

EXHIBIT A

Legal Description

Warranty Deed from W.B.N.S. TV, INC. to JAN CRAWMER and TERESA A. CRAWMER, husband and wife.

Parcel No. 1:

Situate in the State of Ohio, County of Muskingum, Township of Newton, being a part of the Northwest Quarter of the Northeast Quarter of Section 11, Township 18, Range 14 of Congress Land, East of the Scioto River, being also a part of a 17.66 acre tract conveyed by Milton W. Schneider and Nellie A. Schneider, his wife, to Quincy Merew and Janet Merew, as the same is shown of record in Volume 464, Page 488, Parcel 2 and being substantially the same land as conveyed by Quincy Merew and Janet Merew, his wife, to W.B.N.S. TV, Inc., as the same is shown of record in Volume 544, Page 488 in the Muskingum County Recorder's Office, Zanesville, Ohio, and more particularly described as follows:

Commencing in the northwest corner of the Northeast Quarter of said Section 11; thence, with the north line of said Quarter Section S 89°58'45" E a distance of 607.8 feet to a point in Shaw Road, also known as Township Road No. 261; thence, generally with the middle of said road S 22°19'55" W a distance of 357.9 feet to a point in the center of said road and the TRUE POINT of beginning,

Thence leaving said road and with the lands of said Merew as follows:

S 89°58'45" E a distance of 712.50 feet, passing an iron pin at 15.00 feet to an iron pin, S 41°10'00" E a distance of 400.00 feet to an iron pin in the northerly boundary line of James L. and Betty M. Pandy as the same land is being described in Volume 601, Page 296,

Thence, with Pandy's land N 89°58'45" W 712.50 feet, passing an iron pin at 697.50 feet to a point in the center of said Shaw Road;

Thence, with said road N 41°10'00" E a distance of 400.00 feet to the TRUE POINT of beginning, containing 5.00 acres more or less.

The intent of this description is to describe more accurately the said 5.00 acre tract in relation to said 17.66 acre tract and said northeast corner of the Northeast Quarter of Section 11. Parcel #47-47-30-01-02-000.

Parcel No. 2:

Situate in the State of Ohio, County of Muskingum, Township of Springfield, being a part of the Southeast Quarter of Section 3 and part of the Northeast Quarter of Section 10, Township 16, Range 14 of Congress Land, East of the Scioto River, being originally a part of a 57.56 acre tract of land as described in Volume 518, Page 1013 and being substantially the same land as conveyed to W.B.N.S. TV, Inc. by Robert D. Mitchell and Georgia C. Mitchell, his wife, as the same is shown of record in Volume 550, Page 597, in the Muskingum County Recorder's Office, Zanesville, Ohio and more particularly described as follows:

Exhibit 1, cont'd

Beginning at an axle in the easterly property line, same being located 24.01 feet west (deed calls for 24.75 feet) of a stone, marking the section corner between Sections 3, 2, 11 and 10;

Thence, along said easterly property line S 01°33'52" W a distance of 16.00 feet, passing the original southeast corner of aforementioned 57.56 acre tract at 4.38 feet to a point in the north line of Ridge Road, also known as County Road No. 34;

Thence, with the north line of said road S 85°03'58" W a distance of 594.72 feet to a point in the north line of said road;

Thence, with the westerly property line N 00°09'54" W a distance of 292.30 feet (deed calls for 292.00 feet), passing an iron pin at 0.83 feet to an iron pin in the northwesterly property corner;

Thence, with the northerly property line N 84°05'24" E a distance of 600.00 feet (deed calls for 600.00 feet) to an iron pin in the northeasterly property corner;

Thence, with said aforementioned easterly property line S 01°33'52" W 280.00 feet to the place of beginning, containing 4.08 acres, more or less (deed calls for 4.00 acres).

The intent of this description is to describe the land as surveyed by found evidence and to include a discrepancy being a strip of land between said land and the north line of Ridge Road. Parcel #62-62-10-01-31-000.

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CLIFFORD K. MILLER JR. & BARBARA J. MILLER
Vol 518 - Pg 1013
40.20 Ac

N 84° 05' 24" E 604.86'

Deed Call = 600'

W.B.N.S. TV INC
Vol 550 - Pg 597

N 00° 09' 54" W 292.38'

Deed Call = 292'

From N line
R/W to I Pin

Sec. 3

Sec. 10

Deed Call = 600'

S 85° 03' 58" W 594.72'

RIDGE ROAD - CO. RD No. 34 (40')

I Pin

Deed Call = 292'

S 01° 33' 52" W 303.62'

CLIFFORD K. MILLER, SR
Vol 575 - Pg 103
2.12 Ac

24.71 (Record)
23.81 (Measured)

178.25'

418.20'

W.B.N.S. TV INC

2.12 Ac tract in the
SE 1/4 of Sec 3 & NE 1/4 of Sec 10-T16-R.
Congress Lands East of Scioto Riv.
Springfield Twp., Muskingum Co., Ohio

for

W.B.N.S. TV, INC.

Dec 23, 1935

BENATEC ASSOCIATES, INC.
Engineers and Surveyors
3045 Olentangy River Road
Columbus, Ohio.

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By

Ohio Registered Surveyor No. 6039

