance of 385.13 feet to a point;

thence South 02° 46' 39" West, continuing across Revere Court and said Lots 3414 and 3415, a distance of 233.96 feet to a point;

thence North 87° 13' 21" West, continuing across said Lot 3414, a distance of 385.13 feet to the TRUE POINT OF BEGINNING, containing 2.069 acres, more or less.

This description was prepared from documents of record, is for zoning purposes only, and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

6-19-2015

Date

SUBAREA "E-1"
2.250 ACRES

Situated in the State of Ohio, County of Delaware, Township of Liberty, located in Farm Lots 35 and 36 Quarter Township 4, Township 3, Range 19, and Farm Lot 10, Quarter Township 3, Township 3, Range 19, United States Military Lands, being part of Lot 3414 of that subdivision entitled "Seldom Seen Acres" of record in Plat Cabinet 2, Slides 245, 245A and 245B, being part of that tract conveyed to Sawmill Seldom Seen LLC by deed of record in Official Record 1122, Page 1522, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Bunker Lane and the centerline of Sawmill Drive;

thence North 87° 30' 56" West, with said centerline of Sawmill Drive, a distance of 30.15 feet to a point;

thence South 02° 29' 04" West, across said Sawmill Drive, a distance of 30.00 feet to the westerly right-of-way line of said Bunker Lane, the TRUE POINT OF BEGINNING;

thence South 02° 46' 39" West, with said westerly right-of-way line and across said Lot 3414, a distance of 313.60 feet to a point of curvature;

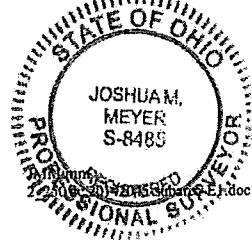
thence with the arc of a curve to the right, having a central angle of 89° 42' 22", a radius of 90.00 feet, an arc length of 140.91 feet, a chord bearing of South 47° 37' 53" West and chord distance of 126.95 feet to a point of tangency;

thence North 87° 30' 56" West, continuing across said Lot 3414, a distance of 38.91 feet to the southeasterly corner of Lot 3413 of said "Seldom Seen Acres";

thence North 27° 50' 49" West, with a line common to said Lots 3414 and 3413, a distance of 467.07 feet to a point in the southerly right-of-way line of said Sawmill Drive;

thence South 87° 30' 56" East, with said southerly right-of-way line, a distance of 366.38 feet to the TRUE POINT OF BEGINNING, containing 2.250 acres, more or less.

This description was prepared from documents of record, is for zoning purposes only, and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

8-7-2015

Date

SUBAREA "E-2"
2.614 ACRES

Situated in the State of Ohio, County of Delaware, Township of Liberty, located in Farm Lot 35 Quarter Township 4, Township 3, Range 19, and Farm Lot 10, Quarter Township 3, Township 3, Range 19, United States Military Lands, being part of Lot 3414 of that subdivision entitled "Seldom Seen Acres" of record in Plat Cabinet 2, Slides 245, 245A and 245B, being part of that tract conveyed to Sawmill Seldom Seen LLC by deed of record in Official Record 1122, Page 1522, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Bunker Lane and the centerline of Sawmill Drive;

thence South 86° 53' 47" East, across said Bunker Lane, a distance of 30.00 feet to point in the easterly right-of-way line of said Bunker Lane;

thence South 02° 46' 39" West, with said easterly right-of-way line and across said Lot 3414, a distance of 343.58 feet to a point of curvature;

thence continuing across said Lot 3414, with the arc of a curve to the right, having a central angle of 56° 46' 50", a radius of 150.00 feet, an arc length of 148.65 feet, a chord bearing of South 31° 10' 04" East and chord distance of 142.64 feet to the TRUE POINT OF BEGINNING;

thence South 42° 22' 08" East, continuing across said Lot 3414, a distance of 95.67 feet to a point;

thence South 02° 46' 39" West, continuing across said Lot 3414, a distance of 228.41 feet to a point in the northerly line of that tract conveyed to The Woods at Big Bear Farms Condominium by deed of record in Cabinet 2, Slides 48-48M;

thence North 87° 16' 04" West, with the line common to said Lot 3414 said The Woods at Big Bear Farms Condominium tract, a distance of 301.12 feet to the northwesterly corner of said The Woods at Big Bear Farms Condominium;

thence South 02° 26' 38" West, continuing with said common line, a distance of 67.35 feet to the northeasterly corner of Lot 3272 of that subdivision entitled "Big Bear Farms Section 7" of record in Plat Cabinet 2, Slides 137, 137A and 137B;

thence North 87° 31' 20" West, with the line common to said Lots 3414 and 3272, a distance of 37.05 feet to a point in the easterly right-of-way line of Sawmill Parkway;

thence continuing with said easterly right-of-way line, with the arc of a curve to the left, having a central angle of 15° 32' 25", a radius of 1275.00 feet, an arc length of 345.82 feet, a chord bearing of North 19° 10' 24" West and chord distance of 344.76 feet a point;

