

EXHIBIT A

**DESCRIPTION OF A 54.477 ACRE PARCEL**  
**TRACT NO. 1**

Situated in the State of Ohio, County of Athens, Township of Troy and being all of a parcel of land conveyed to K & H Partners, LLC (hereinafter referred to as "Grantor") in Official Record 480, Page 708 and located in Fraction 5, Section 10, Township 5, Range 11 and being more particularly described as follows:

**Commencing for reference** at a 5/8 inch iron pin found at the Southwest corner of Fraction 5, Section 10, Township 5, Range 11, said iron pin being located 858.72 feet right of centerline Station 2014+27.20, U.S. Route 50 (Ohio Department of Transportation Project No. ATH-50-38.04);

Thence S 87° 07' 14" E along the South line of Fraction 5 a distance of 383.34 feet to a point, said point being on the centerline of Belpre Pike (County Road 63), the Northwesterly property corner of a parcel of land conveyed to Jeffrey D. Harper in Official Record 480, Page 828 and the Southwesterly property corner of a parcel of land conveyed to SBA Properties, LLC in Official Record 484, Page 2464;

Thence S 87° 45' 35" E along the South line of Fraction 5, the North line of Fraction 4, the grantor's Northerly property line and the Southerly property line of the aforementioned SBA Properties parcel a distance of 929.85 feet to a stone found (passing a 5/8" iron pin found with a plastic identification cap at 46.75 feet), said iron pin being the Southwesterly property corner of the Grantor, the Southeasterly property corner of the aforementioned SBA Properties parcel and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence N 02° 05' 59" E along the Grantor's Westerly property line and the Easterly property line of the aforementioned SBA Properties parcel a distance of 673.78 feet to an iron pin set, said iron pin being on the Right of Way line of Belpre Pike (County Road 63) and the Northwesterly property corner of the Grantor;

Thence with the Grantor's Northerly property line and the Right of Way line of Belpre Pike the following two courses:

- 1) N 64° 03' 22" E a distance of 85.66 feet to an iron pin set;
- 2) N 46° 52' 27" E a distance of 122.35 feet to an iron pin set, said iron pin being a property corner of the Grantor and on the Southerly Right of Way line of State Route 50;

Thence with the Grantor's Northerly property line and the Southerly Right of Way line of State Route 50 the following eight (8) courses:

- 1) N 88° 54' 56" E a distance of 56.56 feet to a right of way monument found;

- 2) S 84° 53' 17" E a distance of 201.34 feet to a right of way monument found;
- 3) N 88° 43' 29" E a distance of 585.14 feet to a right of way monument found;
- 4) N 88° 49' 25" E a distance of 314.48 feet to a right of way monument found;
- 5) S 78° 29' 43" E a distance of 359.62 feet to a right of way monument found;
- 6) N 79° 59' 07" E a distance of 400.33 feet to a right of way monument found;
- 7) N 79° 14' 00" E a distance of 296.05 feet to a right of way monument found;
- 8) N 86° 57' 50" E a distance of 424.80 feet to a point (passing an iron pin previously set at 92.37 feet), said point being the Grantor's Northeasterly property corner and the Northwesterly property corner of a parcel of land conveyed to Warren Hughes Calaway in Official Record 343, Page 522;

*Thence S 02° 29' 31" W with the Grantor's Easterly property line and the Westerly property line of the aforementioned Calaway parcel a distance of 1002.01 feet to an iron pin previously set (passing an iron pin previously set at 675.52 feet), said iron pin being on the South line of Fraction 5, the North line of Fraction 4, the Southeasterly property corner of the Grantor, the Southwesterly property corner of the aforementioned Calaway parcel and on the Northerly property line of a parcel of land conveyed to Ernest T. and Rebecca G. Cale in Official Record 397, Page 2101;*

