

Old Republic National Title Insurance Company

Commitment Number: HU16070810CO

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

**PARCEL 1:**

Situated in the Township of Licking, County of Licking and State of Ohio:

And known as being a part of the Northeast Quarter of Section 9 and part of the Northwest Quarter of Section 10, Township 19 North, Range 17 West, of the Refugee Lands, and being more particularly described as follows:

Being a Survey of all of Tract One conveyed to Guardian Vision International, fka Christian Television of Ohio, Inc., as recorded in Deed Volume 825, Page 728 and Instrument No. 200206260023724, in the Licking County Deed Records, and being all of Auditor's Parcel No. 041-120090-00.000, and being further described as follows;

Commencing at an iron pin set marking the Northeast corner of Section 9, the same being the Northwest corner of Section 10;

Thence, South 05 deg. 41' 51" West 2182.53 feet with the East line of Section 9, the same being the West line of Section 10, to an iron pin set on the South line of a parcel conveyed to William Province, as recorded in Instrument No. 200512290041129, and being the principal place of beginning of the 28.970 acre parcel herein to be described;

Thence, South 43 deg. 52' 44" East 522.88 feet with the South line of said parcel conveyed to Province, to an iron pin set marking the Southeast corner thereof; and being a corner to a parcel conveyed to R.A. Long Properties, L.L.C., as recorded in Instrument No. 200403260010288;

Thence, South 43 deg. 52' 44" East 252.14 feet with the South line of said parcel conveyed to R.A. Long Properties, L.L.C., to a 5/8-inch O.D. iron pin found on the North Limited Access Right-of-way Line of Interstate Route 70, as shown on Plan No. LIC-70-15.96, sheets 6-9 inclusive, and reference is made to the O.D.O.T. Right-of-way Plans of Interstate Route 70, as shown on Plan No. LIC-40-19.42, sheets 332-333, on record at the Ohio Department of Transportation District 5 Office in Jacksontown, Ohio;

Thence with said Limited Access Right-of-way line of Interstate Route 70, with the following Two (2) Courses and Distances:

1) North 84 deg. 19' 06" West 242.01 feet to a concrete monument found;

2) North 84 deg. 49' 49" West 622.77 feet to an iron pin set marking the Southeast corner of Tract Two conveyed to Guardian Vision International, fka Christian Television of Ohio, Inc., as recorded in Deed Volume 825, Page 728 and Instrument No. 200206260023724, and passing over an iron pin set between Section 9 and Section 10 at 348.01 feet;

Thence with the boundary of said Tract Two, with the following Seven (7) Courses and distances:

3) North 40 deg. 07' 23" West 727.53 feet to an iron pin set;

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- 4) North 74 deg. 07' 53" West 470.75 feet to an iron pin set;
- 5) North 22 deg. 47' 23" West 207.44 feet to an iron pin set;
- 6) North 22 deg. 54' 23" West 362.21 feet to an iron pin set;
- 7) North 74 deg. 11' 37" East 179.84 feet to an iron pin set;
- 8) North 15 deg. 48' 23" West 225.00 feet to an iron pin set;
- 9) South 74 deg. 11' 37" West 260.80 feet to the centerline of State Route 13, and passing over an iron pin set at 206.48 feet;

Thence, North 15 deg. 39' 56" West 254.30 feet with the centerline of State Route 13, to the Southwest corner of a 20.010 Acre parcel conveyed to William L. Province, as recorded in Instrument No. 200509160029347;

Thence leaving the centerline of State Route 13 with the boundary of said parcel conveyed to Province, with the following Two (2) Courses and distances:

- 10) South 82 deg. 02' 25" East 640.44 feet to an iron pin set, and passing over an iron pin set at 55.34 feet;
- 11) South 43 deg. 52' 44" East 1501.04 feet to the principal place of beginning.

Said parcel as surveyed contains 28.970 Acres, more or less, and is subject to all legal easements, right always restrictions, and zoning ordinances of record.

Subject to the Right-of-way of State Route 13, as shown on the O.D.O.T, Right-of-way Plans, Plan No. LIC-70-15.96, sheets 6-9 inclusive, and reference is made to the O.D.O.T. Right-of-way Plans of Interstate Route 70, as shown on Plan No. LIC-40- 19.42, sheets 332-333, on record at the Ohio Department of Transportation District 5 Office in Jacksontown, Ohio.

