

EXHIBIT A

LEGAL DESCRIPTION

Situated in the City of Toronto, County Jefferson and State of Ohio:

And known as being Lot Number Ten (10) as the same is numbered and designated on the recorded plat of Robertson's First Addition to the town of Newberg now Village of Toronto, county and state aforesaid, Plat Book 1, Page 232.

Said lot being sixty (60) feet in front by one hundred thirty-two (132) feet in depth, be the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the Township of Knox, City of Toronto, County of Jefferson and State of Ohio:

And known as being located in Jefferson County, Ohio, and being in the City of Toronto, in Knox Township, Section 25, Township 4, Range 1, and being a portion of Lot 10 in Robertson's 1st Addition as recorded in Plat Book 1, Page 232, owned by M & C Montgomery as recorded in Volume 287, Page 56, and being more particularly described as follows:

Beginning at a mag nail set on the back edge of the walk. in the East right of way line of Fourth Street, marking the Southwest corner of Lot 15 in Robertson's 1st Addition as recorded in Plat Book 1, Page 232, and also marking the Southwest corner of the tract owned by M & M Savings and Trust Company as recorded in Volume 616, Page 155, and also marking the Northwest corner of Lot 10 in Robertson's 1st Addition, owned by M & C Montgomery as recorded in Volume 287, Page 56, and thereby marking the Northwest corner of the parcel here-in described;

Thence with the common line between the aforementioned Lots 10 and 15, and with the South line of the aforementioned M & M Savings and Trust tract of Volume 616. Page 155, North 90 deg. 00' 00" East 35.000 feet to a capped iron pin (CIP) set in said line, marking the Northeast corner of the parcel here-in described;

Thence crossing over and into the aforementioned Lot 10, South 0 deg. 14' 39" West 16.000 feet to a CIP set marking the Southeast corner of the parcel here-in described;

Thence South 90 deg. 00' 00" West 35.000 feet to a notch made in the back of the walk, marking a point in the West line of Lot 10, and also marking the Southwest corner of the parcel here-in described;

Thence with the West line of Lot 10, and with the East right of way line of Fourth Street. North 0 deg. 14' 39" East 16.000 feet to the place of beginning.

Containing 0.012856 acres, more or less, and subject to all legal highways, rights of way, and/or easements, and subject to any and all restrictions, and/or reservations, and/or exceptions as may be applicable.

The basis for bearings is the South right of way line of Market Street as called East on the Plat of Robertson's 1st Addition recorded in Plat Book 1, Page 232.

This description from a field survey conducted in August, 2002, by Vincent Dowdle P.S. No. 7396.

Commonly known as 112 N. 4th Street, Toronto, OH 43964
PPN 19-02874-000