

EXHIBIT A

TRACT THREE DESCRIPTION OF A

1.484 ACRE TRACT SPLIT FROM A 291.978 ACRE PROPERTY

**In the Name of *The B. L. Conn Family Limited Partnership*
in Virginia Military Survey 4516
Union Township, Madison County, Ohio**

This description is for a 1.484 acre tract of land (TRACT THREE) split from an original 291.978 acre property in the name of The B. L. Conn Family Limited Partnership (Official Records 162, Page 1361, Madison County Recorder, Auditor's Parcel #29-00641.000), in Virginia Military Survey 4516, Madison County, Ohio and is further described as follows:

Commencing at a railroad spike found at the intersection of Armstrong Road (County Road 83) and Old Xenia Road (Co. Rd. 12, 50 foot Right-of-way);

Thence S25°08'39"W, 1112.72 feet, along the centerline of said Old Xenia Road, passing a railroad spike found at 811.21 feet, to a point of intersection (described iron pin is missing);

Thence S65°23'52"W, 552.37 feet, along the centerline of the said Old Xenia Road to a railroad spike found at the east line of the said B. L. Conn Family property;

Thence S66°39'11"W, 1679.38 feet, along the centerline of the said Olds Xenia Road, passing a MAGNail™ set at 840.50 feet, a PK Nail found at 871.24 feet, a PK Nail found at 1271.24 feet, and a PK Nail found at 1629.43 feet, to a PK Nail found at the northeast corner of a property in the name of Phillip W. And Debra L. Conn (O.R. 183, Pg. 1196);

Thence S04°01'42"W, 699.41 feet, passing a 5/8" diameter iron pin with an ID cap engraved *COTTRILL PS6858* at 24.31 feet, to an iron pin set at the base of a wood fencepost at the TRUE POINT OF BEGINNING;

Thence S05°14'27"W, 280.23 feet, through the said B. L. Conn Family property, crossing Walnut Run at approximately 150 feet, to an iron pin set;

Thence S89°59'59"W, 305.92 feet, to an iron pin set in the west line of the said B. L. Conn Family property and the east line of a property in the name of Wayne P. And M. Ruth Price, Co-Trustees (O.R. 228, Pg.2015);


Thence N04°01'44"E, 141.23 feet, ;along the east line of the said Price property, along a wire fence, crossing Walnut Run at approximately 35 feet, to a 5/8" iron pin with an ID Cap engraved *COTTRILL PS6858* at the southwest corner of the said Phillip Conn property;

Thence N66°44'53"E, 350.02 feet, along the south line of the said Phillip Conn property to the TRUE POINT OF BEGINNING.

The described property is subject to a 20 foot wide *Drainage Easement* established in O.R. 183, Pg. 1196 that begins at the southwest corner of the said Phillip Conn property and extends 105.09 feet along the west line of the described property to Walnut Run.

The described tract of land contains 1.484 acres. The BASIS OF BEARINGS is S66°39'11"W along the centerline of Old Xenia Road as established using Global Positioning System data corrected using U.S.G.S. C.O.R.S. network indexed to the State Plane Coordinate System SOUTH OHIO NAD83. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in May and June 2012 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.




Casey C. Elliott, PS 7759, State of Ohio