

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): L010010098200

Land Situated in the Town of Troy in the County of Athens in the State of OH

FIRST TRACT: IN SEC. NO. 26 TOWN 5, RANGE 11, BEING ON THE EAST SIDE OF THE NORTHWEST QUARTER OF SECTION NO. 26, TOWN 5, RANGE 11, AND BEGINNING AT A STONE SET IN THE EAST LINE OF SAID HALF QUARTER, THE SAME BEING A CORNER OF LANDS FORMERLY OWNED BY ASHER SMITH; THENCE NORTH 21 CHAINS TO THE SOUTH LINE OF LANDS FORMERLY OWNED BY TIMOTHY GRAY; THENCE WEST 5.75 CHAINS TO THE LANDS OF SAID ASHER SMITH, DEC.; THENCE SOUTH 21 CHAINS; THENCE EAST 5.75 CHAINS TO THE PLACE OF BEGINNING, CONTAINING 12.07 ACRES, MORE OR LESS.

SECOND TRACT: IN SAID TOWNSHIP, SECTION, TOWN AND RANGE, BEGINNING AT THE SOUTH ABUTMENT OF THE BRIDGE ON THE POMEROY-MARIETTA ROAD ACROSS FOUR MILE RUN; THENCE FOLLOWING SAID RUN, UP TO THE LINE OF THE LANDS FORMERLY OWNED BY SUSAN PAUGH; THENCE WEST TO THE WEST LINE OF THE TIMOTHY GRAY FARM; THENCE SOUTH TO THE POMEROY-MARIETTA ROAD; THENCE FOLLOWING SAID ROAD IN AN EASTERLY DIRECTION TO THE PLACE OF BEGINNING, BEING ALL OF THE TIMOTHY GRAY FARM SOUTH OF FOUR MILE RUN, AND NORTH OF THE POMEROY-MARIETTA ROAD, AND EXCEPTED IN A DEED OF SAID FARM MAKE BY STERLING R. GRAY AND WIFE TO J.E. HARTNELL, JUNE 7, 1904, CONTAINING 5 ACRES MORE OR LESS.

THIRD TRACT: IN SAID TOWNSHIP, SECTION, TOWN AND RANGE. BEGINNING AT THE NORTHEAST CORNER OF THE LANDS FORMERLY OWNED BY S.A. BROWN; THENCE NORTH 17.25 DEGREES NORTH 23 RODS ALONG TIMOTHY GRAY'S LINE TO A STONE SET IN FOUR MILE RUN; THENCE WEST 7 DEGREES NORTH 23 RODS TO A STONE CORNER; THENCE SOUTH 21 RODS TO A STONE CORNER BETWEEN S. H. BROWN AND ASHER SMITH'S PLACE; THENCE EAST 23 RODS TO THE PLACE OF BEGINNING, CONTAINING 2.75 ACRES, MORE OR LESS.

EXCEPTING 6.23 ACRES DEED TO MICHAEL E. GILLIAN AND JULIE ANN LAIRD.

EXCEPTING FROM FIRST TRACT 1.2 ACRES DEED TO EDWARD AND JANET HUNT BY DEED RECORDED IN VOL. 347, PAGE 933, RECORD OF DEEDS OF ATHENS COUNTY, OHIO.

Commonly known as: 1747 Skeels Road , Coolville, OH 45723-9772

MJM
MAM

Legal Description of a 12.809 Acre Tract

Situated in the State of Ohio, County of Athens, Township of Troy, Located in Section 26, Township 5N, Range 11 W, of the Ohio Company's Purchase, being a 12.809 Acre Tract out of an original 12.390 Acre Tract (by deed) After exceptions, as conveyed to Michael J. Martin in Instrument number 201000001806, Deed Volume 446, PG. 74, Being all of Parcel Number L010010098200, hereon referred to as Grantor, (all record's herein are from the Recorder's Office, Athens, County, Ohio) and being more particularly described as follows:

Commencing for Reference at a Found 5/8" Rebar w/ Huffman Cap, said Found Rebar being 30 Chains or 1980.00 feet South of the Northwest Corner of said Section 26 as shown in Deed of 90.22 Acre Tract as conveyed to Robert L. Summers and Janet L. Summers in Deed Book 407, Page 1187 and as shown on August 2011 Huffman Survey of 107.402 Acre Tract;

Thence easterly with the southerly line of a 10.992 Acre Tract as conveyed to Mary Jo Griffin in Deed Volume 341, Page 686, and the northerly line of said 90.22 Acre Summers Tract, South 83°39'30" East, a distance of 984.64 feet to a Found Stone w/ Drill Hole in top, said Stone being on the East line of West Half of the northwest corner of said Section 26, said Stone also being at the southeast corner of said 10.992 Acre Griffin Tract, and the southwesterly corner of a 6.23 Acre Tract as conveyed to Michael Gillian in Deed Volume 207, Page 176;

