

EXHIBIT "A"

York
Sect # 11 + 12

Being a part of the tract of the tract of land that is now or formerly in the name of Hocking Valley Scenic Railway Co. as recorded in Deed Book 310 at page 45, Athens County Recorder's Office, said tract being situated in Sections 11 and 12, T12N, R15W, York Township, Athens County, State of Ohio and being more particularly described as follows:

Beginning at a 5/8" X 30" iron pin with a plastic identification cap set on the west right-of-way line of the Hocking Valley Scenic Railway and the south line of Section 12 from which the southwest corner of Section 12 bears, North 86 degrees 22 minutes 00 seconds West a distance of 1935.78 feet, as per deed recorded in.

Thence along said west right-of-way North 09 degrees 22 minutes 00 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 1756.97 feet, going a total distance of 1796.97 feet to a point in Monday Creek, said point being a corner to the grantor;

Thence leaving said west right-of-way line and along a line to the grantor within Monday Creek, North 80 degrees 38 minutes 00 seconds East a distance of 100.00 feet to a point on the easterly right-of-way line of Hocking Valley Scenic Railway and a corner to the grantor;

Thence leaving Monday Creek and along said easterly right-of-way line, South 09 degrees 22 minutes 00 seconds East, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 40.00 feet, crossing into Section 11 at 1820.06 feet and passing through a 5/8" X 30" iron pin with a plastic identification cap set at 2618.26 feet, going a total distance of 2645.34 feet to a point in the center of County Road 1A;

Thence leaving said east right-of-way line and along the center of said road, With a curve to left of 152.43 feet and a delta of 38 degrees 27 minutes 47 seconds, the chord bearing South 85 degrees 52 minutes 11 seconds West a distance of 100.42 feet to a point on the westerly right-of-way line of Hocking Valley Scenic Railway;

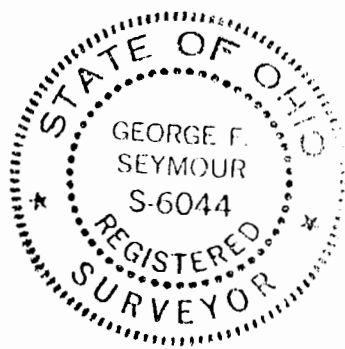
Thence leaving the center of said road and along said right-of-way line, North 09 degrees 22 minutes 00 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 25.65 feet, going a total distance of 839.21 feet to the place of beginning, containing 6.0492 acres, of which 1.8974 acres are in section 11, and 4.1518 acres are in section 12, more or less, and subject to the right of way of County Road 1A and all easements of record.

All 5/8" X 30" iron pins with plastic identification caps set are stamped "Seymour & Associates".

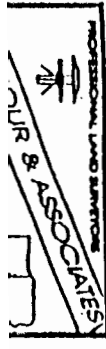
The bearings used in the above described tract were based on the south line of Section 12 as bearing South 86 degrees 22 minutes 00 seconds East and are for the determination of angles only.

The above described tract was surveyed by George F. Seymour, Ohio Professional Surveyor No. 6044, in June of 1997.

George F. Seymour
George F. Seymour, P.S. #6044





Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *Kathy Langley*
DATE: *7/21/97*



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PROFESSIONAL LAND SURVEYORS



SEYMOUR & ASSOCIATES

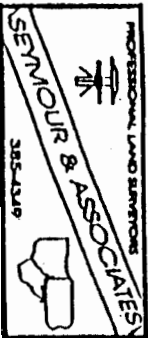
P.O. Box 624
830 W. Hunter St. 614-385-4349
Logan, Ohio 43138

Re: Survey in Sections 11 & 12, York Township,
Athens County.

