

EXHIBIT A

All of that tract or parcel of land being part of Springfield Township, Muskingum County, Ohio; being Part of Section 11, Township 16, Range 14; and being now or formerly owned by BP OIL COMPANY (as Recorded in Deed Volume/Page: 1052/0176) more particularly described by Metes and Bounds as follows:

Beginning at a Set Railroad Spike at the intersection of the West line of the ZANESVILLE BELT & TERMINAL RAILROAD (100 foot Right-of-Way) with the Centerline of COPPERMILL ROAD / PERSHING ROAD / COUNTY HIGHWAY 71 (33 foot Right-of-Way) for the Southeast corner of the herein described tract;

Thence along said Centerline S 80°10'00" W, a distance of 370.84 feet to a Set Railroad Spike;

Thence leaving said Centerline N 09°13'45" W, at 16.5' passing the intersection of the North line of the ZANESVILLE BELT & TERMINAL RAILROAD (100 foot Right-of-Way) with the Southeast Corner of the property owned by NATIONAL PLMBG POTTERY INC (as Recorded in Deed Volume/Page: 0347/0390), for a total distance of 98.00 feet to a Set 5/8" Iron Pin;

Thence along the South & East lines of the property owned by NATIONAL PLMBG POTTERY INC (as Recorded in Deed Volume/Page: 0347/0390) the following 3 calls:

1. N 59°40'52" E, a distance of 134.50 feet to a Found 5/8" Iron Pin;
2. N 13°15'19" E, a distance of 135.80 feet to a Found 5/8" Iron Pin;
3. N 43°26'16" E, a distance of 194.20 feet to a Found 5/8" Iron Pin at the intersection of the East corner of the property owned by NATIONAL PLMBG POTTERY INC (as Recorded in Deed Volume/Page: 0347/0390) and the West line of the ZANESVILLE BELT & TERMINAL RAILROAD (100 foot Right-of-Way);

Thence along said West line S 15°00'00" E, a distance of 387.70 feet to a Set Railroad Spike for the Point of Beginning;

The above description is based on a survey of the property performed 04/20/2010. Said tract or parcel of land contains 1.9333 Acres or 84,216 Square Feet, more or less. The bearing of S 15°00'00" E (as Recorded in Deed Volume/Page: 1052/0176), as shown on the East line of Subject Property was used as the basis of bearings for the purpose of this survey.

Date: 3/4/11

Signature: *Gary Elliott*
Registration No. S-7438
P.S.: Gary Elliott
In the State of: Ohio
Date of Survey: 04/20/2010

**OFFICE COPY
NOT RECORDABLE**



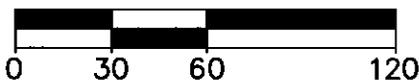
DESCRIPTION
APPROVED
By: *[Signature]* 3/8/2011

EXHIBIT "B"

**SPRINGFIELD TOWNSHIP, MUSKINGUM COUNTY, OHIO
BEING PART OF SECTION 11, TOWNSHIP 16, RANGE 14**



SCALE : 1" = 60'



CURRENT APN: 62-28-02-01-000
CURRENT OWNER: NATIONAL PLMBG
DEED VOLUME/PAGE: 0347/0390

CURRENT APN: 62-31-01-01-000
CURRENT OWNER: BP OIL COMPANY
DEED VOLUME/PAGE: 1052/0176
84,216 SQ. FT. OR 1.9333 ACRES ±

N 59°40'52" E 134.50'
SET 5/8" I.P.

N 13°15'19" E
FND. 5/8" I.P.

135.80'

N 43°26'16" E
FND. 5/8" I.P.

194.20'

FND. 5/8" I.P. S 15°00'00" E

ZANESVILLE BELT & TERMINAL RAILROAD
100' RAILROAD R.O.W.
50.00'

98.00'
N 09°13'45" W
16.50'

R.O.W. LINE
C/L COPPERMILL ROAD/PERSHING
370.84' ROAD/CO HWY 71
33' PUBLIC R.O.W.

S 80°10'00" W
P.O.B.
SET RR SPIKE

387.70'

GENERAL NOTES

THE BEARING OF S 15°00'00" E (AS RECORDED IN DEED VOLUME/PAGE: 1052/0176), AS SHOWN ON THE EAST LINE OF SUBJECT PROPERTY WAS USED AS THE BASIS OF BEARINGS FOR THE PURPOSE OF THIS SURVEY.

ACCORDING TO CONNIE FINK WITH THE SPRINGFIELD TOWNSHIP PH: 740-454-2205, SUBJECT PROPERTY LIES WITHIN A JURISDICTION THAT DOES NOT HAVE A ZONING DESIGNATIONS OR ZONING REGULATIONS/REQUIREMENTS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X"; PER COMMUNITY PANEL NO. 3904250115C, WHICH BEARS AN EFFECTIVE DATE OF 6-3-88 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

DESCRIPTION APPROVED
By: *[Signature]*



Date: 3/24/2010
Signature: *[Signature]*
Registration No.: [Number]
P.S.: Gary S. [Name]
in the State of Ohio
Date of Survey: 3/24/2010

FILED FOR RECORD IN MUSKINGUM COUNTY, OHIO, APRIL 20, 2010