

EXHIBIT A

Description of property at: Nelsonville, Ohio
 To: James E. Edwards
 CSXT Deed File No.: 1993-00211-NEG

Situate in the City of Nelsonville, Section 17, York Township, Athens County, Ohio. Being a part of parcel 13 as delineated on Chesapeake & Ohio Railway Company (now CSX) valuation map V8HV(1) and described in Deed Records Vol. 179, Pg. 579 and a part of parcel 5 as delineated on Chesapeake & Ohio Railway valuation map V8HV(1) and described in Deed Records Vol. 41, Pg. 131, and being more fully described as follows:

POINT-OF-BEGINNING being an iron pin found 135.00 feet southerly from and perpendicular to centerline of U.S. Route 33 at station 71 + 86.4, reference Ohio Dept. of Transportation right of way plans "Athens County S.H. 155-Sec. Nelsonville (Pt) R/W plans" sheet 1 of 1;

Thence N48 26'48"E 100.00 feet to an iron pin set, said iron pin also being a corner of 0.81 acre parcel of M.J. and N. W. Blackburn as described in O.R. Vol. 37, Pg. 493, said pin also being on the right of way limits of said U.S. 33 (reference: iron pin set at 53.07 feet);

Thence S41 33'12"E 779.03 feet along said U.S. 33 right of way limits to an iron pin set;

Thence continuing along U.S. Rt. 33 right of way limits with a curve to the left, said curve having (arc definition) a length of 505.57 feet, a radius of 1893.47 feet, and a chord bearing S49 15'11"E 504.05 feet to an iron pin set (reference: concrete C&O right of way monuments found N74 36'24"E 6.2 feet and S63 18'48"E 36.5 feet);

Thence leaving said U.S. Route 33 right of way limits S31 10'05"W 37.45 feet to an iron pin set at the easterly corner of a 4.92 acre parcel of Nelsonville Limited as described in D.R. Vol. 325, Pg. 399;

Thence along the lines of said 4.92 acre parcel the next four courses:

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: S. Blausen
 DATE: 5-21-93

York # 17

15

Along a curve to the left northwesterly, the radius of said curve is undefined, said curve having an arc distance of 114.47 feet and a chord which bears N 55 34'58"W 114.12 feet, reference D.R. Vol. 325, Pg. 399 and D.R. Vol. 320, Pg. 687 to an iron pipe found,

N62 53'02"W 186.45 feet to an iron pipe found,
N52 50'25"W 182.68 feet to an iron pin found,
N41 35'24"W 826.10 feet to the Point-of-Beginning.

Containing 2.57 acres (0.23 acres of parcel #13, D.R. 179, Pg. 579, 2.34 acres of parcel #5 D.R. 41, Pg. 131) as surveyed 02-16-1993 by Robert C. Canter, P.S. #7226, a print of which is attached hereto as Exhibit A-1.

BEING in part the same property acquired by The Columbus and Hocking Valley Railroad Company, a predecessor of Grantor, from Lorenzo Poston, et ux, by deed dated July 28, 1873, recorded among the Public Land Records of Evans County, Ohio in Book 41, Page 131.

AND BEING in part the same property acquired by The Chesapeake and Ohio Railway Company, a predecessor of Grantor, from R. D. Williams, Trustee, by deed dated May 5, 1942, recorded as aforesaid in Book 179, Page 579.

The Ohio and West Virginia Railway Company, The Columbus and Hocking Valley Railroad Company and the Columbus and Toledo Railroad Company consolidated, effective August 20, 1881, to form the Columbus, Hocking Valley and Toledo Railway Company. The Columbus, Hocking Valley and Toledo Railway Company was acquired by The Hocking Valley Railway Company by deed dated February 25, 1899. The Hocking Valley Railway Company merged into The Chesapeake and Ohio Railway Company May 5, 1930. Effective September 2, 1987, The Chesapeake and Ohio Railway Company merged into CSX Transportation, Inc. in accordance with the terms of the Articles of Merger dated August 18, 1987.

