

Exhibit "A"
Property Description

Situated in Lot No. 1242, Section 35, Township 2, Range 14, O.C.P., Clay Township, Gallia County, Ohio, and beginning for reference at the intersection of the north line of Lot 1242 and a point which is 10.00 feet West of the centerline of Shoestring Ridge Road, County Road No. 4;

Thence South 4° 59' 30" West a distance of 657.64 feet along said road 10.00 feet from the centerline to the true place of beginning of the tract herein described;

Thence continuing along said road 10.00 feet from the centerline the following Four courses and distances;

South 19° 26' West a distance of 107.09 feet;

South 48° 38' West a distance of 117.76 feet;

South 64° 42' West a distance of 78.08 feet;

And North 84° 05' West a distance of 186.38 feet to a point;

Thence North 8° 36' West a distance of 211.60 feet to an axle, passing an axle at 7.30 feet;

Thence South 89° 20' East a distance of 400.00 feet to a point, the place of beginning and containing 1.64 acres of land, subject to all casements and rights of way of record.

Being a part of the real estate described in deed of record in Volume 188, Page 497, Deed Records of Gallia County, Ohio.

Also, being a part of the real estate described in Tract 16 of the Deed from Russell and Margaret Bailey to Hobart Dillon, of record in Volume 210, Page 897, Deed Records of Gallia County, Ohio.

Also, granting unto the grantees, his or her heirs, executors, administrators, assigns, visitors, tenants and licensees, and every other person for the advantage of the grantees, his heirs and assigns, at all times, an easement and right of way to use, in common with the grantors, his heirs, executors, administrators, assigns, visitors, tenants and licensees, and every other person for the advantage of the grantor, the following described 50 foot roadway, 30 foot roadways, 40 foot ramp and parking area; the centerline of said 50 foot roadway and a 30 foot roadway is described as follows: Beginning for reference at a pipe on the Southeast corner of a 2.25 acre

lot described in Volume 190, Page 111, Deed Records of Gallia County, Ohio, 10 feet westerly from the center of Raccoon Road;

Thence South $10^{\circ} 30'$ West 25.2 feet to the true place of beginning of the centerline of said 50 foot roadway;

Thence North $72^{\circ} 22'$ West along the centerline of said 50 foot roadway 385.58 feet to its intersection with the centerline of a 30 foot roadway;

Thence South $35^{\circ} 22'$ West 1236 feet along the centerline of said 30 foot roadway;

Also, a 30 foot roadway, 40 foot ramp and another 30 foot roadway, the centerline of which is described as follows:

Beginning South $35^{\circ} 22'$ West 550.5 feet from the intersection of the centerline of the 50 foot roadway and the 30 foot roadway hereinabove described;

Thence North $74^{\circ} 54'$ West 306.74 feet along the centerline of the within described 30 foot roadway to its intersection with the centerline of a 40 foot ramp;

Thence South $33^{\circ} 45'$ West 95 feet along the centerline of said ramp to its intersection with another 30 foot roadway;

Thence South $43^{\circ} 34'$ East 292.0 feet along the centerline of said 30 foot roadway to its intersection with the first above mentioned 30 foot roadway;

Also, 40 feet between the above mentioned 40 foot ramp and the centerline of Raccoon Creek;

Also, a parking area described as follows:

Beginning for reference at a pipe at the intersection of the South side of the aforesaid 50 foot roadway and the East side of the first mentioned 30 foot roadway;

Thence South $35^{\circ} 22'$ West 749.95 feet to a pipe, the true place of beginning of said parking area;

Thence South $40^{\circ} 50'$ East 82.4 feet;

Thence South $35^{\circ} 22'$ West 280.55 feet;

Thence North $54^{\circ} 38'$ West 80 feet to the East side of said 30 foot roadway;

Thence North 35° 22° East 300 feet along the East side of said 30 foot roadway to the place of beginning.

Permanent Parcel Number: 00500131942

More commonly known as: 2302 Shoestring Ridge Road, Gallipolis, OH 45631

Prior Deed: Volume 387, Page 948