

EXHIBIT A

Situated in Sections 24, 29, and 30, Township No. 12, Range No. 15, City of Nelsonville, York Township, Athens County, Ohio and further described as follows:

TRACT I: Beginning at an iron pin found at the northeast corner of Section 29; thence, North $11^{\circ} 11' 54''$ East a distance of 523.51 feet to a railroad spike set in the center of District 29 Road, said point being the true point of beginning; thence, South $49^{\circ} 30' 41''$ West a distance of 193.83 feet to an iron pin found; thence, South $51^{\circ} 27' 34''$ West a distance of 240.10 feet to an iron pin set; thence, South $17^{\circ} 04' 46''$ West a distance of 127.00 feet to an iron pin set; thence continuing South $17^{\circ} 04' 46''$ West a distance of 65.36 feet to an iron pin set; thence, South $42^{\circ} 49' 04''$ West a distance of 82.00 feet to an iron pin set; thence, South $40^{\circ} 49' 04''$ West a distance of 239.10 feet to an iron pin set; thence, North $07^{\circ} 26' 12''$ West a distance of 156.88 feet to an iron pin set; thence, North $31^{\circ} 24' 11''$ East a distance of 113.06 feet to an iron pin set; thence, North $20^{\circ} 07' 05''$ West a distance of 92.31 feet to an iron pin set; thence, South $82^{\circ} 01' 06''$ West a distance of 67.64 feet to a point, said point being the easterly corner of an 1.38 acre Tract now owned by the Grantee (Nelsonville Community Improvement Corp.) and described in Volume 216 page 945 of the Official Records of Athens County; thence, along the boundaries of said tract the following bearings and distances: South $82^{\circ} 00' 00''$ West 53.50 feet to an iron pin set; South $20^{\circ} 00' 00''$ East 106.00 feet to an iron pin set; North $86^{\circ} 30' 01''$ West 240.94 feet to an iron pin found; North $03^{\circ} 17' 40''$ East 190.83 feet to an iron pin set; thence, North $53^{\circ} 46' 29''$ East 227.61 feet to an iron pin set; thence, South $16^{\circ} 30' 00''$ East 154.80 feet to an iron pin set, said pin being the northeasterly corner of said Tract; thence, leaving said Tract, North $04^{\circ} 09' 32''$ East a distance of 270.01 feet to an iron pin set; thence, South $86^{\circ} 13' 08''$ East a distance of 413.00 feet to an iron pin set; thence, $03^{\circ} 48' 32''$ East a distance of 60.00 feet to an iron pin set; thence, South $86^{\circ} 30' 00''$ East, passing through an iron pin set at 180.00 feet, a distance of 247.33 feet to the true point of beginning.

Containing 6.04 acres of which 0.05 acre is in River Lot No. 649, Section 24, being a part of Parcel 2 in Volume 386, page 205 of Deed Records of Athens County; 0.48 acre is in Section 29, being 0.08 acre from Parcel 2 and 0.40 acre from Parcel 6 Volume 386, page 205 of Deed Records of Athens County; and 5.51 acres are in River Lot 650, Section 30 and being 0.17 acre from Parcel 1, 3.44 acres from Parcel 3, all of Parcels 4 (0.25 acre) and 5 (0.14 acre), Volume 386, page 205 of Deed Records of Athens County, 1.38 acres presently owned by the Grantee (Nelsonville Community Improvement Corp.) Volume 216, page 945 Official Records of Athens County and 0.13 acres.

The acreage in the above described Tract actually being

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transferred to the Grantee (Nelsonville Community Improvement Corp.) is 4.66 acres. The abovementioned 1.38 acres presently owned by the Grantee was included in Tract I as the Grantee desires to combine said 1.38 acres and the 4.66 acres into one tract of 6.04 acres.

LAST DEED REFERENCE: Volume 386, page 205 of Deed Records of Athens County and Volume 216, page 945 Official Records of Athens County in the Athens County Recorder's Office.

TRACT II: Beginning at an iron pin found at the northeast corner of Section 29; thence, along the north line of said Section, North $86^{\circ} 30' 00''$ West a distance of 580.00 feet to an iron pin set, said pin being the true point of beginning; thence, South $14^{\circ} 30' 00''$ East a distance of 66.40 feet to an iron pin set; thence, South $86^{\circ} 30' 00''$ East a distance of 40.00 feet to an iron pin set; thence, South $07^{\circ} 26' 12''$ East a distance of 156.88 feet to an iron pin set; thence, South $15^{\circ} 49' 04''$ West a distance of 136.70 to an iron pin set; thence, South $12^{\circ} 07' 39''$ West a distance of 90.56 to an iron pin set; thence, North $56^{\circ} 27' 10''$ West, passing through an iron pin set at 100.00 feet, a distance of 806.86 feet to an iron pin set; thence, North $36^{\circ} 37' 24''$ East a distance of 43.30 feet to an iron pin set, said pin being on the north line of Section 29; thence, South $86^{\circ} 30' 00''$ East, passing an iron pin found at 386.29 feet, a distance of 627.23 feet to the true point of beginning.

