

EXHIBIT A

Description of property at: Nelsonville, Ohio

To: James E. Edwards

CSXT Deed File No.: 1994-00509-JAV

Situate in the City of Nelsonville, Ohio. Being part of the CXS Parcel 3 as delineated on Railroad Valuation Map V-8HV-1 (reference: Probate Court Records 12-01-1869 and City of Nelsonville Ordinance).

POINT-OF-BEGINNING being an iron pin set S29°04'05"E 846.13 feet, thence S59°45'00"E 146.59 feet from an iron pin found at the southwest corner of Lot 1470 of Patton and Jackson's Addition to the City of Nelsonville (reference: Plat Records Slide 177A);

Thence from this Point-of-Beginning N02°17'09"E 139.90 feet along the east line of a 5.95 acre parcel to an iron pin set at the southwest corner of a 20 foot wide parcel of City of Nelsonville, Official Records Vol. 34 Pg. 933;

Thence S47°59'51"E 13.00 feet to the west edge of an existing right of way to the City of Nelsonville as described in Deed Records Vol. 217 Pg. 347;

Thence S02°17'09"W 136.90 feet to the northerly line of Hocking Valley Scenic Railroad as described in Official Records Vol. 43 Pg. 649;

Thence N59°45'00"W 11.32 feet along said north line to the Point-of-Beginning.

Containing 0.032 acres as surveyed 06-02-1994 by Robert C. Canter, P.S. 7226.

Iron pins set are 5/8" x 30" rebar with plastic cap stamped "Canter P.S. 7226".

Plat of survey is attached herewith and made a part thereof.

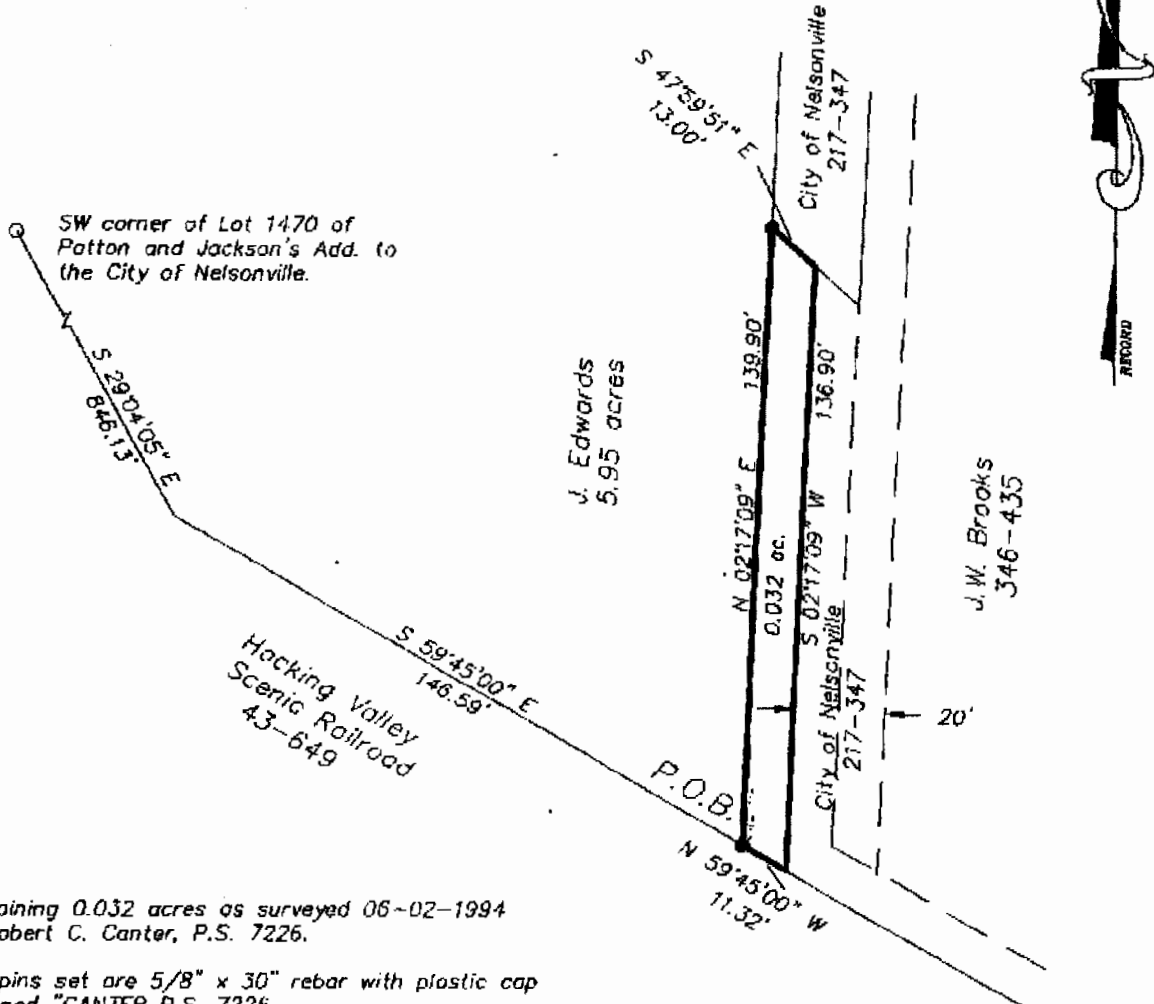
Basis of Bearings: Reference survey of November, 1993 by Joe Roman, P.S. 6461. Bearings are used to determine angular relationships only.

Description checked for
Administrative Accuracy
At the COUNTY
ENGINEERING OFFICE
DATE: 12-7-99
B. Blausen

YRK#

PLAT of SURVEY

SITUATE IN THE CITY OF NELSONVILLE, OHIO. BEING A PART OF THE CXS PARCEL 3 AS DELINEATED ON RAILROAD VALUATION MAP V-BHV-1 (REFERENCE: PROBATE COURT RECORDS 12-01-1869 AND CITY OF NELSONVILLE ORDINANCE.



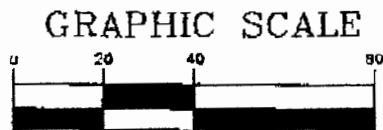
Containing 0.032 acres as surveyed 06-02-1994 by Robert C. Canter, P.S. 7226.

Iron pins set are 5/8" x 30" rebar with plastic cap stamped "CANTER P.S. 7226."

Basis of Bearings: Reference survey of November, 1993 by Joe Roman, P.S. 6461. Bearings are used to denote angular relationships only.

Subject to all legal easements and right of ways.

- = Iron Pin Set
- = Iron Pin Found



(IN FEET)
1 inch = 40 ft.

Robert C. Canter

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