

Exhibit A

Situated in the County of Delaware, in the State of Ohio and in the Township of Scioto.

Being a tract of land situated in the Township of Scioto, County of Delaware, State of Ohio, said tract also being located in Farm Lot 7 of Virginia Military Survey 4267 and in Farm Lot 4 of Virginia Military Survey 5323, said tract also being from the south end of 52.827 acres conveyed to Conservancy Programs Group, Inc. (CPG) by deed of record in Deed Book 539, Page 7 (all deed book and plat cabinet references herein being to records at the Delaware County Recorder's Office) and said tract being more particularly described as follows:

Commencing for point of reference at the southeast corner of Scioto Vista, a subdivision of eight lots as delineated upon Plat Cabinet L, Slide 560, said point also being the southeast corner of Lot 297, a 0.940 acre tract also known as Reserve "A" of said Scioto Vista, said point also being in the west low water line of the Scioto River;

Thence South 81° 10' 00" West with a south line of said Scioto Vista Subdivision, a distance of 171.66 feet to an iron pipe found in the original west right-of-way line of State Route 257 (60-foot wide right-of-way);

Thence South 85° 00' 00" West with a south line of said Scioto Vista, a distance of 192.00 feet to an iron pipe found at a northwesterly corner of 2.115 acres conveyed to Bradley W. Baker by deeds of record in Deed Book 552, Page 33 and Deed Book 574, Page 271, said iron pipe also being a northeasterly corner of the herein described tract and the TRUE POINT OF BEGINNING for this description.

Thence with the boundaries of the 2.115 acre Baker tract the following five courses:

1) South 44° 10' 41" West, a distance of 147.60 feet to an iron pipe found;

2) South 10° 00' 00" East, a distance of 95.00 feet to an iron pipe found;

3) North 79° 00' 00" East, a distance of 107.00 feet to an iron pipe found;

4) South 79° 26' 50" East, a distance of 132.00 feet to an iron pipe found;

5) North 72° 10' 00" East (passing over an iron pipe found at 163.52 feet in the original west right-of-way line of said State Route 257 and passing over an iron pipe found at 228.39 feet in the east right-of-way line of said State Route 257), a distance of 315.00 feet to a point in the west low water line of the aforesaid Scioto River, said point also being in the east line of said 52.827 acre CPG tract and said point also being the southeast corner of said 2.115 acre Baker tract;

Thence continuing South 30° 46' 35" East with the west low water line of the Scioto River, a distance of 157.00 feet to a point at a southeast corner of said 52.827 acre CPG tract, said point also being the northeast corner of 2.575 acres conveyed to Stephen Schemine, et al by deed of record in Deed Book 299, Page 395;

Thence with the north line of said 2.575 acre Schemine tract and with a south line of said 52.827 acre CPG tract the following two courses:

1) South $82^{\circ} 50' 30''$ West (passing over an Iron pipe found at 41.95 feet and passing over a P.K. nail found at 91.15 feet in the centerline of State Route 257 at Station 247+28.49), a distance of 478.78 feet to an Iron pipe found;

2) South $59^{\circ} 02' 32''$ West, a distance of 34.81 feet to an iron pipe found;

Thence South $09^{\circ} 15' 13''$ East with the west line of the 2.575 acre Schemine tract and with the west line of 6.398 acres conveyed to Peter Schemine, et al. by deed of record in Deed Book 356, Page 501, and with an east line of said 52.827 acre CPG tract, a distance of 609.15 feet to an Iron pipe found at the southwest corner of the 6.398 acre Schemine tract, said Iron pipe also being in the north line of 11.191 acres conveyed as Parcel E to American Aggregates Corp. (AAC) by deed of record in Deed Book 538, Page 654, and said Iron pipe also being a southeast corner of said 52.827-acre CPG tract;

Thence South $83^{\circ} 28' 44''$ West with the north line of the 11.191 acre AAC tract and with the north line of 96.48 acres conveyed as Parcel 1 to American Aggregates Corp. in the same Deed Book 538, Page 654, and with a south line of said 52.827 acre CPG tract, a distance of 681.76 feet to an Iron pipe found at a southwest corner of said 52.827 acre CPG tract;

Thence North $06^{\circ} 02' 13''$ West with an east line of 102.583 acres conveyed to American Aggregates Corp. by deed of record in Deed Book 595, Page 305 and with a west line of said 52.827 acre CPG tract, a distance of 396.14 feet to an Iron pipe found at the southwest corner of the aforesaid Scioto Vista Subdivision;

Thence with the southerly and easterly boundaries of said Scioto Vista Subdivision, the following four courses:

1) North $76^{\circ} 38' 00''$ East, a distance of 299.00 feet to an Iron pipe found;

2) North $16^{\circ} 05' 00''$ East, a distance of 290.00 feet to an iron pipe found;

3) North $32^{\circ} 13' 38''$ West, a distance of 206.21 feet to an Iron pipe found;

4) North $85^{\circ} 00' 00''$ East, a distance of 278.00 feet to an Iron pipe and the point of beginning.

The above described tract contains 10.891 acres of land more or less (8.097 acres being in Farm Lot 4 of Virginia Military Survey 5828 and 2.794 acres being in Farm Lot 7 of Virginia Military Survey 4267) and is subject to all easements, rights-of-way and restrictions of previous record.

The basis of bearings was taken from prior survey of the 52.827-acre CPG tract (Deed Book 538, Page 7) and from Scioto Vista Subdivision (Plat Cabinet 1, Slide 560) with the west lines of both being North $06^{\circ} 02' 13''$ West. For information on the centerline of State Route 257, refer to Right-of-Way Plan Sheets 8 and 9 of 9 for Project JCH 558, Section E on file at Ohio Department of Transportation office at Delaware, Ohio.

The foregoing description was prepared by Hergatt and Associates, Westerville Ohio from actual surveys of the premises. Arthur D. Hergatt, Ohio Professional Surveyor 5824, October 23, 2000

Permanent Parcel Number: 200-400-05-048-000

More commonly known as: V/L State Route 257 S., Ostrander, OH 43061

Prior Deed: OR Book 342, Page 181