Thence northerly with the westerly line of said 6.23 Acre Gillian Tract and the easterly line of said 10.992 Acre Griffin Tract, North 05°56'45" East, passing a Found 5/8" Rebar w/ Huffman Cap at 0.24 feet, for a total distance of 792.95 feet to the northwesterly corner of said Gillian 6.23 Acre Tract, and the southwesterly corner of a 1.20 Acre Tract as conveyed to Kathy J. Garrison in Deed Book 346, Page 2494,

Thence continuing northerly with the easterly line of said 10.992 Acre Griffin Tract and the westerly line of said 1.20 Acre Garrison Tract, North 05°56'45" East, a distance of 295.38 feet to Plan centerline Station 1820+54.08 of Ohio State Route 7, (O.D.O.T. Project sheet ATH -50-[34.44-35.43], and being at the TRUE POINT OF BEGINNING for the 12.809 Acre Tract herein described;

Thence continuing northerly leaving the centerline of said SR. 7 with the Grantors westerly line, North 05°56'45" East, a distance of 213.10 feet to Set Rebar with Cap, said Set Rebar being on the northerly Right-of-way line of said SR. 7 at 180.00 feet Left of Centerline Station 1821+68.15, said Set Rebar also being at the southeasterly corner of a 22.78 Acre Tract as conveyed to Parkersburg National Bank Trustee;

Thence continuing northerly with the Grantors westerly line, and the easterly line of said 22.78 Acre Parkersburg National Bank Tract, North 05°56'45" East, a distance of 420.31 feet to Set Rebar with Cap, said Set Rebar being at the northwesterly corner of Grantors land, and on the southerly line of a 2.21 Acre Tract as conveyed to Gary A. Rubel Parcel number L010010086600;

Thence easterly with the Grantors northerly line and the southerly line of said 2.21 Rubel Tract, and the southerly Limited Access Line of SR. 50, South 78°01'02" East, a distance of 381.59 feet to Set Rebar with Cap, said Set Rebar being 298.00 feet Left of centerline Station 1826+92.18;

Thence with the Grantor's Original Tract 2 line, through the Limited Access of SR. 50 and SR. 7 the following (9) nine courses:

1. South 78°01'02" East, a distance of 125.98 feet to a Set 5/8" Rebar W/ Cap;
2. North 75°57'20" East, a distance of 135.35 feet to a point;
3. South 68°05'00" East, passing Plan Centerline Station 1831+00.11 at a distance of 265.74 for a total distance of 350.00 feet to a point;
4. South 28°21'30" West, a distance of 178.09 feet to a point;

5. South 43°21'31" West, a distance of 135.00 feet to a point;
6. South 60°51'30" West, a distance of 130.80 feet to a point;
7. South 75°31'29" West, a distance of 201.00 feet to a point;
8. South 50°07'51" West, a distance of 200.40 feet to a Set 5/8" Rebar W/ Cap, said Set Rebar being 231.35 feet Right of centerline Station 1823+61.44;
9. South 05°36'23" West, a distance of 10.20 feet to a Set 5/8" Rebar W/ Cap, said Set Rebar being 240.00 feet Right of centerline Station 1823+56.03, and being at a point where SR. 7 Right-of-way changes to Limited Access, and being on the westerly line of a 237.83 Acre Tract, as conveyed to Raymond Croxford in Deed Volume 81, Page 574 and being on the Grantor's easterly line;

Thence southwesterly leaving the southerly Right-of-way Line with the westerly line of said 237.83 Acre Croxford Tract, the Grantor's easterly line and generally with the centerline of a 12 foot wide gravel road being Skeels Road (TWP 421), South 05°34'51" West, a distance of 430.19 feet to a Set Mag Nail, said Set Mag Nail being at the northeasterly corner of a 6.23 Acre Tract as conveyed to Michael Gillian in Deed Volume 207, Page 176, and the Grantor's southeasterly corner;

Thence northwesterly with the Grantor's southerly line and the northerly line of said 6.23 Acre Gillian Tract, North 59°34'10" West, passing a Found 3/4" Iron Pipe at 25.02 feet, a total distance of 262.44 feet to a Found 1" Square Mine Bolt;

Thence northeasterly leaving the Grantor's southerly line, and the northerly line of said 6.23 Acre Gillian Tract, North 75°29'38" East, a distance of 143.17 feet to a Found Bent 1/2" Rebar , said Rebar being on the Grantor's westerly line and the easterly line of a 1.20 Acre Tract as conveyed to Kathy J. Garrison in Deed Book 346, Page 2494;

Thence northwesterly with the Grantor's southerly line and the northerly line of said 1.20 Acre Garrison Tract, North 45°45'03" West, passing a Set 5/8" Rebar w/ Cap at 165.08 feet, a total distance of 185.08 feet to a Set Mag Nail, said Set Mag Nail being in the center of a 10' Gravel Drive centered in a 20.00' Right-of-way as shown in 1.20 Acre Garrison Deed;

Thence northeasterly with said center of 20.00' Right-of-way being centered on said 10' Gravel Drive, North 33°06'14" East, a distance of 57.95 feet to a Set Mag Nail, said Set Mag Nail being in the centerline intersection of of said 20.00' Right-of-way and said Skeels Road;

Thence northwesterly with the center of said Skeels Road, North 31°06'46" West, passing a Set Mag Nail at 70.78 feet, said Set Mag Nail being in the center of said Skeels Road and being 240.00 feet Right of centerline Station 1821+07.51;

Thence continuing northwesterly with the center of said Skeels Road extended, North 31°06'46" West, a distance of 140.55 feet to the centerline intersection of said Plan Centerline SR. 7 and the extended centerline of said Skeels Road;

Thence southwesterly with the center of said SR.7, South 63°35'00" West, a distance of 41.92 feet, to the TRUE POINT OF BEGINNING and containing 12.809 Acres.

