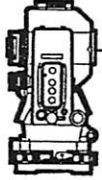


Description Approved
Jill A. Thompson 11-30-12
Athens County Auditor

EXHIBIT A



S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008



E-mail: www.surveyohio.com

Phone: 740-323-0644

Fax: 740-323-0272

Ohio Phone: 1-800-551-5844

Legal Description 34.519 Acres

Situated in the Township of Trimble, County of Athens, State of Ohio, and being a part the Southeast Quarter of Section 19, Township 11N, Range 14W, and being part of the Northeast Quarter of Section 24 of Dover Township, Township 10N, Range 14W, and being more particularly described as follows;

Being a Survey of all of a 6.097 Acre parcel conveyed to Applachian Investments, LLC, as recorded in O.R. Book ____, Page ____, and part of an original 32.767 Acre parcel conveyed to Applachian Investments, LLC, as recorded in O.R. Book 472, Page 598, in the Athens County Deed Records, part of Auditor's Parcel No. M01-0010064101, and all of Auditor's Parcel No. G01-0010074100, G01-0010076702, and M01-0010066302, and further described as follows;

Commencing at a non-accessible point in a creek marking the Southeast corner of Section 19, and being on the line between Trimble and Dover Townships;

Thence, N 41°17'57" W 330.00 feet to an iron pin set marking the Southeast corner of said 32.767 Acre parcel conveyed to Applachian Investments, LLC, (O.R. 472, Pg.598) of which this description is a part;

Thence, S 79°53'26" W 330.82 feet with the South line of said original 32.767 Acre parcel conveyed to Applachian Investments, LLC (O.R.472, Page 598), to an iron pin set on the North line of Tract 1 conveyed to Mary H. Hughes, as recorded in O.R. 162, Page 848, being the **PRINCIPLE PLACE OF BEGINNING** of the 34.519 Acre parcel herein to be described, and passing over iron pins set at 94.26 feet and 168.18 feet respectively;

Thence, S 79°53'26" W 217.96 feet continuing with the boundary of said original 32.767 Acre parcel conveyed to Applachian Investments, LLC (O.R.472, Page 598), the same being the boundary of said parcel conveyed to Hughes, (O.R.162, Pg. 848) along an existing fence line to a 5/8" o.d. iron pin found at an angle point;

Thence, S 15°58'38" W 566.44 feet continuing with the boundary of said original 32.767 Acre parcel conveyed to Applachian Investments, LLC (O.R.472, Page 598), the same being the boundary of said parcel conveyed to Hughes, (O.R.162, Pg. 848) along an existing fence line to a 5/8" o.d. iron pin found in Dover Township on the North line of a parcel conveyed to The United States of America, as recorded in Deed Volume 238, Page 36;

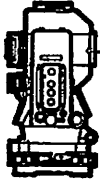
Thence, N 88°24'55" W 894.15 feet continuing with the boundary of said original 32.767 Acre parcel conveyed to Applachian Investments, LLC (O.R.472, Page 598), the same being the boundary of said parcel conveyed to The United States of America (D.V.238, Pg. 36), to an iron pin set on the East line of said 6.097 Acre parcel conveyed to Applachian Investments, LLC (O.R. ____, Pg. ____) of which this description is a part;

Thence with the boundary of said 6.097 Acre parcel conveyed to Applachian Investments, LLC (O.R. ____, Page ____), the same being the boundary of said parcel conveyed to The United States of America (D.V.238, Pg. 36), with the following two (2) courses and distances:

- 1) With a curve to the right (radius 604.00 feet, delta angle 71°52'36", arc length 757.71 feet) with a chord bearing S 51°22'06" W 708.99 feet to an iron pin set;
- 2) S 87°30'00" W 252.00 feet to an iron pin set on the boundary of a parcel conveyed to Lynda N. Ackerman, as recorded in O.R. Book 418, Page 619;

Description Approved
Jill A. Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: K. Cantley
DATE: 11-30-12



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Thence with the East line of said parcel conveyed to Ackerman (O.R.418, Page 619) and continuing along the East line of a parcel conveyed to Stephen M. Kochis, as recorded in O.R. Book 347, Page 764, the same being the boundary of said 6.097 Acre parcel conveyed to Applachian Investments, LLC (O.R. ____, Page ____) of which this description is a part, with the following seven (7) courses and distances;

