

EXHIBIT "A"

PIONEER ENGINEERING & SURVEYING, LLC

P.O. Box 172, Beverly, Ohio 45715 Office: 740-984-4476 Cel: 740-350-4003

**DESCRIPTION OF PROPERTY
FROST TREE FARM, LLC
TRACT 1 & 2**

DESCRIPTION OF PROPERTY - TRACT 1

Situated in The State of Ohio, Athens County, Troy Township, Town. 5N, Range 11W, Section No. 29, Reference Deed, OR 480, Page 457 and Auditor No. L01-00100752.01, L01-00100751.00 & L01-00100738.04.

Being part of the Southeast portion of Section No. 29 and being more precisely described as follows:

Beginning at point at the Southeast Corner of Section No. 29, thence N 00° 03' 45" E, 1592.61 feet to a 5/8" capped iron pin set by R. Roush S-7999 on the East Line of Section No. 29, said 5/8" capped iron pin set by R. Roush S-7999 on the East Line of Section No. 29 being the true place of beginning;

Thence leaving the East Line of Section No. 29 and along a line common to James R. Birkbeck, Vol. 222, Page 377 and bearing S 40° 07' 08" W, 851.24 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to James R. Birkbeck, Vol. 222, Page 377 and bearing S 42° 47' 36" W, 236.00 feet to a point on the Centerline of Athens County Road No. 58 (Frost Rd.), passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 206.00 feet;

Thence along the Centerline of Athens County Road No. 58 (Frost Rd.) and lines common to Rodney A. Smith & Brenda S. Smith, Vol. 145, Page 183 with the following 5 courses:

Bearing N 11° 39' 31" W, 125.86 feet to a point;

Thence N 17° 10' 20" W, 140.67 feet to a point;

Thence N 53° 56' 20" W, 43.74 feet to a point;

Thence N 66° 31' 20" W, 70.12 feet to a point;

Thence N 74° 05' 20" W, 100.88 feet to a point on the Centerline of Athens County Road No. 58 (Frost Rd.);

Thence leaving the Centerline of Athens County Road No. 58 (Frost Rd.) and along a line common to Rodney A. Smith & Brenda S. Smith, Vol. 145, Page 183 and bearing S 16° 45' 40" W, 13.81 feet to a 1" Outside Diameter uncapped iron pipe found on the East Line of the former Baltimore and Ohio Railroad Property;

Thence along a line common to Rodney A. Smith & Brenda S. Smith, Vol. 145, Page 183 and bearing S 53° 20' 02" W, 231.62 feet to a point in the Center of the Hocking River, passing thru a 1" Outside Diameter uncapped iron pipe found on the West Line of the former Baltimore and Ohio Railroad Property at 100.61 feet;

Thence along the Center of the Hocking River with the following 11 courses:

Bearing N 66° 28' 36" W, 56.96 feet to a point;

Thence N 83° 22' 38" W, 245.52 feet to a point;

Thence N 86° 08' 01" W, 413.30 feet to a point;

Thence N 56° 37' 19" W, 154.74 feet to a point;

Thence N 39° 47' 31" W, 266.30 feet to a point;

Thence N 16° 07' 55" W, 308.61 feet to a point;

Thence N 09° 19' 44" W, 105.08 feet to a point;

Thence N 12° 51' 51" W, 70.03 feet to a point;

Thence N 11° 29' 54" W, 216.44 feet to a point;

Thence N 26° 51' 10" W, 161.99 feet to a point;

Thence N 44° 44' 48" W, 81.81 feet to a point at the intersection of the Center of the Hocking River and the Center of Frost Run;

