

EXHIBIT A

DESCRIPTION OF A 0.957 ACRE PARCEL OF LAND

Situated in the State of Ohio, County of Athens, Township of York, and being a part of a parcel of land located in River Lot No. 650 and River Lot No. 651 Section 30, Township 12, Range 15 as conveyed to Dale P. and Myrtle A. Wharton (hereinafter referred to as "Grantor") in Deed Volume 272, Page 131, all records of the Recorder's Office, Athens County, Ohio and being more particularly described as follows:

BEGINNING at a point in State Route 278, said point being on the west line of River Lot No. 650 and 1310.84 feet north of and 786.76 feet west of the southeast corner of Section 30, Township 12, Range 15;

Thence S 83° 24' 25" E with State Route 278 and through the Grantor's lands a distance of 243.62 feet to a point, said point being a property corner of the Grantor and the northwesterly property corner of a 0.324 acre parcel of land as conveyed to Billy Joe Cottrill, et al in Deed Volume 370, Page 551;

Thence S 16° 48' 43" W along the Grantor's property line and the westerly property line of the aforementioned Cottrill parcel a distance of 141.24 feet to a point (passing an iron pin found at 20.00 feet and an iron pin found at 140.01 feet), said point being on the northerly property line of a parcel of land as conveyed to the United States of America in Deed Volume 322, Page 279 and on the Grantor's southerly property line;

Thence N 65° 05' 32" W along the Grantor's southerly property line and the northerly property line of the aforementioned United States of America parcel a distance of 37.58 feet to an iron pin set;

Thence N 78° 57' 59" W continuing along the Grantor's southerly property line and the northerly property line of the aforementioned United States of America parcel a distance of 323.00 feet to an iron pin set;

Thence N 25° 12' 53" E through the Grantor's lands a distance of 107.82 feet to a point (passing an iron pin set at 91.29 feet), said point being in State Route 278;

Thence S 83° 24' 25" E along State Route 278 and through the Grantor's lands a distance of 104.72 feet to the point of beginning, containing 0.957 acres (0.647 acres in River Lot No. 650 and 0.310 acres in River Lot No. 651), more or less, and subject to all legal easements and rights of way of record.

The bearing system for this description is based on the west line of River Lot No. 650, Section 30, Township 12, Range 15 as being N 4° 10' 12" E.

All iron pins set are 3/4 inch diameter iron pipe, 30 inches in length, with plastic identification caps.

This description was prepared on July 1, 1991 by Jerry L. Cassell, Registered Surveyor No. 6378 and is based on an actual field survey of the premises and existing public records.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Cheryl Hedger
DATE: 9/11/91