Containing 3.96 acres of which 1.03 acres are a part of Parcel 2 and 2.93 acres are a part of Parcel 6 Volume 386, page 205 of Deed Records of Athens County.

LAST DEED REFERENCE: Volume 386, page 205 of Deed Records of Athens County in the Athens County Recorder's Office.

Tracts I and II being subject to all legal right-of-ways, easements and leases of record.

The bearings in the above description are based on the north line of Section 29 being North $86^{\circ} 30' 00''$ West as given in the deed description recorded in Volume 386, page 205 of Deed Records of Athens County.

All iron pins set are $\frac{5}{8}$ inch diameter rebar, 32 inches in length, with yellow plastic identification caps stamped "MAIDEN PS 6296".

The above description was prepared from an actual survey of the premises made under the supervision of Rex Maiden, Registered Professional Surveyor.

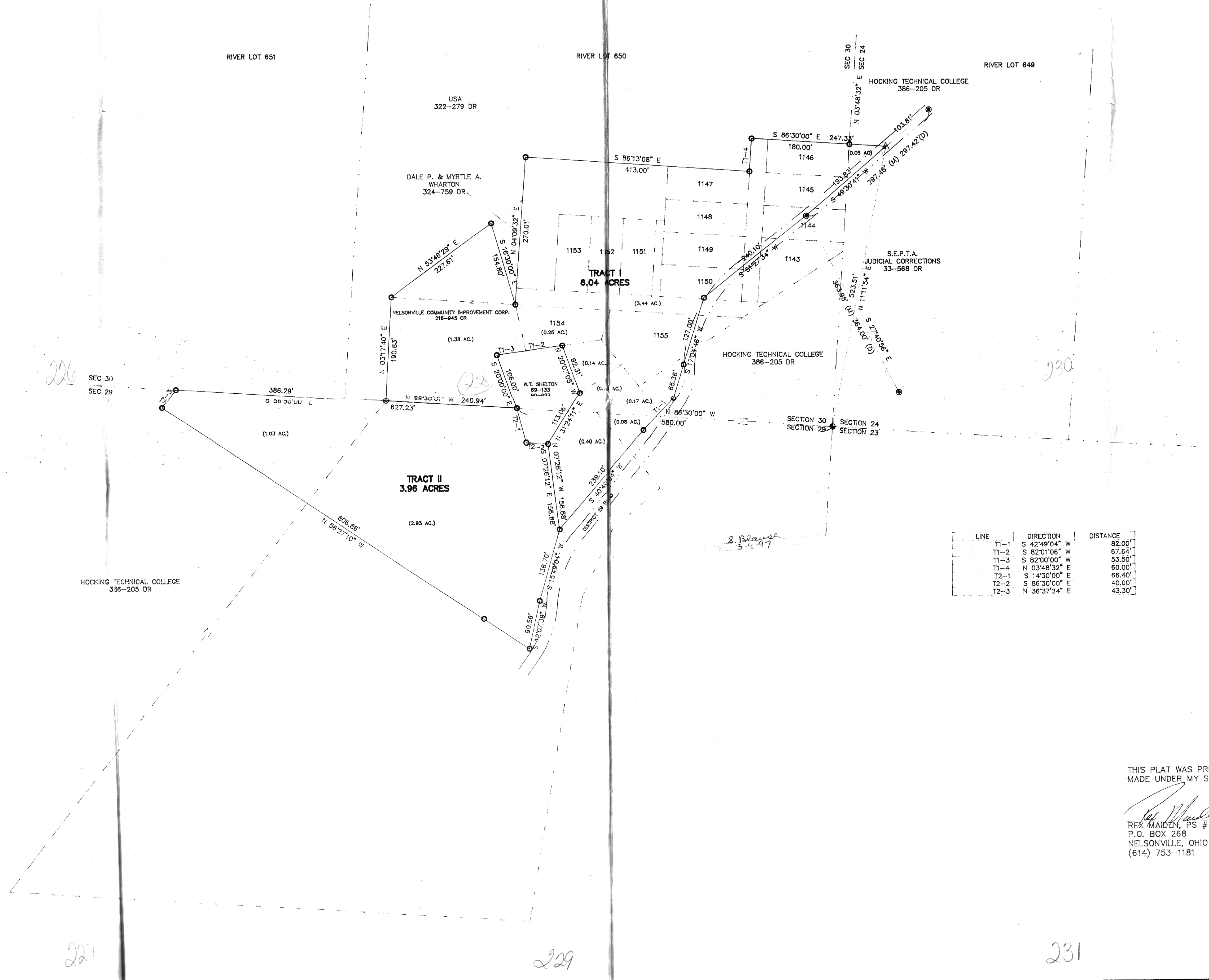
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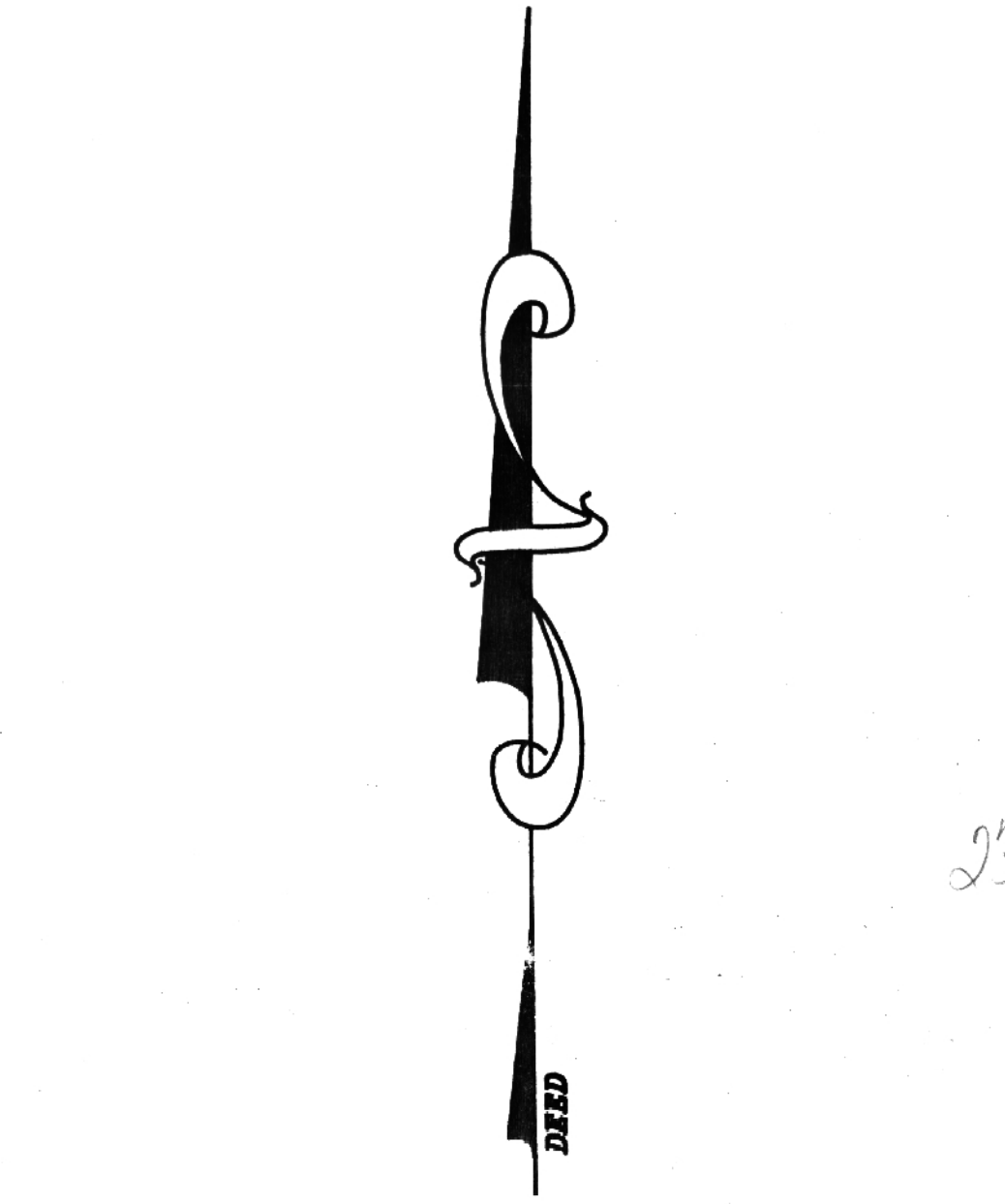
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PLAT OF 10.00 ACRE SURVEY
 IN THE CITY OF NELSONVILLE
 SECTIONS 24, 29 & 30, TOWNSHIP 12, RANGE 15
 YORK TOWNSHIP, ATHENS COUNTY, OHIO