Thence leaving the Center of the Hocking River and along a line common to Alice F. Kennedy, Vol. 88, Page 414 and along the Center of Frost Run with the following 6 courses;
Bearing N 76° 54' 33" E, 303.22 feet to a point;
Thence N 65° 28' 51" E, 111.73 feet to a point;
Thence S 33° 08' 15" E, 114.02 feet to a point;
Thence S 26° 06' 31" E, 36.79 feet to a point;
Thence S 75° 23' 31" E, 49.56 feet to a point;
Thence N 64° 47' 15" E, 80.63 feet to a point at the intersection of the Center of Frost Run and the West Line of the former Baltimore and Ohio Railroad Property;

Thence along a line common to Alice F. Kennedy, Vol. 88, Page 414 and the West Line of the former Baltimore and Ohio Railroad Property with a curve to the right having a chord bearing of N 33° 37' 04" W, a chord length of 43.94 feet, a delta angle of 00° 26' 08" and a radius of 5779.62 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Alice F. Kennedy, Vol. 88, Page 414 and the West Line of the former Baltimore and Ohio Railroad Property and bearing S 87° 19' 03" W, 5.82 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Alice F. Kennedy, Vol. 88, Page 414 and the West Line of the former Baltimore and Ohio Railroad Property with a curve to the right having a chord bearing of N 30° 41' 47" W, a chord length of 539.78 feet, a delta angle of 05° 20' 54" and a radius of 5784.66 feet to a 5/8" uncapped iron pin found;

Thence leaving the West Line of the former Baltimore and Ohio Railroad Property and along a line common to Alice F. Kennedy, OR 255, Page 146 and bearing S 48° 16' 25" E, 163.37 feet to a point;

Thence along a line common to Alice F. Kennedy, OR 255, Page 146 and bearing S 70° 26' 31" E, 69.89 feet to a point on the East Line of the former Baltimore and Ohio Railroad Property;

Thence along a line common to Alice F. Kennedy, OR 255, Page 146 and the East Line of the former Baltimore and Ohio Railroad Property with a curve to the left having a chord bearing of S 31° 34' 58" E, a chord length of 296.66 feet, a delta angle of 02° 59' 25" and a radius of 5684.65 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Alice F. Kennedy, OR 255, Page 146 and the East Line of the former Baltimore and Ohio Railroad Property with a curve to the left having a chord bearing of S 33° 22' 53" E, a chord length of 60.20 feet, a delta angle of 00° 36' 25" and a radius of 5684.65 feet to a point in the Center of Frost Run;

Thence leaving the East Line of the former Baltimore and Ohio Railroad Property and along a line common to Alice F. Kennedy, OR 255, Page 146 and along the Center of Frost Run with the following 19 courses;

Bearing N 46° 27' 07" E, 93.31 feet to a point;
Thence N 55° 40' 43" E, 155.39 feet to a point;
Thence N 68° 54' 05" E, 28.70 feet to a point;
Thence N 79° 51' 16" E, 201.48 feet to a point;
Thence N 62° 18' 21" E, 28.88 feet to a point;
Thence N 27° 52' 11" E, 115.78 feet to a point;
Thence N 02° 54' 00" W, 39.34 feet to a point;
Thence N 14° 51' 33" W, 86.40 feet to a point;
Thence N 03° 21' 26" W, 34.13 feet to a point;
Thence N 79° 39' 19" E, 75.65 feet to a point;
Thence N 86° 00' 40" E, 84.41 feet to a point;
Thence N 33° 17' 53" E, 17.23 feet to a point;
Thence N 33° 18' 21" E, 17.87 feet to a point;
Thence N 07° 39' 55" E, 76.90 feet to a point;
Thence N 25° 24' 55" E, 169.19 feet to a point;
Thence N 80° 21' 48" E, 158.44 feet to a point;
Thence N 56° 24' 31" E, 75.59 feet to a point;
Thence N 00° 33' 37" W, 22.13 feet to a point;
Thence N 62° 54' 17" W, 69.69 feet to a point at the intersection of the Center of Frost Run and the Center of Hearth Stone Run;

Thence leaving the Center of Frost Run and along a line common to Alice F. Kennedy, OR 255, Page 146 and along the Center of Hearth Stone Run with the following 17 courses;