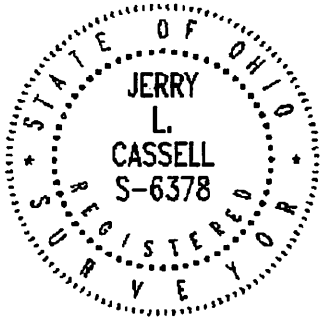
*Thence N 87° 18' 31" W along the South line of Fraction 5, the North line of Fraction 4, the Grantor's Southerly property line and the Northerly property line of the aforementioned Cale parcel a distance of 709.46 feet to a stone found (passing an iron pin set at 591.55 feet, said iron pin being on the Grantor's Southerly property line and the Northwesterly property corner of the aforementioned Cale parcel);*

*Thence N 87° 21' 20" W continuing along the South line of Fraction 5, the North line of Fraction 4, the Grantor's Southerly property line and along the Northerly property line of the aforementioned Harper parcel a distance of 2059.12 feet to the point of beginning, containing 54.477 Acres, more or less, and subject to all legal easements and rights of way of record.*

*All iron pins set or previously set are 5/8-inch iron pins 30" in length with plastic identification caps inscribed "CASSELL S-6378."*

*The bearings shown hereon are based on a bearing of N 02° 24' 59" E within the Ohio State Plane Coordinate System, South Zone for the West line of Section 10 between the centerline of U. S. Route 50 and the S.W. Corner of Fraction 5 as determined by a GPS network of field observations performed in January, 2013.*

This description was prepared on September 25, 2014 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in March of 2013 and existing public records.



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: [Signature]  
DATE: 10/01/14

[Signature]  
Jerry L. Cassell, P.S.



P.O. BOX 17  
PENNSBORO, WV 26415  
304-659-1717

EXHIBIT B  
DESCRIPTION OF 5.057 ACRES RETAINED BY K & H PARTNERS, LLC

*DESCRIPTION OF PARTITION SURVEY  
FOR  
K & H Partners, LLC.*

Situate in the State of Ohio, Athens County, Troy Township, Section 10, Fraction 5, Township 5 North, Range 11 West, and being a portion of a tract or parcel of land described in a deed to K & H Partners, LLC, found in the Recorders Office of Athens County, Ohio, in Official Record Book 480 on Page 708, and being more particularly described as follows:

Commencing for reference at a Point, being the southwest corner of Fraction 5, thence with the south line of Fraction 5, S 81-06-50 E 1,313.17 feet to a Stone, found, corner to the parent tract of K & H Partners, LLC, thence leaving said Fraction line and with said parent tract, N 08-33-40 E 407.10 feet to a 5/8-inch by 30-inch reinforcing rod with a yellow plastic cap stamped "WILLOW LAND SURVEYING", hereinafter referred to as a "Rebar", set, and being the **True Point Of Beginning** for the tract or parcel of land herein to be described, thence continuing with said parent tract for six (6) lines;

**N 08-33-40 E 266.50 feet** to a Rebar, set, on the Right-Of-Way of U.S. Route 50, thence continuing with said parent tract and with said Right-Of-Way for five (5) lines;

**N 70-31-00 E 85.64 feet** to a Rebar, set, thence;

**N 53-20-00 E 122.32 feet** to a 5/8-inch capped Rebar, found, passing a Rebar, set, at 65.02 feet, thence;

**S 84-56-30 E 56.40 feet** to a 6-inch round Concrete Monument, found, thence;

**S 78-28-30 E 201.35 feet** to a 6-inch round Concrete Monument, found, thence;

**S 84-46-10 E 161.00 feet** to a Rebar, set, thence through said parent tract with two (2) new partition lines;

**S 05-12-40 W 396.46 feet** to a Rebar, set, passing a Rebar, set, at 39.52 feet, thence;

**N 81-27-30 W 603.00 feet** to the True Point Of Beginning, passing a Rebar, set, at 251.74 feet, containing **5.057 acres**, more or less, as surveyed by Willow Land Surveying, PLLC in March, 2014, as shown on a "**PLAT OF PARTITION SURVEY FOR K & H PARTNERS, LLC.**" dated the 1st day of April, 2014, attached hereto and made part of this description.