Subject to all easements, rights-of-ways or restrictions of record.

This Description was prepared from an actual field Survey of the premises in September of 2011. And a Plat of Survey is attached hereto and made a part hereof.

All Rebar's Set are 5/8" x 30" w/ yellow Cap Stamped Rutter PS 7958.

Basis of Bearings is the Plan Centerline of SR.7 per O.D.O.T Plan Project Sheet ATH-50-(34.44 – 35.43) which bears North 63°35'00" East. And is used to denote angles only.

John J. Rutter Jr. P.S. 7958 December 17, 2011

1923 Bailey Road Suite A Cuyahoga Falls, Ohio 44221

John J. Rutter Jr. Dec 17th 2011



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *S. Blause*
DATE: *12-22-11*

BOUNDARY SURVEY MAP OF A 12.809 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, LOCATED IN SECTION 26, TOWNSHIP 5N, RANGE 11W, OF THE OHIO COMPANY'S PURCHASE, BEING A 12.809 ACRE TRACT OUT OF AN ORIGINAL 12.390 ACRE TRACT (BY DEED) AFTER EXCEPTIONS, AS CONVEYED TO MICHAEL J. MARTIN IN INSTRUMENT NUMBER 20100001806, DEED VOLUME 446, PG. 74, PARCEL NUMBER L010010098200.



0 200'
1 INCH = 200 FT.

GARY A RUBEL
2.21 ACRE
PARCEL L010010086600

PARKERSBURG NATIONAL
BANK TRUSTEE
22.78 ACRE
PARCEL L010010098300

MICHAEL J. MARTIN
12.390 ACRE (DEED)
12.809 ACRE (SURVEYED)
INSTUMENT NO. 20100001806
DEED VOL. 446, PG. 74

S.R. 50

INTERSECTION
C/L & P/L
C/L STA. 1831+00.11

SET REBAR
STA. 1821+68.15
180' LT.

SET REBAR
STA. 1826+92.18
298' LT.

SET REBAR
STA. 1826+92.18
180' LT.

SET REBAR
STA. 1826+92.18
180' LT.

SET REBAR
STA. 1825+06

SET REBAR
STA. 1827+00

SET REBAR
STA 1823+61.44
SET MAG NAIL 231.35' RT.
STA. 1821+07.51
140.08' RT.

SET REBAR
STA. 1823+56.03
240' RT.
L/A BEGINS

RAYMOND CROXFORD
237.83 ACRE
DEED VOL. 81, PG. 574

**ORIGINAL TRACT'S 1,2 & 3
AFTER EXCEPTIONS
12.390 TOTAL ACRE (DEED)
12.809 TOTAL ACRE (SURVEY)**

**8.571 ACRE IN SR 7 & SR 50
L.A. AND/OR R/W**

BASIS OF BEARINGS:

THE CENTER OF SR 7 PER O.D.O.T.
PLAN PROJECT SHEET
ATH-50-(34.44-35.43)
WHICH BEARS N63°35'00"E

REFERENCES:

DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS
(DOUGLASS SURVEY 5.128 AC.)
(R.S# 5681 SURVEY 1.20 AC.)
(WATERMAN 6.23 AC.)
(HUFFMAN 107.402 AC.)

(O.D.O.T. PROJECT SHEET ATH-50
[34.33 - -35.43]
SHEETS 7,8,9 OF 10)
O.D.O.T. PARCEL NO. 97
DEED REF DB.204, PG.413

LEGEND

- ⊙ Found Iron Pipe (as noted)
- ⊕ Set Rebar w/ Cap
- ⊗ Set 2"x1/4" Mag Nail
- X Old Woven Wire Fenceline in area of Prop.line
- Found Stone
- R/W Right-Of-Way
- LA Limited Access

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *S. Blaise*
DATE: 12-22-11



ALL REBAR'S SET ARE 5/8" X 30"
W/YELLOW CAP STAMPED
RUTTER PS 7958

I HEREBY CERTIFY THAT THE
ATTACHED PLAT WAS PREPARED
FROM INFORMATION OBTAINED
FROM AN ACTUAL FIELD SURVEY
OF THE PREMISES AND THAT SAID
PLAT IS CORRECT TO THE BEST OF
MY KNOWLEDGE

REGISTERED SURVEYOR No. 7958
JOHN J. RUTTER JR. 614-679-0590

DECEMBER 17, 2011



CAMPBELL &
ASSOCIATES, INC.
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