Bearing N 56° 41' 49" E, 16.14 feet to a point;
Thence N 33° 06' 32" E, 34.99 feet to a point;
Thence N 71° 28' 38" E, 37.64 feet to a point;
Thence N 43° 48' 31" E, 43.47 feet to a point;
Thence S 83° 44' 07" E, 28.08 feet to a point;
Thence N 12° 22' 46" E, 36.91 feet to a point;
Thence N 89° 41' 52" E, 50.03 feet to a point;
Thence S 52° 03' 02" E, 131.57 feet to a point;
Thence N 70° 33' 15" E, 113.24 feet to a point;
Thence S 63° 39' 56" E, 34.49 feet to a point;
Thence S 38° 56' 07" E, 73.98 feet to a point;
Thence S 72° 49' 43" E, 72.62 feet to a point;
Thence S 53° 30' 31" E, 27.27 feet to a point;
Thence S 38° 31' 27" E, 44.38 feet to a point;
Thence N 64° 24' 01" E, 204.88 feet to a point;
Thence N 75° 53' 21" E, 106.86 feet to a point;
Thence S 76° 34' 59" E, 26.29 feet to a point at the intersection of the Center of Hearth Stone Run and the East Line of Section No. 29;

Thence along a line common to Karen L. Hiehle, OR 207, Page 166 and along the East Line of Section No. 29 and bearing S 00° 03' 45" W, 1594.09 feet to a 5/8" capped iron pin set by R. Roush S-7999 on the East Line of Section No. 29, passing thru 5/8" capped iron pins set by R. Roush S-7999 at 30.00 feet and 1114.09 feet, a point on the Centerline of Troy Township Road No. 182 (Smith Rd.) at 1144.09 feet and a 5/8" capped iron pin set by R. Roush S-7999 at 1174.09 feet;

Said 5/8" capped iron pin set by R. Roush S-7999 on the East Line of Section No. 29 being the **true place of beginning.**

Containing 88,872 acres more or less with 73.146 acres being in Auditor No. L01-00100752.01, 11.397 acres being in Auditor No. L01-00100751.00 and 4.329 acres being in Auditor No. L01-00100738.04.

Basis of bearings of the above surveyed tract: Bearing of the East Line of Section No. 29 was assumed as South 00° 03' 45" West.

SUBJECT to all rights of way, easements, leases and restrictions of record.

The above description based on a field survey performed by Pioneer Engineering and Surveying, LLC on December 16, 2013, under the direction of Robert H. Roush PE, PS S-7999.

DESCRIPTION OF PROPERTY - TRACT 2

Situated in The State of Ohio, Athens County, Troy Township, Town. 5N, Range 11W, Section No. 29, Reference Deed, OR 480, Page 457 and Auditor No. L01-00100738.04.

Being part of the Southeast portion of Section No. 29 and being more precisely described as follows:

Beginning at point on the Centerline of Athens County Road No. 58 (Frost Rd.), located N 00° 03' 45" E, 507.53 ft. and N 89° 56' 15" W, 667.91 ft. from the Southeast Corner of Section No. 29, said point on the Centerline of Athens County Road No. 58 (Frost Rd.) being the **true place of beginning;**

Thence leaving the Centerline of Athens County Road No. 58 (Frost Rd.) and along a line common to Athens Conservancy, OR 461, Page 60 and bearing S 72° 31' 06" W, 143.80 feet to a 5/8" uncapped iron pin found on the West Line of the former Baltimore and Ohio Railroad Property, passing thru a steel 'T' fence post found on the East Line of the former Baltimore and Ohio Railroad Property at 44.17 feet;

Thence along a line common to James B. Robertson, OR 170, Page 269 and the West Line of the former Baltimore and Ohio Railroad Property with a curve to the right having a chord bearing of N 19° 38' 04" W, a chord length of 206.27 feet, a delta angle of 04° 11' 58" and a radius of 2814.93 feet to a point in the Hocking River;