REFERENCES
 EXISTING DEEDS
 TAX PLATS
 EXISTING PLATS



LINE	DIRECTION	DISTANCE
T1-1	S 42°48'04" W	82.00'
T1-2	S 82°01'06" W	67.64'
T1-3	S 82°00'00" W	53.50'
T1-4	N 03°48'32" E	60.00'
T2-1	S 14°30'00" E	66.40'
T2-2	S 86°30'00" E	40.00'
T2-3	N 36°37'24" E	43.30'



GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

BEARING BASIS
 THE DEED BEARING OF N 86° 30' 00" W FOR THE NORTH LINE OF SECTION 29 AS NOTED IN VOLUME 386, PAGE 205 OF RECORD OF DEEDS OF ATHENS COUNTY, OHIO.

LEGEND
 ● IRON PIN FOUND
 ⊙ 2 1/2" IRON PIN FOUND
 ▲ RAILROAD SPIKE SET
 ○ 5/8" IRON PIN 32" IN LENGTH WITH YELLOW IDENTIFICATION CAP STAMPED "MAIDEN PS 6299"

THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES MADE UNDER MY SUPERVISION IN JANUARY 1996 FOR HOCKING COLLEGE.
Rex Maiden 3/4/97
 REX MAIDEN, PS # 6296
 P.O. BOX 268
 NELSONVILLE, OHIO
 (614) 753-1181

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