Grantor: Hocking Valley Scenic Railway

Grantee: Jim Edwards

Legal Description: See Attached Exhibit "A"



PROFESSIONAL LAND SURVEYORS
SEYMOUR & ASSOCIATES
614-385-4349

REFERENCES:
 Tax Maps
 Previous Surveys
 Deeds as Noted

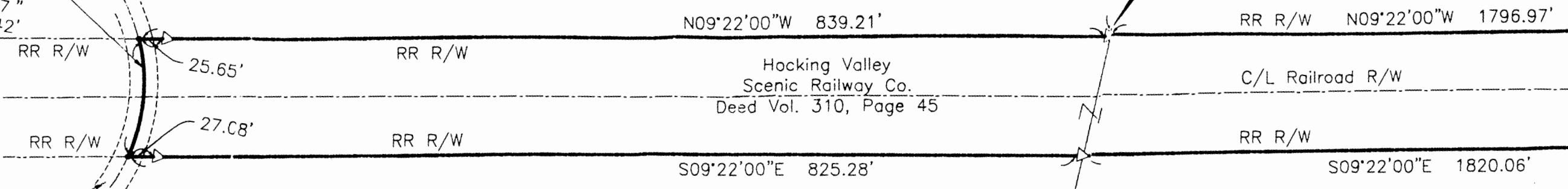
United States of America
 Deed Vol. 180, Page 177

Jim Edwards
 Official Record 244, Page 481

S86°22'00"E 1935.
 (by Deed of record)

POINT OF BEGINNING

Brg=S85°52'11"W
 R=152.43'
 $\Delta=38^{\circ}27'47''$
 Chd=100.42'



HAPPY HOLLOW RD.
 (CO. RD. 1A)

Arthur L. Buell, et al
 Official Record 41, Page 468
 Official Record 127, Page 466

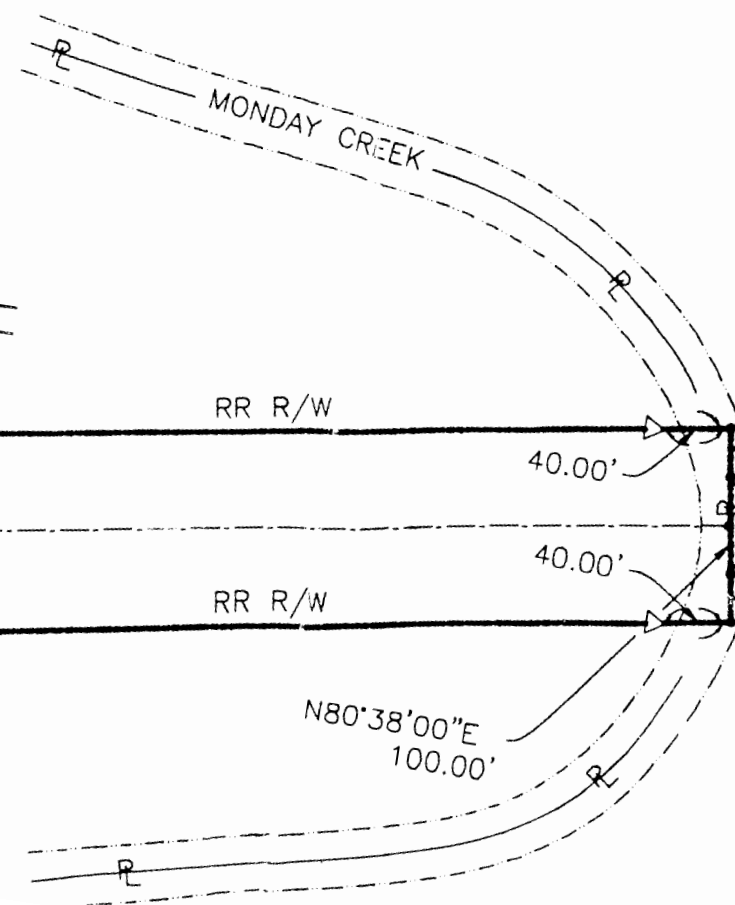
Jim Edwards
 Official Record 244, Page 481

PARCEL ACREAGE
 1.8974 Acres in Section 11
 4.1518 Acres in Section 12
 TOTAL ACREAGE = 6.0492 Acres

Jim Edwards
 Official Record 244, Page 481

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: *7/21/02*

Terry M. and Ruth A. Johnson
 Deed Vol. 384, Page 577



Cheryl Lynn McKnight
 Deed Vol. 352, Page 215
 Deed Vol. 375, Page 737
 Official Record

S09°22'00"E 1820.06'

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