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EXHIBIT A

**PROPERTY DESCRIPTION**  
**TRACT 1 - 6.365 ACRES**  
**BERN TOWNSHIP, PART PARCEL D010010007302**  
**PART OFFICIAL RECORD 486, PAGE 1441**

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**SITUATE** IN AND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION NUMBER 16, TOWN 7, RANGE 12, BERN TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON REBAR FOUND, SAID REBAR BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16 AND AT A COMMON CORNER TO THE 12.365 ACRE STEVEN B. AND BEVERLY A. SNYDER TRACT (PART OFFICIAL RECORD 486, PAGE 1441), THE 20.00 ACRE GLADYS R. MCGREW TRACT (DEED RECORD 168, PAGE 111), THE 136.346 ACRE TIMOTHY AND MISTY HOLLEY TRACT (OFFICIAL RECORD 507, PAGE 648) AND THE 41.83 ACRE HOWARD BURGESS, JR., TRACT (OFFICIAL RECORD 229, PAGE 660). THENCE N 02°51'08" E 233.54 FEET, WITH SAID 20.00 ACRE GLADYS R. MCGREW TRACT, TO A 5/8" CAPPED IRON REBAR SET AT **THE TRUE POINT OF BEGINNING**;

**THENCE N 02°51'08" E 1090.80 FEET**, WITH SAID 20.00 ACRE GLADYS R. MCGREW TRACT AND THEN WITH THE 3.00 ACRE GLADYS R. MCGREW TRACT (DEED RECORD 168, PAGE 111), TO A 5/8" CAPPED IRON REBAR FOUND (LABELED PICKERING) FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, FROM WHERE AN I-BEAM FOUND ON END AT THE NORTHWEST CORNER OF SAID SECTION 16 BEARS N 87°18'27" W 1354.09 FEET;

**THENCE S 87°18'27" E 268.65 FEET**, WITH THE NORTH LINE OF SAID SECTION 16 AND ANOTHER 3.00 ACRE GLADYS R. MCGREW TRACT (DEED RECORD 168, PAGE 111), TO A POINT IN THE CENTERLINE OF TELEPHONE TOWER ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 202) AT A COMMON CORNER TO THE 7.64 ACRE OHIO BELL TELEPHONE COMPANY TRACT (DEED RECORD 267, PAGE 262), PASSING A 5/8" CAPPED IRON REBAR FOUND (LABELED PICKERING) AT 240.20 FEET AND FROM WHERE A REBAR FOUND BEARS N 00°07'19" E 3.14 FEET AND FROM WHERE A MARKED STONE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 16 BEARS S 87°18'27" E 3793.63 FEET;

**THENCE**, LEAVING THE NORTH LINE OF SAID SECTION 16 AND WITH THE CENTERLINE OF TELEPHONE TOWER ROAD, THE FOLLOWING **FIVE (5) COURSES** AND DISTANCES;

**(1) THENCE S 00°07'19" W 214.00 FEET** TO A POINT;



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- (2) THENCE S 03°55'34" W 200.00 FEET TO A POINT;
- (3) THENCE S 04°58'26" E 100.00 FEET TO A POINT;
- (4) THENCE S 21°48'56" E 100.00 FEET TO A POINT;
- (5) THENCE S 28°48'04" E 99.78 FEET TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER TO A 6.000 ACRE TRACT (TO BE RECORDED);

THENCE S 46°23'00" W 555.80 FEET, LEAVING THE CENTERLINE OF TELEPHONE TOWER ROAD, BINDING ON SAID 12.365 ACRE STEVEN B. AND BEVERLY A. SNYDER TRACT, AND WITH SAID 6.000 ACRE TRACT, TO **THE TRUE POINT OF BEGINNING**;

CONTAINING 6.365 ACRES, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 12/9/2019 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING A PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO STEVEN B. AND BEVERLY A. SNYDER IN OFFICIAL RECORD 486, PAGE 1441.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD.