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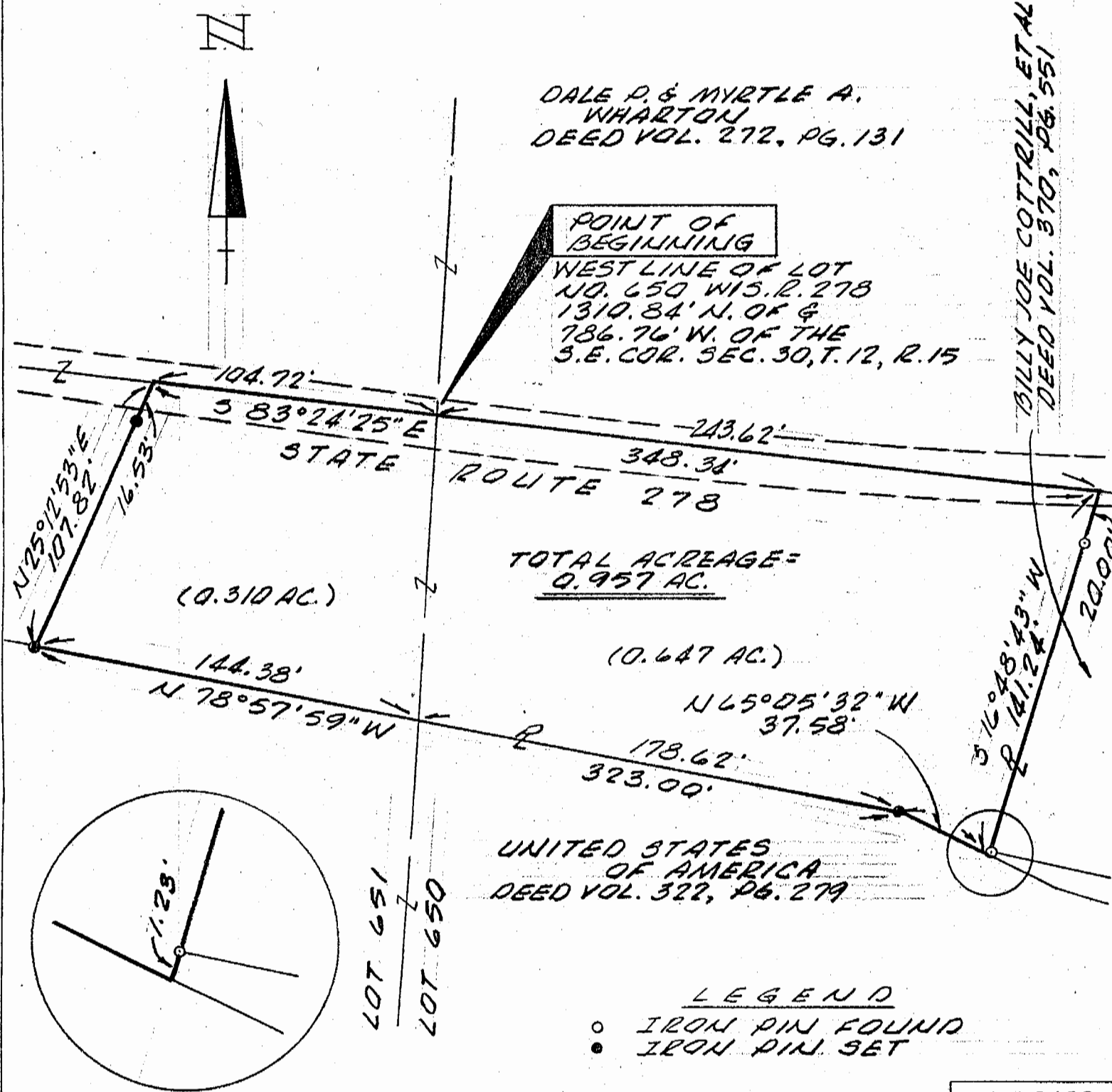
York #30

JERRY L. CASSELL

Professional Land Surveyor
(614) 969-4101

PLAT OF SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF YORK, AND BEING A PART OF A PARCEL OF LAND LOCATED IN RIVER LOT NO. 650 AND RIVER LOT NO. 651, SECTION 30, TOWNSHIP 12, RANGE 15 AS CONVEYED TO DALE P. AND MYRTLE A. WHARTON IN DEED VOLUME 272, PAGE 131, ALL RECORDS OF THE RECORDER'S OFFICE, ATHENS COUNTY, OHIO.



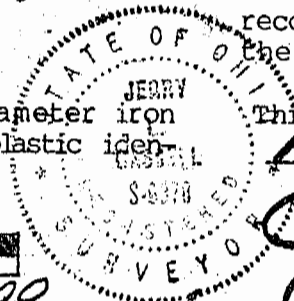
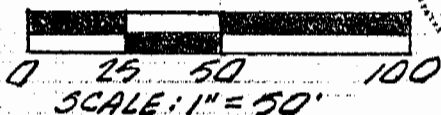
The bearing system for this plat is based on the west line of River Lot No. 650, Section 30, Township 12, Range 15 as being N 4° 10' 12" E.

All iron pins set are 3/4 inch diameter iron pipe 30 inches in length with plastic identification caps.

I hereby certify that this plat was prepared from an actual field survey of the premises in June of 1991 and from existing public records and that said plat correctly defines the limits of the parcel shown hereon.

This certification was made by me on this 12th day of July, 1991.

Jerry L. Cassell
Jerry L. Cassell, Reg. Sur. 6378



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