Thence along a line common to Rodney S. Smith & Brenda S. Smith, OR 291, Page 1766 and bearing N 68° 41' 12" E, 100.00 feet to a 3/4" uncapped iron pin found, passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 21.22 feet;

Thence along a line common to Rodney A. Smith & Brenda S. Smith, Vol. 145, Page 183 and bearing N 83° 35' 23" E, 86.79 feet to a point on the Centerline of Athens County Road No. 58 (Frost Rd.), passing thru a 5/8" uncapped iron pin found at 71.68 feet;

Thence along the Centerline of Athens County Road No. 58 (Frost Rd.) and a line common to James R. Birkbeck, Vol. 222, Page 377 and bearing S 07° 48' 55" E, 198.97 feet to a point on the Centerline of Athens County Road No. 58 (Frost Rd.);

Said point on the Centerline of Athens County Road No. 58 (Frost Rd.) being the true place of beginning.

Containing 0.780 acres more or less.

Basis of bearings of the above surveyed tract: Bearing of the East Line of Section No. 29 was assumed as South 00° 03' 45" West.

SUBJECT to all rights of way, easements, leases and restrictions of record.

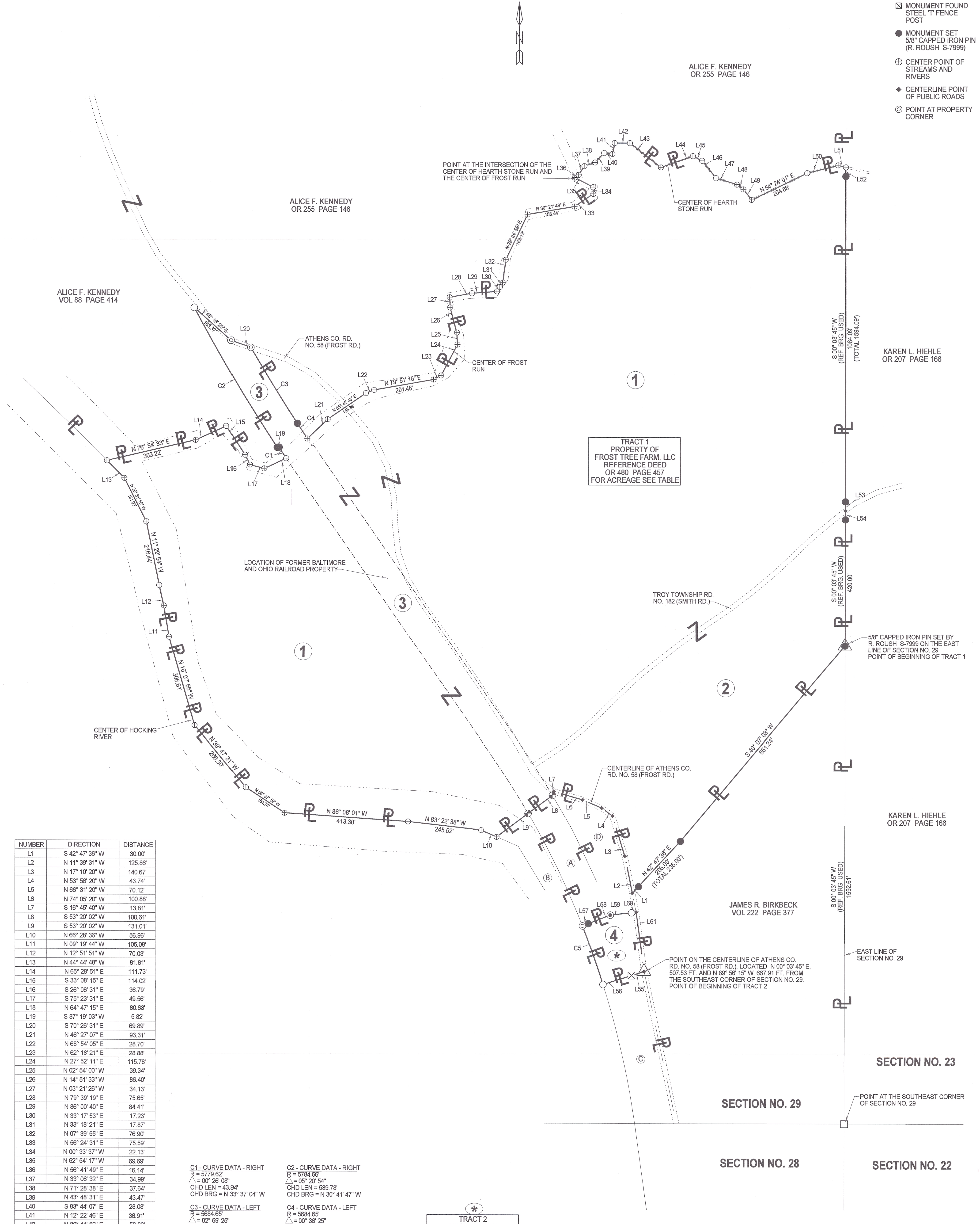
The above description based on a field survey performed by Pioneer Engineering and Surveying, LLC on December 16, 2013, under the direction of Robert H. Roush PE, PS S-7999.