- 3) N 00°21'45" E 100.12 feet to an iron pin set;
- 4) N 87°30'00" E 247.00 feet to an iron pin set;
- 5) With a curve to the left (radius 504.00 feet, delta angle 69°13'57", arc length 609.00 feet) with a chord bearing N 52°53'02" E 572.62 feet to an iron pin set;
- 6) N 11°51'59" E 1044.14 feet to an iron pin set;
- 7) With a curve to the left (radius 504.00 feet, delta angle 65°20'00", arc length 574.70 feet) with a chord bearing N 20°48'01" W 544.07 feet to an iron pin set;
- 8) N 36°32'00" E 40.00 feet to an iron pin set;
- 9) N 53°28'00" W 235.09 feet to a mag nail set in the centerline of State Route 685 marking a corner of a 0.445 Acre parcel conveyed to Applachian Investments, LLC, as recorded in O.R. Book ____, Page ____;

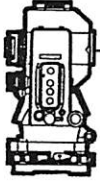
Thence, N 53°28'00" W 193.59 feet continuing with the boundary of said parcel conveyed to Kochis (O.R.347, Pg.764), the same being the boundary of said 0.445 Acre parcel conveyed to Applachian Investments, LLC, (O.R. ____, Pg. ____), to a railroad spike set in the pavement of State Route 685 marking the Southeast corner of a parcel conveyed to Robert A. & Lessia M. Canter, as recorded in O.R. Book 246, Page 418);

Thence, N 35°16'59" E 60.02 feet leaving State Route 685 with the East line of said parcel conveyed to Canter (O.R.246, Pg.418), the same being the boundary of said 0.445 Acre parcel conveyed to Applachian Investments, LLC (O.R. ____, Page ____), to an iron pin set marking the Southwest corner of a parcel conveyed to Robert Allen Canter, as recorded in O.R. Book 287, Page 882);

Thence, S 53°28'00" E 430.00 feet with the boundary of said parcel conveyed to Canter (O.R.287, Pg.882), the same being the boundary of said 0.445 Acre parcel conveyed to Applachian Investments, LLC (O.R. ____, Page ____), to a mag nail set in the centerline of State Route 685, and being on the North line of said 32.767 Acre parcel conveyed to Applachian Investments, LLC (O.R.472, Pg.598) of which this description is a part;

Thence with the boundary of said 32.767 Acre parcel conveyed to Applachian Investments, LLC (O.R.472, Page 598) of which this description is a part, the same being the centerline of State Route 685, with the following three (3) courses and distances;

- 10) S 70°05'25" E 78.61 feet to an angle point;
- 11) S 68°08'09" E 276.12 feet to an angle point;
- 12) S 69°15'20" E 664.30 feet to an angle point



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Thence leaving State Route 685 with a line across said 32.767 Acre parcel conveyed to Applachian Investments, LLC (O.R.472, Pg.598) of which this description is a part, with the following three (3) courses and distances;

- 13) S 33°17'13" W 246.85 feet to the centerline of Greens Run Creek, passing over an iron pin set at 36.20 feet, and passing over an axle found at 220.05 feet;
- 14) S 62°25'06" E 194.28 feet to an angle point: said angle point bears S 35°36'14" W 4.32 feet from an iron pin set;
- 15) S 36°57'53" E 493.49 feet to the PRINCIPLE PLACE OF BEGINNING.

Said parcel as surveyed contains **34.519 Acres**, more or less, and is subject to all legal easements, right of ways, restrictions, and zoning ordinances of record.

The above described 34.519 Acre parcel contains 25.788 acres in Section 19 of Trimble Township and 8.731 Acres in Section 24 of Dover Township.

Subject to a 30 foot wide easement for a gas pipeline.


Subject to the Flood Zone A Plain, as per Community Panel No. 390009C0038C, dated May 7, 2009.

Bearings of the above description are based on the line between Trimble and Dover Townships as being N 88°24'55" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying , under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in September of 2012..

Dated 10/11/12


 Scott A. England P.S.
 Ohio Registered Surveyor #7452

2435-12AT-34.519Ac.



Plat of Survey

Situated in the County of Athens, State of Ohio, and being part of Section 19 of Trimble Township, Twp. 11N, Range 14W, and part of Section 24 of Dover Township, Twp. 10N, Range 14W.