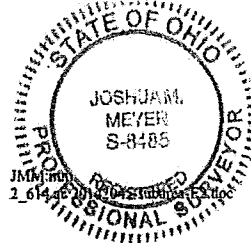
thence across said Lot 3414, the following courses and distances:

with the arc of a curve to the right, having a central angle of 23° 11' 10", a radius of 220.00 feet, an arc length of 89.03 feet, a chord bearing of North 80° 53' 29" East and chord distance of 88.42 feet to a point of tangency;

South 87° 30' 56" East, a distance of 230.90 feet to a point; and

with the arc of a curve to the left, having a central angle of 32° 55' 35", a radius of 150.00 feet, an arc length of 86.20 feet, a chord bearing of North 76° 01' 16" East and chord distance of 85.02 feet to the TRUE POINT OF BEGINNING, containing 2.614 acres, more or less.

This description was prepared from documents of record, is for zoning purposes only, and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

8-7-2015

Date

SUBAREA "RIGHT OF WAY DEDICATION"
1.131 ACRES

Situated in the State of Ohio, County of Delaware, Township of Liberty, located in Farm Lots 35 and 36 Quarter Township 4, Township 3, Range 19, and Farm Lot 10, Quarter Township 3, Township 3, Range 19, United States Military Lands, being part of Lot 3414 of that subdivision entitled "Seldom Seen Acres" of record in Plat Cabinet 2, Slides 245, 245A and 245B, being part of that tract conveyed to Sawmill Seldom Seen LLC by deed of record in Official Record 1122, Page 1522, (all references refer to the records of the Recorder's Office, Delaware County, Ohio) being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Bunker Lane and the centerline of Sawmill Drive;

thence South 86° 53' 47" East, across said Bunker Lane, distance of 30.00 feet to a point in the easterly right-of-way line of said Bunker Lane;

thence South 02° 46' 39" West, with said easterly right-of-way line, a distance of 46.06 feet to the TRUE POINT OF BEGINNING;

thence across said Lot 3414, the following courses and distances:

South 02° 46' 39" West, a distance of 297.52 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of 89° 42' 24", a radius of 150.00 feet, and arc length of 234.85 feet, a chord bearing of South 47° 37' 51" West and chord distance of 211.59 feet to a point of tangency;

North 87° 30' 56" West, a distance of 230.90 feet to a point of curvature; and

with the arc of a curve to the left, having a central angle of 23° 11' 10", a radius of 220.00 feet, an arc length of 89.03 feet, a chord bearing of South 80° 53' 29" West and chord distance of 88.42 feet to a point in the easterly right-of-way line of Sawmill Parkway;

thence with said easterly right-of-way line, with the arc of a curve to the left, having a central angle of 00° 54' 13", a radius of 1275.00 feet, an arc length of 20.11 feet, a chord bearing of North 27° 23' 43" West and chord distance of 20.11 feet a point of tangency;

thence North 27° 50' 49" West, continuing with said easterly right-of-way line of Sawmill Parkway, a distance of 40.25 feet to the southwesterly corner of Lot 3413 of said "Seldom Seen Acres";

thence with a line common to said Lots 3414 and 3413, with the arc of a curve to the right, having a central angle of 24° 41' 25", a radius of 280.00 feet, an arc length of 120.66 feet, a chord bearing of North 80° 08' 22" East and chord distance of 119.73 feet to a point of tangency;

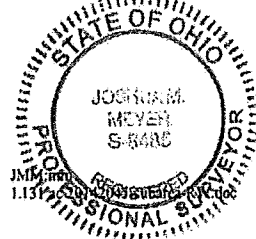
thence South 87° 30' 56" East, continuing with said common line, and across said Lot 3414, a distance of 230.90 feet to a point of curvature;

thence continuing across said Lot 3414, with the arc of a curve to the left, having a central angle of 89° 42' 22", a radius of 90.00 feet, an arc length of 140.91 feet, a chord bearing of North 47° 37' 53" East and chord distance of 126.95 feet to a point of tangency;

thence North 02° 46' 39" East, continuing across said Lot 3414, a distance of 297.52 feet to a point in the northerly line of said Lot 3414;

thence South 87° 13' 21" East, with said northerly line, a distance of 60.00 feet to the TRUE POINT OF BEGINNING, containing 1.131 acres, more or less.

This description was prepared from documents of record, is for zoning purposes only, and is not to be used for transfer.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

J.M.M.
Joshua M. Meyer
Professional Surveyor No. 8485

B-7-2015

Date