Bearings shown hereon are to an assumed meridian and are used to denote angles only.

ATHENS COUNTY, OHIO TROY TOWNSHIP SECTION 29, TOWN. 5N, RANGE 11W

LEGEND

- MONUMENT FOUND 5/8" UNCAPPED IRON PIN
- ⊕ MONUMENT FOUND 1" O.D. UNCAPPED IRON PIPE
- ⊙ MONUMENT FOUND 3/4" UNCAPPED IRON PIN
- ⊠ MONUMENT FOUND STEEL 'T' FENCE POST
- MONUMENT SET 5/8" CAPPED IRON PIN (R. ROUSH S-7999)
- ⊕ CENTER POINT OF STREAMS AND RIVERS
- ◆ CENTERLINE POINT OF PUBLIC ROADS
- ⊙ POINT AT PROPERTY CORNER



NUMBER	DIRECTION	DISTANCE
L1	S 42° 47' 36" W	30.00'
L2	N 11° 39' 31" W	125.86'
L3	N 17° 10' 20" W	140.67'
L4	N 53° 56' 20" W	43.74'
L5	N 66° 31' 20" W	70.12'
L6	N 74° 05' 20" W	100.88'
L7	S 16° 45' 40" W	13.81'
L8	S 53° 20' 02" W	100.61'
L9	S 53° 20' 02" W	131.01'
L10	N 66° 28' 36" W	56.96'
L11	N 09° 19' 44" W	105.08'
L12	N 12° 51' 51" W	70.03'
L13	N 44° 44' 48" W	81.81'
L14	N 65° 28' 51" E	111.73'
L15	S 33° 08' 15" E	114.02'
L16	S 26° 06' 31" E	36.79'
L17	S 75° 23' 31" E	49.56'
L18	N 64° 47' 15" E	80.63'
L19	S 87° 19' 03" W	5.82'
L20	S 70° 26' 31" E	69.89'
L21	N 46° 27' 07" E	93.31'
L22	N 68° 54' 05" E	28.70'
L23	N 62° 18' 21" E	28.88'
L24	N 27° 52' 11" E	115.78'
L25	N 02° 54' 00" W	39.34'
L26	N 14° 51' 33" W	86.40'
L27	N 03° 21' 26" W	34.13'
L28	N 79° 39' 19" E	75.65'
L29	N 86° 00' 40" E	84.41'
L30	N 33° 17' 53" E	17.23'
L31	N 33° 18' 21" E	17.87'
L32	N 07° 39' 55" E	76.90'
L33	N 56° 24' 31" E	75.59'
L34	N 00° 33' 37" W	22.13'
L35	N 62° 54' 17" W	69.69'
L36	N 56° 41' 49" E	16.14'
L37	N 33° 06' 32" E	34.99'
L38	N 71° 28' 38" E	37.64'
L39	N 43° 48' 31" E	43.47'
L40	S 83° 44' 07" E	28.08'
L41	N 12° 22' 46" E	36.91'
L42	N 89° 41' 52" E	50.03'
L43	S 52° 03' 02" E	131.57'
L44	N 70° 33' 15" E	113.24'
L45	S 63° 39' 56" E	34.49'
L46	S 38° 56' 07" E	73.98'
L47	S 72° 49' 43" E	72.62'
L48	S 53° 30' 31" E	27.27'
L49	S 38° 31' 27" E	44.38'
L50	N 75° 53' 21" E	106.86'
L51	S 76° 34' 59" E	26.29'
L52	S 00° 03' 45" W	30.00'
L53	S 00° 03' 45" W	30.00'
L54	S 00° 03' 45" W	30.00'
L55	S 72° 31' 06" W	44.17'
L56	S 72° 31' 06" W	99.63'
L57	N 68° 41' 12" E	21.22'
L58	N 68° 41' 12" E	78.78'
L59	N 83° 35' 23" E	71.68'
L60	N 83° 35' 23" E	15.11'
L61	S 07° 48' 55" E	198.97'