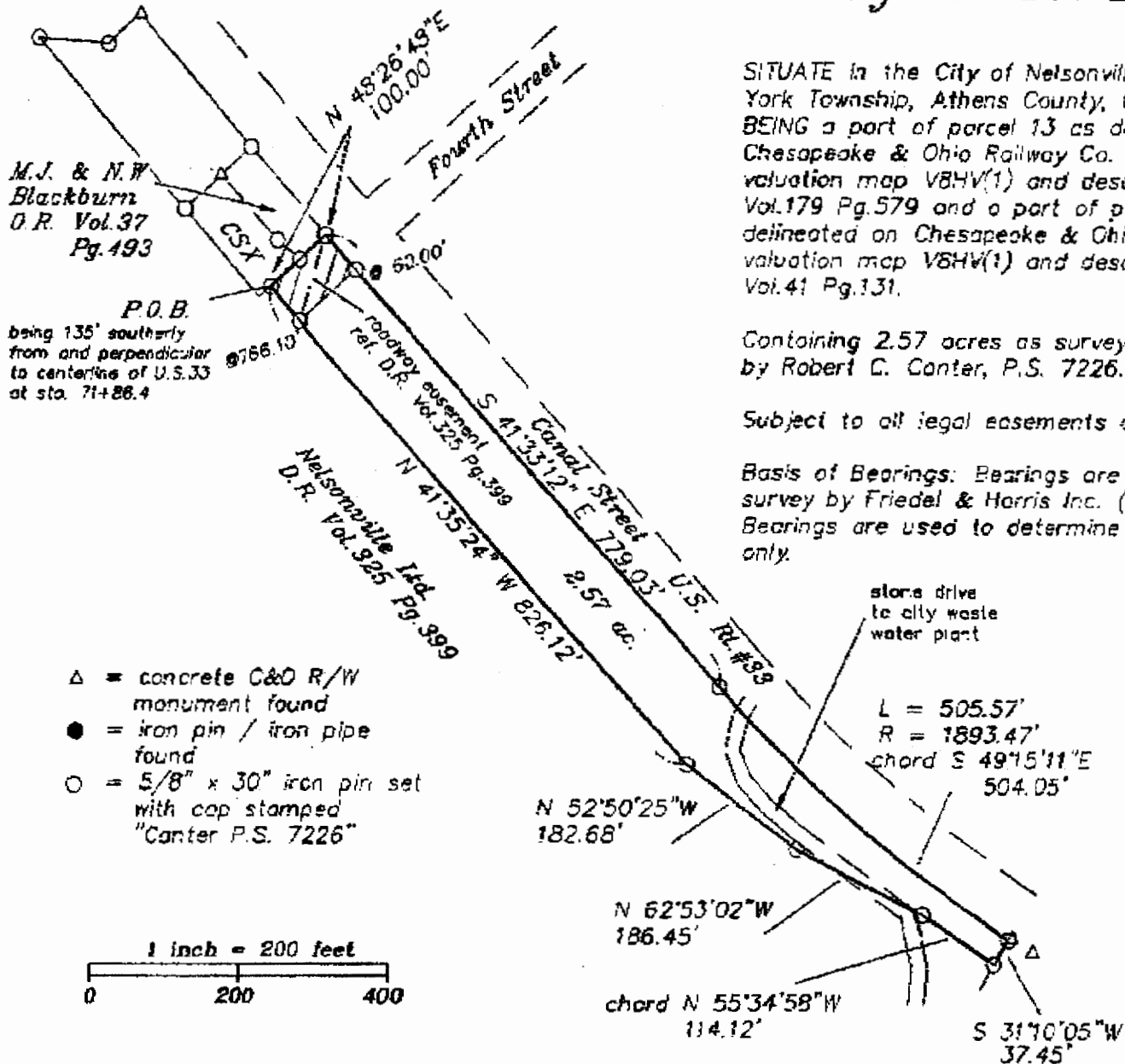
PLAT of SURVEY

SITUATE in the City of Nelsonville, Section 17,
York Township, Athens County, Ohio.
BEING a part of parcel 13 as delineated on
Chesapeake & Ohio Railway Co. (now CSX)
valuation map V8HV(1) and described in D.R.
Vol.179 Pg.579 and a part of parcel 5 as
delineated on Chesapeake & Ohio Railway
valuation map V8HV(1) and described in D.R.
Vol.41 Pg.131.

Containing 2.57 acres as surveyed 2-16-1993
by Robert C. Canter, P.S. 7226.

Subject to all legal easements and rights of way.

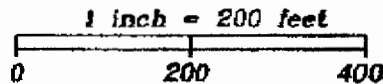
Basis of Bearings: Bearings are based on a prior
survey by Friedel & Harris Inc. (D.R. Vol.325 Pg.399).
Bearings are used to determine angular relationships
only.



M.J. & N.W.
Blackburn
O.R. Vol.37
Pg.193

P.O.B.
being 135' southerly
from and perpendicular
to centerline of U.S.33
at sta. 71+86.4

- △ = concrete C&O R/W monument found
- = iron pin / iron pipe found
- = 5/8" x 30" iron pin set with cap stamped "Canter P.S. 7226"



store drive
to city waste
water plant

L = 505.57'
R = 1893.47'
chord S 49°15'11"E
504.05'

N 52°50'25"W
182.68'

N 62°53'02"W
186.45'

chord N 55°34'58"W
114.12'

S 31°10'05"W
37.45'



Robert C. Canter P.S.
Robert C. Canter, P.S.

EXHIBIT A-1