Excepting and Reserving a 50 foot wide easement for the purpose of ingress and egress over and through the aforementioned 5.057 acre tract or parcel of land, being 25 feet wide on either side of the centerline being further described as follows:

Beginning at a Point in the west line of the 5.057 acre tract or parcel, from which a Rebar, set, bears S 08-33-40 W at 238.17 feet, thence through said 5.057 acre tract or parcel for two (2) lines;

**N 70-31-00 E 109.90 feet** to a Point, thence;

**S 29-09-40 E 366.30 feet** to a Point in the south line of said 5.057 acre tract or parcel and being the Point of Ending for the centerline of said 50 foot wide easement, from which a Rebar, set, bears S 81-27-30 E at 30.16 feet and at 281.90 feet, as shown on said plat.



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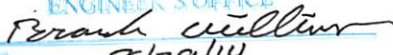
North is based on a magnetic meridian derived from an on-site field observation with a Suunto hand compass on November 19, 2013.

This description of survey is subject to all legal easements, right-of-ways, and restrictions of record.

  
Jonathan B. Perkins, PS 8581

APRIL 01, 2014  
April 01, 2014



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 8/29/14

# PLAT OF PARTITION SURVEY FOR K & H PARTNERS, LLC.

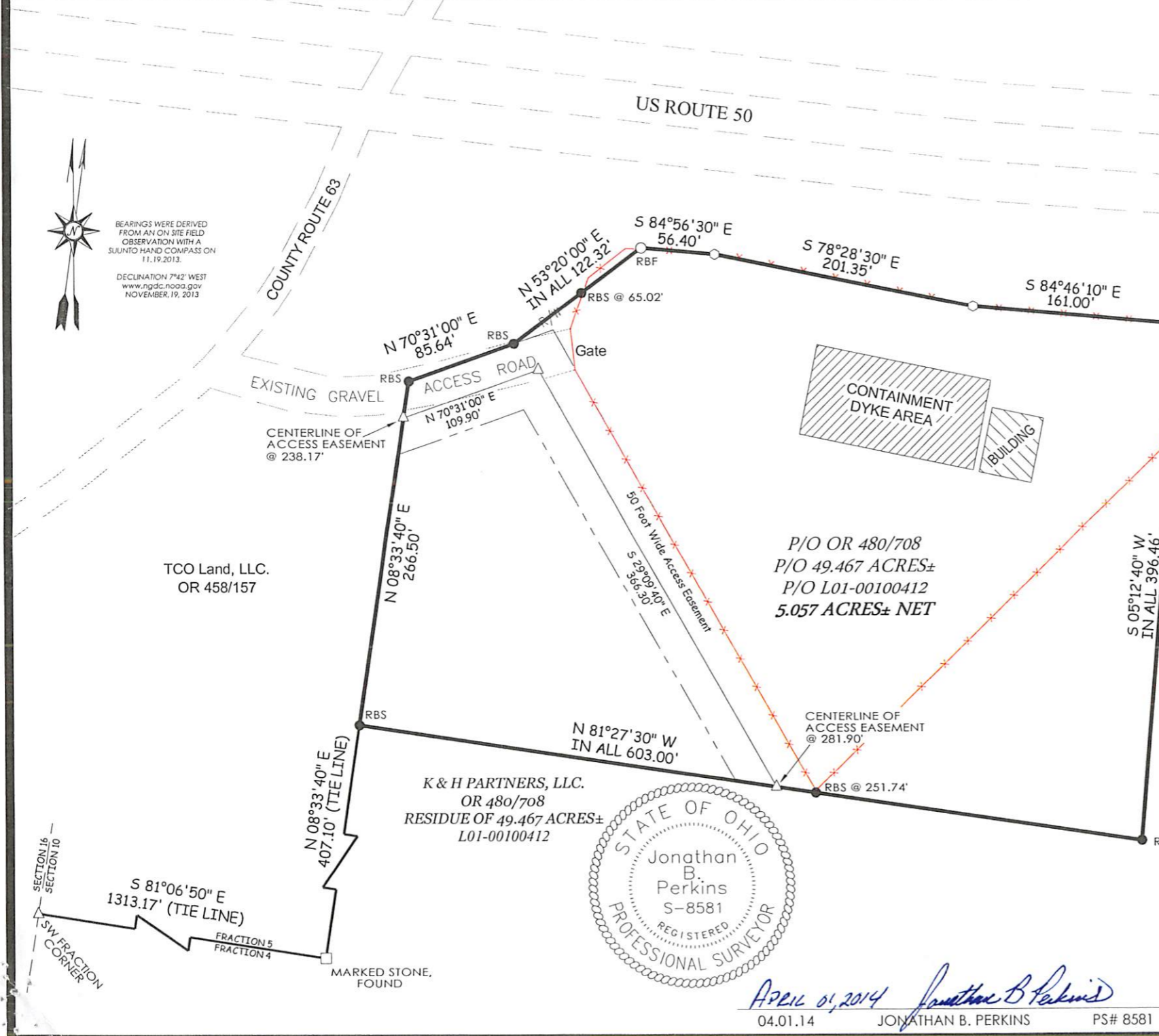
SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, TROY TOWNSHIP,  
SECTION 10, FRACTION 5, TOWNSHIP 5 NORTH, RANGE 11 WEST.