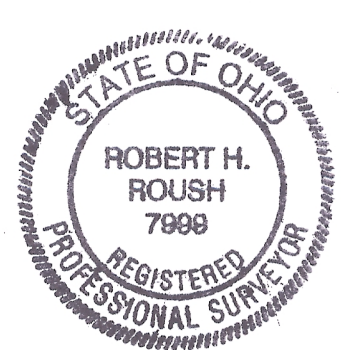
- C1 - CURVE DATA - RIGHT
R = 5779.62'
Δ = 00° 26' 08"
CHD LEN = 43.94'
CHD BRG = N 33° 37' 04" W
- C2 - CURVE DATA - RIGHT
R = 5784.65'
Δ = 05° 20' 54"
CHD LEN = 539.78'
CHD BRG = N 30° 41' 47" W
- C3 - CURVE DATA - LEFT
R = 5684.65'
Δ = 02° 59' 25"
CHD LEN = 296.66'
CHD BRG = S 31° 34' 58" E
- C4 - CURVE DATA - LEFT
R = 6684.65'
Δ = 00° 36' 25"
CHD LEN = 60.20'
CHD BRG = S 33° 22' 53" E
- C5 - CURVE DATA - LEFT
R = 2614.93'
Δ = 04° 11' 58"
CHD LEN = 206.27'
CHD BRG = N 19° 38' 04" W

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TRACT 2
PROPERTY OF
FROST TREE FARM, LLC
REFERENCE DEED
OR 480 PAGE 457
FOR ACREAGE SEE TABLE

TRACT 1 - ACREAGE IDENTIFICATION TABLE

DESIGNATION	TRACT NO.	PARCEL ID. NO.	ACREAGE
1	1	L01-00100752.01	73.146
2	1	L01-00100751.00	11.397
3	1	L01-00100738.04	4.329
4	2	L01-00100738.04	0.780
TOTAL			89.652

- A RODNEY S. SMITH & BRENDA S. SMITH
OR 291 PAGE 1766
- B JAMES B. ROBERTSON
OR 170 PAGE 269
- C ATHENS CONSERVANCY
OR 461 PAGE 60
- D RODNEY A. SMITH & BRENDA S. SMITH
VOL 145 PAGE 183



ROBERT H. ROUSH
OHIO REG. NO. S-7999
DATE 12-17-2013

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 12/21/16

FROST TREE FARM, LLC

PIONEER ENGINEERING AND SURVEYING, LLC.
P.O. BOX 172 BEVERLY, OHIO 48715
OFFICE: 740-894-4476 CELL: 740-380-4003

DATE: 12/16/2013