The above described 28.970 acre parcel contains 25.553 Acres in Section 9 and 3.417 Acres in Section 10.

Bearings of the above description are based on the East line of Section 9 as being South 05 deg. 41' 51" West, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8-inch O.D. iron pins 30-inch long with red caps labeled "S.A. ENGLAND NO. S-7452".

The above description was prepared by S.A. England & Associates, under the direct supervision of Scott A. England, Ohio Registered Surveyor No. S-7452 in July of 2006.

10077 Jacksontown Road  
Thornville, Ohio 43076

PPN: 041-120090-00.000

PARCEL 2:

Situated in the Township of Licking, County of Licking and State of Ohio:

**EXHIBIT A**  
(Continued)

Commitment Number: HU16070810CO

And known as being a part of the Northeast Quarter of Section 9, Township 19 North, Range 17 West, of the Refugee Lands, and being more particularly described as follows:

Being a Survey of all of Tract Two conveyed to Guardian Vision International, fka Christian Television of Ohio, Inc., as recorded in Deed Volume 825, Page 728 and Instrument No. 200206260023724, in the Licking County Deed Records, and being all of Auditor's Parcel No. 041-120402-00.000, and being further described as follows:

Commencing at an iron pin set at the intersection of the North Limited Access Right-of-way Line of Interstate Route 70, as shown on Plan No. as shown on Plan No. LIC-70-15.96, sheets 6-9 inclusive, and the East line of Section 9, and being on the South line of Tract One conveyed to Guardian Vision International, fka Christian Television of Ohio, Inc., as recorded in Deed Volume 825, Page 728 and Instrument No. 200206260023724; said iron pin bears South 05 deg. 41' 51" West 2688.35 feet from an iron pin set marking the Northeast corner of Section 9;

Thence, North 84 deg. 49' 49" West 274.76 feet with said Limited Access Right-of-way Line, the same being the South line of said Tract One, to an iron pin set marking the Southwest corner thereof, and being the principal place of beginning of the 2.158 acre parcel herein to be described;

Thence continuing with said Limited Access Right-of-way Line, with the following Six (6) Courses and distances:

- 1) North 84 deg. 49' 49" West 28.42 feet to a concrete monument found;
- 2) North 40 deg. 07' 23" West 701.48 feet to a concrete monument found;
- 3) North 74 deg. 07' 53" West 474.37 feet to a concrete monument found;
- 4) North 22 deg. 47' 23" West 219.15 feet to an angle point;
- 5) North 22 deg. 54' 23" West 362.55 feet to a concrete monument found;
- 6) South 74 deg. 11' 37" West 61.15 feet to the centerline of State Route 13;

Thence, North 15 deg. 39' 56" West 224.70 feet with the centerline of State Route 13, to a mag nail set;

Thence leaving State Route 13 with the boundary of said Tract One, with the following Seven (7) Courses and distances:

- 7) North 74 deg. 11' 37" East 260.80 feet to an iron pin set, and passing over an iron pin set at 54.32 feet;
- 8) South 15 deg. 48' 23" East 225.06 feet to an iron pin set;
- 9) South 74 deg. 11' 37" West 179.84 feet to an iron pin set;
- 10) South 22 deg. 54' 23" East 362.21 feet to an iron pin set;
- 11) South 22 deg. 47' 23" East 207.44 feet to an iron pin set;

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12) South 74 deg. 07' 53" East 470.75 feet to an iron pin set;

13) South 40 deg. 07' 23" East 727.53 feet to the principal place of beginning.

Said parcel as surveyed contains 2.158 Acres, more or less, and is subject to all legal easements, right-of-ways, restrictions, and zoning ordinances of record;

Subject to a 0.448 Acre ingress/egress easement.

Subject to the right-of-way of State Route 13, as shown, on the O.D.O.T. Right-of-way Plans, Plan No. LIC-70-15.96, sheets 6-9 inclusive, and reference is made to the O.D.O.T. Right-of-way Plans of Interstate Route 70, as shown on Plan No. LIC-40-19.42, sheets 332-333, on record at the Ohio Department of Transportation District 5 Office in Jacksontown, Ohio.

Bearings of the above description are based on the East line of Section 9 as being South 05 deg. 41' 51" West, and is an assumed Meridian used to denote angles only.

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