

Exhibit A

Legal Description

TRACT 1: Situated in the Township of Yellow Creek, County of Columbiana, and in the State of Ohio and bounded and described as follows:

Known as and being a tract of land situated in the Northwest quarter of Section #29, Yellow Creek Township, Township #9, Range #2, Columbiana County, Ohio, and being more fully described as follows: Commencing at the center of said Section #29, thence with the Quarter Section line, also with the centerline of Township Road #909 (Bill Smith Road), North a distance of 861.18 feet to a point; thence West a distance of 30.00 feet to the true place of beginning of the tract herein described; thence, continuing West a distance of 200.00 feet to a point; thence North a distance of 100.00 feet to a point; thence East a distance of 200.00 feet to a point; thence South a distance of 100.00 feet to the true place of beginning, and containing in area 0.459 of an acre, be the same more or less, but subject to all legal highways.

Said tract now Known as and being Lot Number Five (5), as said Lot is numbered and distinguished upon the recorded plat of Pickering's First Addition to Pine Tree Hill Estates, as said plat is recorded in Plat Book 11 at Page 72 of the Plat Records of Columbiana County, Ohio.

TRACT 2: Situated in the Township of Yellow Creek, County of Columbiana and State of Ohio and bounded and described as follows:

Known as and being that certain Lot Number Six (6), as said Lot is numbered and distinguished on the recorded plat of Pickering's First Addition to the Pine Tree Hill Estates, as shown in Plat Book 11 at Page 72 of the Columbiana County, Ohio, Record of Plats.

TRACT 3: Situated in the Northwest Quarter of Section 29, Yellow Creek Township, T-9, R-2, Columbiana County and State of Ohio and being known as Lot 7 of Pickering's 1st Addition to Pine Tree Hill Estates as recorded in Plat Book 11, page 72 of the Columbiana County Plat Records and more fully described as follows.

Beginning at an Iron Pin found marking the Southwest Corner of said Lot 7 of Pickering's First Addition to Pine Tree Hill Estates and being the true place of beginning of a tract herein described. Thence along the Westerly line of said Lot 7, N 0 deg. 00' 37" W, a distance of 100.00 feet but to an Iron Pin found. Thence along the Northerly line of said Lot 7, N 89 deg. 59' 02" E, a distance of 200.00 feet but to an Iron Pin set on the Westerly line of Bill Smith Road (T.R. 909). Thence along the Easterly line of said Lot 7 and the Westerly line of Bill Smith Road, S 0 deg. 01' 15" E, a distance of 100.00 feet to the Southeast corner of said Lot 7 and a triple Cherry Tree. Thence along the southerly line of said Lot 7, S 89 deg. 59' 02" W, a distance of 200.02 feet to the true place of beginning. Containing 0.459 acres, be the same more or less, but subject to all legal highways, rights of ways and easements. The basis of bearings, N 89 deg. 39' 42" E, was assumed on the north line of the grantor from a survey for Manat and Ater done by Robert Dickey in June of 1984.

A survey of the tract herein described was done by Ed Browne and Associates, Inc. in July of 1997. All Iron Pins set are 5/8 x 30" rebar with cap and registration number 6806 affixed.

Permanent Parcel Number: 82.00927.000, 82.00997.000, & Part of 82-00998.000

Property commonly known as: 19411 Bill Smith Rd., Wellsville, OH 43968

Prior Deed Reference: OR Vol. 251 Page 915, OR Vol. 256 Page 883, and OR Vol. 550 Page 766

Permanent Parcel Number(s): 82-00927.000, 82-00997.000, & 82-00998.000

Premises commonly known as: 19411 Bill Smith Rd., Wellsville, OH 43968

END OF LEGAL DESCRIPTION