BEING A PORTION OF A TRACT OR PARCEL OF LAND DESCRIBED IN  
A DEED TO K & H PARTNERS, LLC. FOUND IN THE RECORDERS OFFICE OF  
ATHENS COUNTY, OHIO, IN OFFICIAL RECORD BOOK 480 ON PAGE 708.



BEARINGS WERE DERIVED  
FROM AN ON SITE FIELD  
OBSERVATION WITH A  
SUNTO HAND COMPASS ON  
11.19.2013.

DECLINATION 7°42' WEST  
www.ngdc.noaa.gov  
NOVEMBER, 19, 2013



### • PERTINENT DOCUMENTS •

1. TAX MAP AND DEEDS OF RECORD.
2. SURVEY PLAT FOR JEFFERY D. HARPER DATED APRIL 5, 2013 BY CASSELL & ASSOCIATES, LLC.

### • SURVEY NOTES •

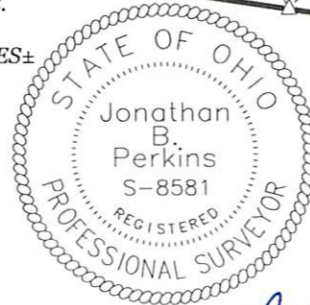
1. SEE DESCRIPTION OF SURVEY FOR MORE DETAILED INFORMATION OF CORNERS AND REFERENCES THERETO.
2. EASEMENTS AND/OR RIGHTS-OF-WAY WERE NOT ADDRESSED DURING THIS SURVEY, OTHER THAN SHOWN HEREON.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION.

K & H PARTNERS, LLC.  
OR 480/708  
RESIDUE OF 49.467 ACRES±  
L01-00100412

P/O OR 480/708  
P/O 49.467 ACRES±  
P/O L01-00100412  
5.057 ACRES± NET

TCO Land, LLC.  
OR 458/157

K & H PARTNERS, LLC.  
OR 480/708  
RESIDUE OF 49.467 ACRES±  
L01-00100412



APRIL 01, 2014 *Jonathan B. Perkins*  
04.01.14 JONATHAN B. PERKINS PS# 8581

### LEGEND

SURVEYED LINE	
NON-SURVEYED LINE	
TRAVELED WAY	
RIGHT-OF-WAY	
EXISTING FENCE LINE	
5/8" REBAR, FOUND	
5/8" REBAR, SET	
CALCULATED POINT	
6" ROUND CONCRETE MONUMENT, FOUND WITH "X"	
ORIGINAL RECORD / PAGE	OR 000/000

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Branch williams*  
DATE: 8/29/14

SCALE: 1-INCH = 100-FEET



PROJECT SURVEYOR: JONATHAN PERKINS  
DRAFTED BY: D.L.P. 04/01/14  
FIELD SURVEY: NOVEMBER 2013  
WLS FILE #: 13-062WK



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