

EXHIBIT A

Situate in the Southeast Quarter of Section 9, Township 7 North, Range 15 West, Morgan Township, in the County of Gallia and State of Ohio.

Beginning at the intersection of the centerline of State Route 554 with the Southerly line of William Barr as recorded in Deed Vol. 251, Page 393, Deed Records of Gallia County, Ohio; thence leaving said road and with the Southerly line of said Barr, North 90° 00' 00" East, 23.01 feet to a 5/8" x 30" reinforcing bar with survey cap stamped "S.6482", set by this survey; thence continuing North 90° 00' 00" East, 24.92 feet to a fence post; thence with an existing fence line, continuing with Barr, North 90° 00' 00" East, 608.95 feet to a 32 inch white oak, said white oak being the Northeasterly corner of the tract described herein; thence leaving said William Barr and the fence line and traversing the lands of Paul Barr, et al., the grantor herein, as described in Deed Vol. 315, Page 593, recorded in the Deed Records of Gallia County, Ohio; thence South 07° 28' 18" East, 79.89 feet to a 48 inch white oak; thence continuing South 07° 28' 18" East, 114.18 feet to a 5/8" x 30" reinforcing bar with survey cap stamped "S.6482", set by this survey; thence South 90° 00' 00" West, 681.38 feet to a 5/8" x 30" reinforcing bar with survey cap stamped "S.6482", set by this survey; thence North 67° 39' 40" West, 78.42 feet to a 5/8" x 30" reinforcing bar with survey cap stamped "S.6482", set by this survey; thence continuing North 67° 39' 40" West, 19.60 feet to a point in the aforementioned centerline of State Route 554; thence with said centerline, North 30° 13' 32" East, 137.84 feet to a point; thence North 29° 39' 11" East, 41.50 feet to the place of beginning, containing 3.15514 acres, more or less.

Being a part of the same property recorded in Vol. 315, Page 593, Deed Records of Gallia County, Ohio.

SUBJECT to all legal easements and leases, mineral leases, mineral reservations and mineral conveyances of record.

All monuments are as described above and the bearings shown herein are derived from an assumed meridian and are to be used to denote angles only.

This description is the result of an actual survey made by Walter B. Lambert, Ohio Professional Surveyor No. S.6482 on January 8, 1997. Description approved as to accuracy by Glenn A. Smith, Gallia County Engineer on January 22, 1997.

Known as 9613 St. Rt. 554, Bidwell, Gallia County, Ohio 45614 with an approximate 137.84 foot frontage on St. Rt. 554 and approximately 681.38 feet back from centerline of St. Rt. 554

PARCEL I.D. No: 019-001-152-03

Instrument Reference: Volume 361, Page 855, Deed Records of Gallia County, Ohio.