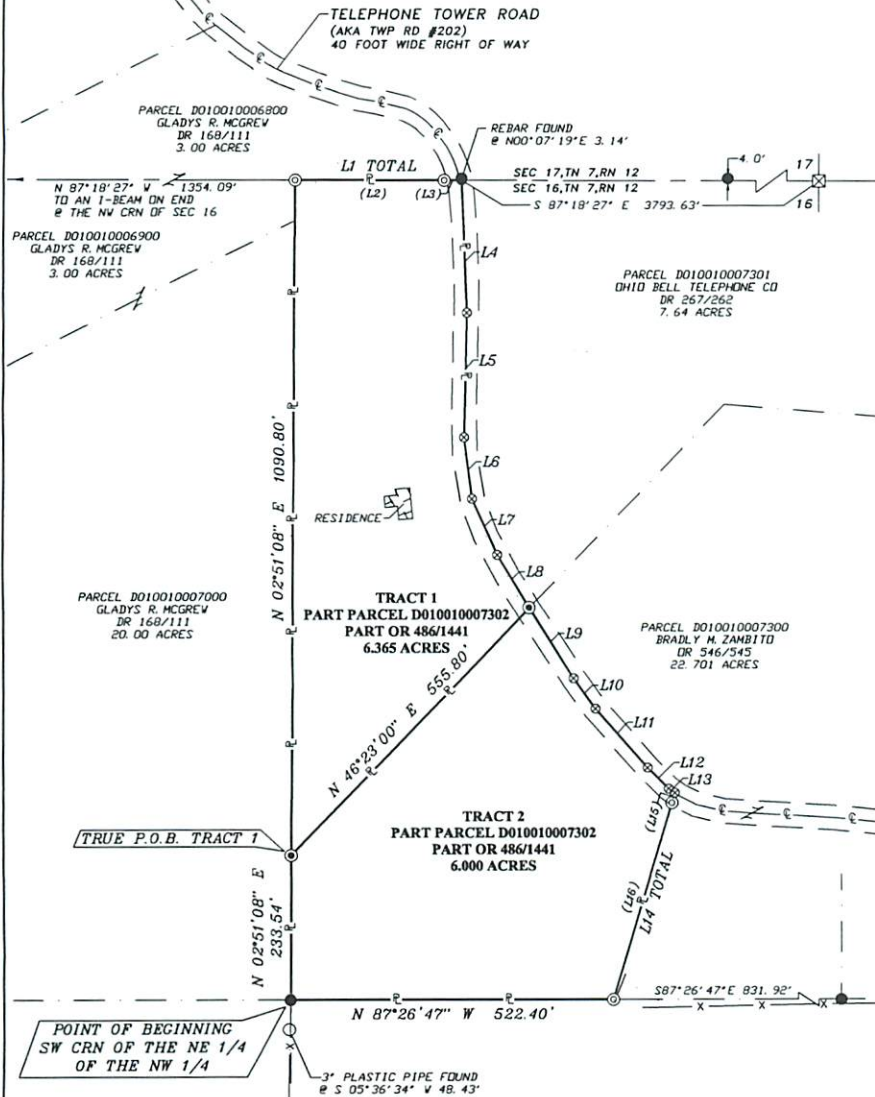
BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).

*Randall R. Cline II*  
RANDALL R. CLINE II, PS #8096 OH  
PROJECT NUMBER: 2192929 – TRACT 1



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Rebecca C. Williams*  
DATE: 9/14/20

PARCEL D010010006700  
 GEORGE T. & CAROL J. MOONE  
 DR 51/461  
 66.40 ACRES



**LEGEND**  
 THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.

- 5/8" CAPPED REBAR SET
- FOUND ROD/REBAR
- ⊙ CAPPED REBAR FOUND
- FOUND PIPE
- ⊗ FOUND STONE
- ⊙ POINT
- ⊗ POST

- PROPERTY LINE
- - - RIGHT OF WAY
- - - SECTION LINE
- - - ADJOINER LINE
- CENTERLINE OF ROAD
- x BARBED WIRE FENCE
- ||||| STRUCTURE

LINE	BEARING	DISTANCE
L1	S 87°18'27" E	268.65'
L2	S 87°18'27" E	240.20'
L3	S 87°18'27" E	28.45'
L4	S 00°07'19" W	214.00'
L5	S 03°55'34" W	200.00'
L6	S 04°58'26" E	100.00'
L7	S 21°48'56" E	100.00'
L8	S 28°48'04" E	99.78'
L9	S 29°44'46" E	134.38'
L10	S 33°24'22" E	60.90'
L11	S 38°55'03" E	128.57'
L12	S 43°06'14" E	48.43'
L13	S 52°16'43" E	12.18'
L14	S 19°21'46" W	349.32'
L15	S 19°21'46" W	16.81'
L16	S 19°21'46" W	332.51'

**REFERENCES:**  
 BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TN 7, RN 12, BERN TOWNSHIP, ATHENS COUNTY, OHIO  
 PART TAX PARCEL: D010010007302  
 PART OFFICIAL RECORD: 486, PAGE: 1441  
 PLATS ON FILE IN THE ATHENS COUNTY ENGINEER'S OFFICE.

