

EXHIBIT "A"

LEGAL DESCRIPTION

All that real estate situate in Section 8, Range 6N, Township 15W, Springfield Township, Gallia County, Ohio, located on State Route 160 and being more particularly described as follows:

Beginning at a point in the Northerly right of way line of State Route 160, said point being 60.00 feet right of and at right angles from center line station 110 + 06.78;

Thence from said beginning, continuing with said right of way line along a curve to the right, having a radius of 3759.72 and length of 131.24 feet to a point, said point being 60.00 feet right of and at right angles from state Route 160 center line station 111 + 40.11;

Thence continuing with said right of way line North 36 deg. 46' 04" West 151.29 feet to a reinforcing bar set by this survey, said bar being the Southwesterly corner of the tract described herein;

Thence leaving said right of way line North 43 deg. 02' 48" East 111.17 feet to a reinforcing bar set by this survey;

Thence North 20 deg. 57' 05" East 586.45 feet to a fence post found in the Southeasterly corner of Daryl Smith, et al, as described in Deed Volume 252, page 229 in the Deed Records of Gallia County, Ohio;

Thence leaving Smith and traversing Keener, the previous grantor herein, South 71 deg. 33' 30" East 1024.76 feet to a reinforcing bar with survey cap set by this survey in the Westerly line of Daniel Whiteley as described in Deed Volume 204, page 337, Deed Records of Gallia County, Ohio;

Thence with Whiteley, South 15 deg. 06' 02" West 146.70 feet to a fence post found in the Northwesterly corner of Mark Christopher as described in Deed Volume 271, page 629, Deed Records of Gallia County, Ohio;

Thence leaving Whiteley and with Christopher, continuing South 15 deg. 06' 02" West 576.35 feet to a pipe found by this survey in the Northwesterly corner of Louise Wilson as described in Deed Volume 262, page 503, Deed Records of Gallia County, Ohio;

Thence leaving Christopher and with Wilson, South 30 deg. 20' 53" West 254.49 feet to a reinforcing bar with survey cap set in the Northeasterly corner of Springfield Grange as described in Deed Volume 148, page 147, Deed Records of Gallia County, Ohio;

Thence leaving Wilson and with said Grange, North 58 deg. 55' 29" West 200.00 feet to a reinforcing bar with survey cap set by this survey;

Thence continuing with said Grange, South 34 deg. 00' 23" West 168.54 feet to a point which is 85.00 feet right and at right angles from State Route 160 center line station 103 + 50.37;

Thence leaving said Grange and with said right of way, North 53 deg. 23' 17" West 201.19 feet to a point which is 60.00 feet right of and at right angles from State Route 160 center line station 105 + 50.00;

Thence continuing with said right of way, North 46 deg. 15' 00" West 456.78 feet to the place of beginning, containing 22.822 acres and being a part of the same property conveyed to Keener Sand and Clay Company as part of Tract No. 1, in Deed Volume 156, page 210, Deed Records of Gallia County, Ohio.

The above tracts surveyed and description furnished by Walter B. Lambert, Ohio Registered Surveyor No. 6482.

Description Approved Craig L. Barnes, County Engineer's Office, 9/10/93

Subject to all legal easements, leases and rights of way of record.

LESS AND EXCEPT

All that real estate situate in the Southwest Quarter of Section 8, Township 6 North, Range 15, West, Springfield Township, Gallia County, Ohio, located on State Route 160, and being more particularly described as follows:

Beginning at a concrete monument 85.00 feet right of highway station 103+50.37, State Route 160 and being the most westerly corner of Springfield Grange as recorded in Deed Volume 148, Page 147, Deed Records of Gallia County, Ohio;

Thence from said beginning continuing with said right of way, leaving said Grange, N. 53 degrees 23' 17" W. 197.30 feet to a 5/8" x 30" reinforcing bar with survey cap stamped "S. 6482", set by this survey;

Thence leaving said right of way and traversing Donald Stanley, the grantor herein, as recorded in Deed Volume 316, Page 201, N. 34 degrees 00' 23" E. 69.39 feet to a triple Cherry Tree;

Thence continuing N. 34 degrees 00' 23" E. 336.45 feet to a 5/8" x 30" reinforcing bar with survey cap stamped "S. 6482", set by this survey;

Thence S. 58 degrees 41' 29" E. 381.01 feet to a pipe found by this survey in the westerly line of Louise Wilson as recorded in Deed Volume 262, Page 503;

Thence with Wilson, S. 30 degrees 20' 53" W. 254.49 feet to a reinforcing bar found by this survey in the most easterly corner of the aforementioned Springfield Grange;

Thence leaving Wilson and with the northerly line of said Grange, N. 58 degrees 55' 29" W. 200.00 feet to a reinforcing bar found by this survey;

Thence continuing with said Grange, S. 34 degrees 00' 23" W. 168.54 feet to the place of beginning. Containing 3.000 acres and being a part of the same property recorded in Deed Volume 316, Page 201, Deed Records of Gallia County, Ohio., being a portion of Tax Parcel Number 028-001-175-04.

Subject, however to all valid outstanding easements, rights of way, 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 S.6484, on November 24, 1997.

This transfer is subject to the attached COVENANTS AND RESTRICTIONS THAT RUN WITH THE LAND and said COVENANTS AND RESTRICTIONS are made a part of this Conveyance.

Prior Transfer: Volume 316, Page 201 and Volume 324, Page 571 of the Deed Records of the Gallia County Recorder

LESS AND EXCEPT

Situated in Range 15, Township 6, Section 8, Springfield Township, Gallia County, State of Ohio:

Beginning for reference at State Route 160 station 103+50.37 85.00 feet right being an iron pin found;

Thence with the northeasterly right of way of said State Route 160 the next two (2) bearings and distances;

Thence North 53 deg. 23' 17" West, 201.19 feet to a point;

Thence North 46 deg. 15' 00" West, 137.04 feet to an iron pin set being the true point of beginning for the following described real estate;

Thence continuing with the northeasterly right of way of said State Route 160, North 46 deg. 15' 00" West 200.00 feet to an iron pin set;

Thence leaving the said northeasterly right of way of said State Route 160 and crossing the lands of Donald Stanley as described in Volume 324, page 571, the next five (5) bearings and distances;

Thence North 34 deg. 00` 23" East, 916.24 feet to an iron pin set;

Thence South 71 deg. 33` 30" East, 242.51 feet to an iron pin set;

Thence South 34 deg. 00` 23" West, 785.17 feet to an iron pin set;

Thence North 55 deg. 59` 37" West, 36.50 feet to an iron pin set;

Thence South 34 deg. 00` 23" West, 229.99 feet to the true point of beginning.

Containing 5.001 acres, more or less, being a part of the real estate described in Donald Stanley in Volume 324, page 571, Gallia County Deed Records.

Subject to all legal easements, leases, and rights of way of record. NEW PARCEL ID. N0.: 028-001-175-05

Iron pins set are 1/2" x 30" rebar with plastic ID. caps labeled PMR 6196, all other monuments are as noted.

Survey performed on May 4, 2005 by Philip M. Rubens, Ohio Registered Surveyor No. 6196.

Description approved as to accuracy only by Craig I. Barnes, Deputy County Engineer on May 9, 2005.

Permanent Parcel Number: 028-001-175-04

More commonly known as: 5158 State Route 160, Bidwell, OH 45614

Prior Deed: Volume 324, Page 571.