

EXHIBIT "A"

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;

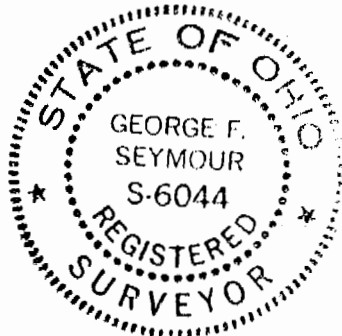
Thence leaving the center of said road and along said right-of-way line, North 09 degrees 22 minutes 00 seconds West, passing through a 5/8" X 30" iron pin with a plastic identification cap set at 25.65 feet, going a total distance of 839.21 feet to the place of beginning, containing 6.0492 acres, of 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.

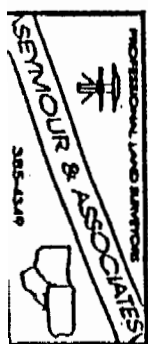
George F. Seymour
George F. Seymour, P.S. #6044



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *S. Blausen*
DATE: *7-2-9*

140

YRK # 11 & # 12



LEGEND

- △ 5/8" iron pin set 30" in length with plastic ID cap inscribed "SEYMOUR & ASSOC."
- ▲ 3/4" iron pipe found with plastic ID cap "VISTA - 6378"
- Point

SECTION 17
SECTION 11

SECTION 18
SECTION 12

REFERENCE POINT

S.W. Cor. of Sec. 12

S86°22'00"E 1935.78'
(by Deed of record)

SECTION 11
SECTION 12

Jim Edwards
Official Record 244, Page 481

POINT OF BEGINNING

United States of America
Deed Vol. 180, Page 177

N09°22'00"W 839.21'

Hocking Valley Scenic Railway Co.
Deed Vol. 310, Page 45

RR R/W N09°22'00"W 1796.97'

C/L Railroad R/W

RR R/W S09°22'00"E 1820.06'

MATCH LINE

S09°22'00"E 825.28'

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

Jim Edwards
Official Record 244, Page 481

Description of work for
Mathematical Adjustment
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 7-2-97

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



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

PROFESSIONAL LAND SURVEYORS

SEYMOUR & ASSOCIATES

P.O. Box 624
Athens, Ohio 45701

STATE OF OHIO

GEORGE F. SEYMOUR

S-6044

REGISTERED SURVEYOR

SURVEY

CO, COUNTY OF ATHENS, TOWN-
PARCEL OF LAND LOCATED IN
P. 12, RANGE 15, ALL RECORDS
CE, ATHENS COUNTY, OHIO.