

EXHIBIT A
Legal Description

Situated in the Village of Quaker City, Township of Millwood, County of Guernsey, State of Ohio and being 0.314 acres more or less in Section 20, Township 7 North, Range 9 West of the Congress Lands East of the Scioto River and being more particularly described as follows:

BEGINNING at an iron pin set at the Northwest corner of Lot 56 of Josiah Smith's Fourth Addition to the Village of Quaker City as found in cabinet 2, slide 364 of the plat records of Guernsey County, Ohio; thence with the south line of an alley North 87 degrees 01' 00" East, a distance of 132.00 feet to an iron pin set; thence with the west line of an alley, South 03 degrees 24' 00" East, a distance of 66.00 feet to an iron pin set; thence with the lands of now or John Spratt as found in Volume 260, page 335 of the Deed Records of Guernsey County, Ohio, the following two calls:

1. South 87 degrees 01' 00" West, a distance of 57.00 feet to an iron pin set;
2. South 03 degrees 24' 00" East, a distance of 66.00 feet to an iron pin set; thence with the north line of Broadway Street, South 87 degrees 01' 00" West, a distance of 75.00 feet to a point; thence with the east line of Pike Street, North 03 degrees 24' 00" West, a distance of 132.00 feet to the place of beginning and containing 0.314 acres more or less and being all the property conveyed to Charles Stevens as found in Volume 368, page 914 of the Deed Records of Guernsey County, Ohio.

There being 0.114 acres more or less in Lot 57 and 0.200 acres more or less in Lot 56.

Iron pins set are 5/8 inch rebar 30 inches long capped SPILKER LS-5862

Subject to all encumbrances of record

The above-described real property is known for street numbering purposes as 145 & 195 Pike Street, Quaker City, OH 43773.

Auditor's Parcel Numbers: 24-0000106.000 & 24-0000466.000

Prior Instrument Reference: Volume 574, Page 4304 of the Official Records of Guernsey County, Ohio.