Robert A. & Lessia M. Canter
13.55 Acres
O.R. Book 246, Page 418
P.P.N. M01-0010064700

Robert Allen Canter
11.12 Acres
O.R. Book 287, Page 882
P.P.N. M01-0010064500

John E. & Judy L. Lomberger
2.35 Acres
O.R. 446, Page 333
P.P.N. M01-0010066300

Tammy I. Hanna
1.75 Acres
P.P.N. M01-0010064000
O.R. 326, Page 198

Elmer W. & Tammy S. Smith
4.219 Acres
O.R. 289, Page 1411
P.P.N. M01-0010064102

Stephen M. Koehls
Tract 3: 60.96 Acres
O.R. Book 347, Page 764
M01-0010066500

Applachian Investments, LLC
32.767 Acres
O.R. Book 472, Page 598

RELATED DOCUMENTS

- 1) 2010 Survey of 2.116 Acres by Kevin Cannon, P.S. #7224.
- 2) 1999 Survey of 0.284 Acres by Kenneth E. Highland, P.S. #7581.
- 3) 1983 Survey of 32.99 Acres by Archia Stanley, P.S. #6345.
- 4) 2010 O.D.O.T. Right of Way Plans No. ATH-685-3.87.

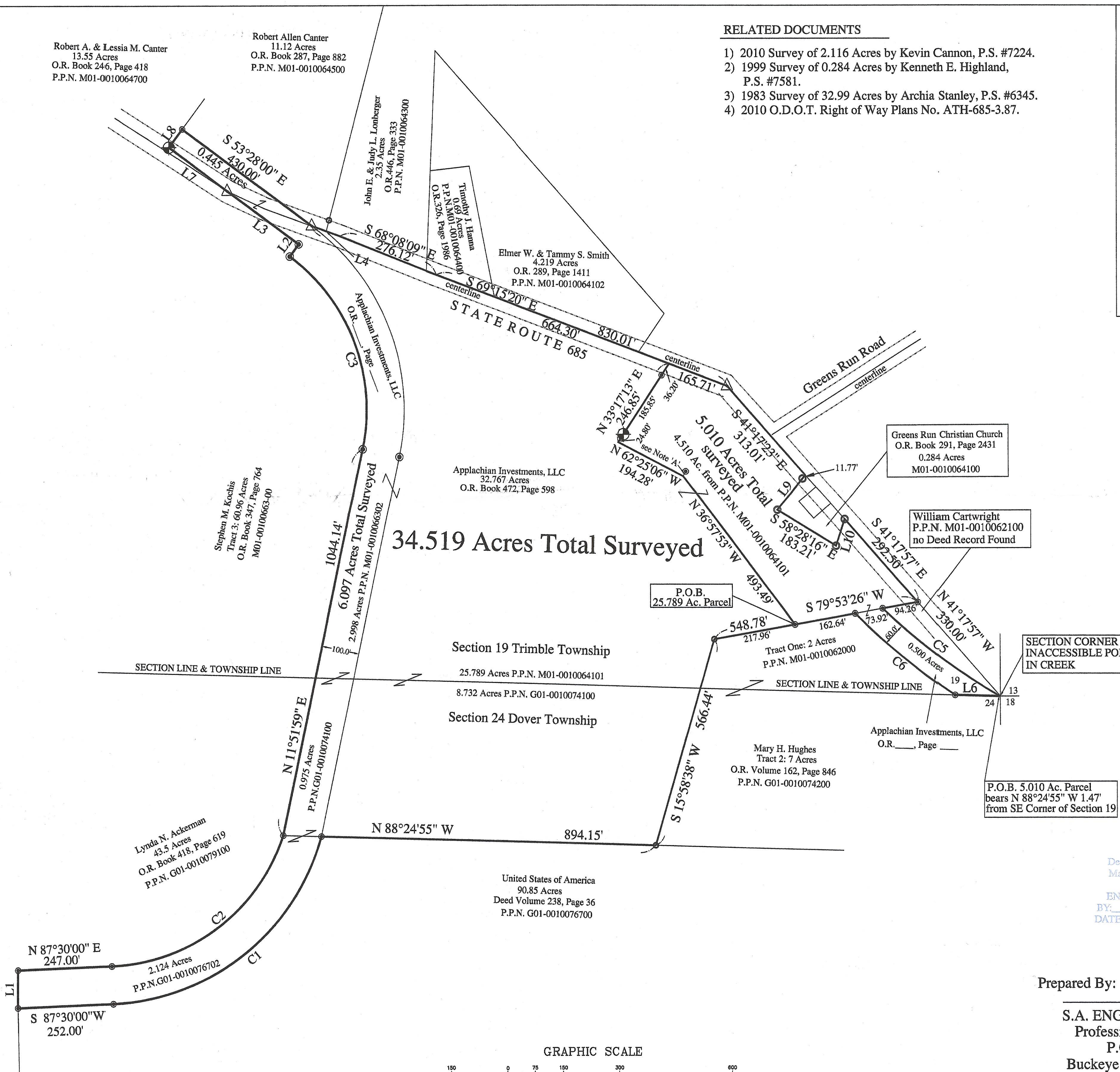
PROPERTY LOCATION:

Situated in the County of Athens, State of Ohio, and being a part of Section 19 of Trimble Township, Township 11N, Range 14W, and part of Section 24 of Dover Township, Township 10N, Range 14W

Being a Survey of all of a 32.767 Acre parcel conveyed to Applachian Investments, LLC, as recorded in O.R. Book 472, Page 498, and all of that part of The Penn Central Railroad and part of the Green Run Branch Railroad conveyed to Applachian Investments, as recorded in O.R. Book 472, Page 598, in the Athens County Deed Records, and being all of Auditor's P.P.N. G01-0010064101 & G01-0010074100, M01-0010066302 & G01-0010076702.

The bearings of this Plat are based on the line between Trimble and Dover Townships as being N 88°24'55" W, and is an assumed Meridian used to denote angles only.

Subject to the Flood Zone 'A' Plain, as per Community Panel No. 39009C0038C, dated May 7, 2009.



LINE TABLE

No.	Bearing	Distance
L1	N 00°21'45" E	100.12'
L2	N 36°32'00" E	40.00'
L3	N 53°28'00" W	235.09'
L4	S 70°05'25" E	78.61'
L5	S 70°10'37" E	135.31'
L6	N 88°24'55" W	118.76'
L7	N 53°28'00" W	193.59'
L8	N 35°16'59" E	60.02'
L9	S 38°20'00" W	119.77'
L10	N 17°46'33" E	74.40'

CURVE TABLE

No.	Arc length	Radius	Delta Angle	Chord/Distance
C1	757.71'	604.00'	71°52'36"	S 51°22'06" W 708.99'
C2	609.00'	504.00'	69°13'57"	N 52°53'02" E 572.62'
C3	544.70'	504.00'	65°20'00"	N 20°48'01" W 544.07'
C4	688.73'	604.00'	65°20'00"	S 20°48'01" E 652.02'
C5	386.96'	1675.62'	13°13'54"	S 53°11'26" E 386.10'
C6	340.43'	1735.62'	11°14'17"	N 50°44'36" W 339.88'

NOTE 'A' - Iron pin set bears N 35°36'14" E 4.32'.

SECTION CORNER INACCESSIBLE POINT IN CREEK

P.O.B. 5.010 Ac. Parcel bears N 88°24'55" W 1.47' from SE Corner of Section 19

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 11-30-12

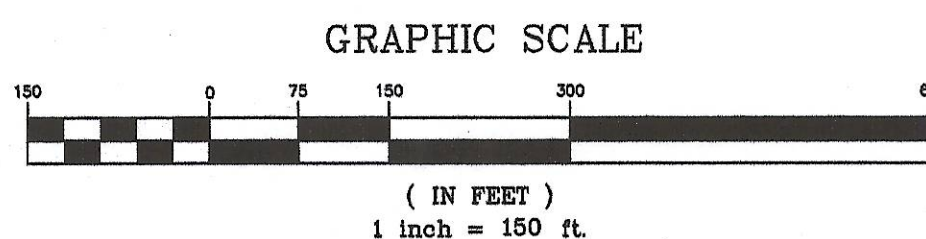
Prepared For:
Wilcox Land Development
Lancaster, Ohio

Prepared By:

S.A. ENGLAND SURVEYING
Professional Land Surveying
P.O. Box 1770
Buckeye Lake, Ohio 43008
740-928-8680 FAX 740-928-9565
WWW.SURVEYOHIO.COM

LEGEND

- - 5/8" o.d. Iron Pin Found
- - Iron Pin Set
- ⊙ - 5/8" Rebar 30" long w/ Red Cap Labeled S.A. England #7452
- - Stone Found
- △ - Mag Nail Set
- ⊕ - Railroad Spike Set



I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

Dated: *11/12*
Scott A. England, P.S.
Ohio Registered Surveyor #7452