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Randall R. Cline II*  
 DATE: 9/14/20

BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TOWN 7, RANGE 12 BERN TOWNSHIP ATHENS COUNTY, OHIO

STATE OF OHIO  
 RANDALL R. CLINE II  
 S-8096  
 PROFESSIONAL SURVEYOR  
 RANDALL R. CLINE II  
 P.S. # 1979WV, 8096OH

SCALE 1"=200'  
 12/09/2019  
 PRD #2192929

**PICKERING ASSOCIATES**  
 Architects • Engineers • Surveyors  
 11283 EMERSON AVENUE, PARKERSBURG, WV 26104  
 (304) 464-5305 PICKERING USA.COM

**BOUNDARY SURVEY PLAT**  
 TRACT 1 - 6.365 ACRES  
 TRACT 2 - 6.000 ACRES

PARCEL D010010006700  
 GEORGE T. & CAROL J. MOONE  
 DR 51/461  
 66.40 ACRES



TELEPHONE TOWER ROAD  
 (AKA TWP RD #202)  
 40 FOOT WIDE RIGHT OF WAY

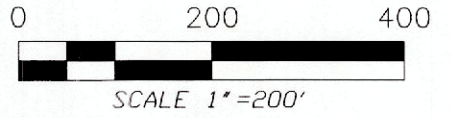
PARCEL D010010006800  
 GLADYS R. MCGREW  
 DR 168/111  
 3.00 ACRES

REBAR FOUND  
 @ N00°07'19"E 3.14'

N 87°18'27" W 1354.09'  
 TO AN I-BEAM ON END  
 @ THE NW CRN OF SEC 16

PARCEL D010010006900  
 GLADYS R. MCGREW  
 DR 168/111  
 3.00 ACRES

PARCEL D010010007301  
 OHIO BELL TELEPHONE CO  
 DR 267/262  
 7.64 ACRES



### LEGEND

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- FOUND ROD/REBAR
- ⊙ CAPPED REBAR FOUND
- FOUND PIPE
- ⊠ FOUND STONE
- ⊗ POINT
- ⊘ POST
- P — PROPERTY LINE
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**TRACT 1**  
 PART PARCEL D010010007302  
 PART OR 486/1441  
 6.365 ACRES

**TRACT 2**  
 PART PARCEL D010010007302  
 PART OR 486/1441  
 6.000 ACRES

PARCEL D010010007000  
 GLADYS R. MCGREW  
 DR 168/111  
 20.00 ACRES

PARCEL D010010007300  
 BRADLY M. ZAMBITO  
 DR 546/545  
 22.701 ACRES

RESIDENCE

TRUE P.O.B. TRACT 1

POINT OF BEGINNING  
 SW CRN OF THE NE 1/4  
 OF THE NW 1/4

3" PLASTIC PIPE FOUND  
 @ S 05°36'34" W 48.43'

PARCEL D010010007500  
 HOWARD BURGESS, JR.  
 DR 229/660  
 41.83 ACRES

PARCEL D010010007400  
 TIMOTHY C. & MISTY D. HOLLEY  
 DR 507/648  
 136.346 ACRES

### REFERENCES:

BEING A PART OF THE NE 1/4 OF  
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 BERN TOWNSHIP, ATHENS COUNTY, OHIO  
 PART TAX PARCEL: D010010007302  
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PLATS ON FILE IN THE ATHENS COUNTY  
 ENGINEER'S OFFICE.

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 OF THE NW 1/4 OF  
 SECTION 16, TOWN 7, RANGE 12  
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 ATHENS COUNTY, OHIO

STATE OF OHIO  
 RANDALL R. CLINE II  
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