

EXHIBIT A

Situated in the Township of Lick, County of Jackson, State of Ohio

Tract 1

Situated in the Township of Lick, County of Jackson, State of Ohio, and being a part of S.S.R.L. 56, Township 7 North, Range 18 West, and being all of the premises (Par. H120040004400) conveyed to Jalco Industries, Inc. by Warranty Deed dated January 31, 1997 and recorded in Volume 308, Page 89 of the Jackson County Deed Records; and also being a of the premises (Par. H120040004401) conveyed to Randal L. and Susan R. Ridge by Survivorship Deed dated July 14, 2000 and recorded in Volume 326, Page 655 of the Jackson County Deed Records, and being more precisely described as follows:

Beginning at a 5/8" dia. iron pin (found) PRITCHARD in the North line of S.S.R.L. 56, said iron pin bears N86°09'37"W, 804.53 feet from the Northeast corner of S.S.R.L. 56;

Thence, along the West line of Donovan Workman (Vol. 297, Pg. 668) S03°20'00"W, passing an iron pin (set) at 707.23 feet, 767.23 feet to a point;

Thence, along the centerline of S.R. 788 with the following Two (2) courses:
S66°15'06"W, 133.38 feet to a point, S65°42'23" W, 458.76 feet to a point;

Thence, along the City Corporation Line N03°20'01"E, passing an iron pin (set) at 33.86 feet, 826.00 feet to an iron pin (set);

Thence, along Three (3) lines of Wagon Wheelers Square Dance Club, Inc. (Vol. 232, Pg. 452):
N55°59'14"E, 148.51 feet to an iron pin (set), S86°03'47"E, 319.14 feet to an iron pin (set),
N03°30'59"E, 128.73 feet to a 5/8" dia. iron pin (found) EXLINE;

Thence, along a portion of the North line of S.S.R.L. 56 S86°09'37"E, 87.61 feet to the place of beginning.

Containing 9.508 acres.

Bearings are based upon the West line of Columbia Gas Transmission Corp (Vol. 282, Pg. 471). Subject to the existing road right-of-way of S.R. 788.

All iron pins set are 5/8" dia. x 30" length re-bar with I.D. cap stamped "PRITCHARD P.S. 6837".

The foregoing description was based upon a survey made April 3, 2007 by Ernest L. Pritchard, Ohio, Registered Professional Surveyor #6837.

SAVE AND EXCEPT THE FOLLOWING:

Situated in the Township of Lick, County of Jackson, State of Ohio, and being a part of S.S.R.L. 56, Township 7 North, Range 18 West, and also being a part of the premises (Par. H120040004400) conveyed to Jalco Industries by Quit Claim Deed dated March 26th, 2007, and recorded in Volume OR 51 Page 734 of the Jackson County Deed Records, and being more precisely described as follows:

Beginning at a point at the centerline intersection of S.R. 788 and the City Corporation Line;

Thence, along the City Corporation Line N03°20'01"E, passing an iron pin (set) at 33.86 feet, 369.66 feet to an iron pin (set); Thence, with Two (2) new division lines through the tract of which this is a part: S87°04'02"E, 203.27 feet to an iron pin (set), S02°55'58"W, passing an iron pin (set) at 214.40 feet, 263.74 feet to a point;

Thence, along the centerline of S.R. 788 S65°42'23"W, 231.51 feet to the point of beginning. Containing 1.486 acres.

Bearings are based upon the West line of Columbia Gas Transmission Corp (Vol. 282, Pg. 471). Subject to the existing road right-of-way of S.R. 788.

All iron pins set are 5/8" dia. x 30" length re-bar with I.D. cap stamped "PRITCHARD P.S. 6837".

The foregoing description was based upon a survey made April 3, 2007 by Ernest L. Pritchard, Ohio Registered Professional Surveyor #6837.

SAVE AND EXCEPT THE FOLLOWING:

Situated in the Township of Lick, County of Jackson, State of Ohio, and being a part of S.S.R.L. 56, Township 7 North, Range 18 West, and also being a part of the premises (Par. H120040004400) conveyed to Arnold Alloy Products, LTD by General Warranty Deed dated November 19, 2012 and recorded in Volume 92, Page 1152 of the Jackson County Official Records, and being more precisely described as follows:

Beginning at a 5/8" dia. iron pin (found) EXLINE at the Northeast corner of Wagon Wheelers Square Dance Club, Inc. (Vol. 232, Pg. 452), said iron pin bears N86°09'37"W, 892.14 feet from the Northeast corner of S.S.R. Lot 56;

Thence, along a portion of the South line of Scioto Land Co. (O.R. Vol. 39, Pg. 569) S86°09'37"E, 87.61 feet to a 5/8" dia. iron pin (found) PRITCHARD;

Thence, along the East line of the tract of which this is a part S03°20'00"W, 467.01 feet to an iron pin (set);

Thence, with a new division line through the tract of which this is a part S89°13'44"W, 89.35 feet to an iron pin (set);

Thence, along the West line of Norman F. and Ruth E. Workman (O.R. Vol. 96, Pg. 2829) N03°30'59"E, passing a 5/8" dia. iron pin (found) PRITCHARD at 345.45 feet, 474.18 feet to the place of beginning.

Containing 0.955 acres.

Bearings are based upon the West line of Columbia Gas Transmission Corp. (Vol. 282, Pg. 471). Subject to the existing road right-of-way of S.R. 788.

All iron pins set are 5/8" dia. x 30" length re-bar with I.D. cap stamped "PRITCHARD P.S. 6837".

The foregoing description was based upon a survey made July 30, 2013 by Ernest L. Pritchard, Ohio Registered Professional Surveyor #6837.

Tract 2

Situated in the Township of Lick, County of Jackson, State of Ohio, and being a part of S.S.R.L. 56, Township 7 North, Range 18 West, and also being a part of the premises (Par. H120040004401) conveyed to Ironman Endeavors, LLC by Quit Claim Deed dated January 04, 2012 and recorded in Volume 85, Page 2854 of the Jackson County Official Records, and being more precisely described as follows:

Beginning at a point in the centerline of S.R. 788 and the Southeast corner of the tract of which this is a part, said point bears N65°42'23"E, 231.51 feet from the intersection of the West line of S.S.R.L. 56 and the centerline of S.R. 788;

Thence, along the centerline of S.R. 788 S65°42'23"W, 126.56 feet to a point;

Thence, with Two (2) new division line through the tract of which this is a part: N06°59'44"E, passing an iron pin (set) at 63.07 feet, 138.78 feet to an iron pin (set), N03°37'17"E, 183.22 feet to an iron pin (set);

Thence, along the North line of the tract of which this is a part S87°04'02"E, 100.50 feet to a 5/8" dia. iron pin (found) PRITCHARD;

Thence, along the East line of the tract of which this is a part S02°55'58"W, passing a 5/8" dia. iron pin (found) PRITCHARD at 214.40 feet, 263.74 feet to the point of beginning.
Containing 0.695 acres.

Bearings are based upon the west line of Columbia Gas Transmission Corp. (Vol. 282, Pg. 471).
Subject to the existing road right-of-way of S.R. 788.

All iron pins set are 5/8" dia. x 30" length re-bar with I.D. cap stamped "PRITCHARD P.S. 6837".

The foregoing description was based upon a survey made May 09, 2013 by Ernest L. Pritchard, Ohio Registered Professional Surveyor #6837.

Parcel No.: H12-004-00-044-00 H12-004-00-044-02

Street Address: 330 Athens Street, Jackson, Ohio