

EXHIBIT A

"Legal Description"

Situated in the Township of Clay, County of Tuscarawas and the State of Ohio:

And known as being a part of Lot 29 in the Third Quarter of Township 7, Range 2, United States Military District and being all of the residue of a 3.363 acre tract as conveyed to Franklin V. Horsfall by a deed recorded in O.R. 1030, Page 1206 of the Tuscarawas County Official Records, Auditor's Parcel No. 07-01679.000 and being more fully described as follows:

Beginning at a stone monument (found) on the Township Line of Clay and Jefferson Townships, at the Southwest corner of said Lot 29;

Thence with the West line of said Lot 29 and with said Township Line, North 00 deg. 55' 28" East, 1,211.70 feet to the centerline of said Frys Creek, at the Northwest corner of a 8.739 acre tract as conveyed to Franklin V. Horsfall (O.R. 1076, Page 693) and at the Southwest corner of a 2.250 acre tract as conveyed to David B. & Sarah L. Horsfall (Volume 625, Page 814) (referenced by a 5/8-inch iron pin (found) with cap stamped "PYLE" bearing North 00 deg. 55' 28" East, 15.00 feet therefrom;

Thence with the centerline of said Frys Creek, a North line of said 8.739 acre tract and with the South line of said 2.250 acre tract, North 88 deg. 02' 21" East, 328.29 feet to the centerline of said Frys Creek, at the Southeast corner of said 2.250 acre tract and at the Southwest corner of a 1.215 acre tract as conveyed to Darell and Judy Loar (Volume 745, Page 605), on a North line of said 8.739 acre tract (referenced by a 5/8-inch iron pin (found) bearing North 00 deg. 51' 46" East 15.00 feet therefrom;

Thence with a North line of said 8.739 acre tract and with a South line of said 1.215 acre tract, South 86 deg. 34' 07" East, 179.47 feet to a 5/8-inch iron pin (found) with cap stamped "BGA" in the center of Horsfall Road (TR-646) (40 feet right of way), at the Northeast corner of said 8.739 acre tract and at the Northwest corner of a 1.00 acre tract as conveyed to John T. Horsfall (Volume 498, Page 932), on a South line of said 1.215 acre tract;

Thence with the center of said Horsfall Road (TR-646), a South line of said 1.215 acre tract and with the North line of said 1.00 acre tract, North 79 deg. 21' 46" East, 160.00 feet to a point in the center of said road, at the Southeast corner of said 1.215 acre tract, on the North line of said 1.00 acre tract (referenced by a 5/8-inch bent iron pin (found) bearing North 00 deg. 02' 00" East, 0.11 feet) and being the true place of beginning of the parcel herein described;

Thence from said true place of beginning leaving said road and the North line of said 1.00 acre tract and with the East line of said 1.215 acre tract and the East line of a 1.280 acre tract as conveyed to Shelly J. and Scott A. McGarr (O.R. 1233, Page 2095), North 10 deg. 38' 44" West, 384.73 feet (passing on line a 5/8-inch iron pin (found) at 174.87 feet and an iron pin (found) with cap stamped "D. A. BOWER" at 354.42 feet) to a point in the center of Fry's Valley Road (CR-22) (60 feet right of way), at the Northeast corner of said 1.280 acre tract;

Thence with the centerline of said Fry's Valley Road, North 71 deg. 09' 22" East, 275.90 feet to a railroad spike (found) at the intersection of the centerline of said Fry's Valley Road and said Horsfall Road;

Thence with the centerline of said Horsfall Road, South 01 deg. 49' 28" West, 434.35 feet (passing on line a 5/8-inch iron pin (found) with cap stamped "RLS" at 29.86 feet) to a 5/8-inch iron pin (found) in the center of said Horsfall Road, at the Northeast corner of said 1.00 acre tract;

Thence continuing with the centerline of said Horsfall Road and with the North line of said 1.00 acre tract, South 79 deg. 21' 46" West, 179.30 feet to the true place of beginning.

Containing 2.079 acres, more or less, but subject to all legal highways, easements, reservations and restrictions of record.

Bearings are oriented to the centerline of Horsfall Road (TR-646) as described in O.R. 1030, Page 1206.

All iron pins set are 30-inch x 3/4-inch round steel rods with plastic caps stamped "D A Bower 5753."

Description prepared from a field survey by S. J. Lessman, Registered Surveyor No. 7078 in April 2006.

Commonly known as 2262 SW Frys Valley Road, Port Washington, OH 43837
PPN 07-01679-000

Prior Deed Reference: Volume 1251, Page 147, Tuscarawas County Records