



### Exhibit A

Situated in the Village of Newcomerstown, County of Tuscarawas and State of Ohio:

Know as and being part of Parcel #44-00568-000 annexed to the Village of Newcomerstown by Ordinance #26-02 and recorded 8/30/02 in Volume 1069, page 1855, Tuscarawas County, Ohio, and being further described as follows:

Beginning for reference at a railroad spike found marking the intersection of the centerlines of Lick Run Road (C.R. 18) and Stonecreek Road (C.R. 21 and NKA North College Street in the Village of Newcomerstown; said spike being the southwest corner of Penn Ohio Coal, Inc. 5.869 acre tract recorded in Volume 761-393, thence S. 03°17'22" W., 271.04 feet along the centerline of North College Street to a PK/Mag nail found on the western line of the Ohio to Erie Trail Fund's 5.089 acre tract recorded in Volume 686-1; thence N. 32°23'58" E., 2,297.00 feet along said Ohio and Erie Trail Fund's Western line to an iron bar with Smith cap found at Grantor's southeast corner and being the TRUE PLACE OF BEGINNING of the tract herein described; thence 1) N. 60°44'48" W., 266.82 feet along Grantor's southern line, to a point at grantor's southwest corner on the centerline of said North College Street, passing over an iron bar with Smith cap found 30.00 feet from said centerline; thence 2) N. 21°55'00" E., 203.09 feet along said centerline and the eastern line of Penn Ohio Coal, Inc., 28.459 acre tract recorded in Volume 761-393 to an angle point in said centerline; thence 3) N. 18°08'20" E., 98.30 feet along said centerline and the eastern line of said Penn Ohio Coal, Inc. 28.459 acres to a point; thence 4) S. 43°47'44" E., 337.33 feet along a new division line, parallel to Grantor's northern line, to a #5 rebar bearing a cap imprinted JLN 7349 set on said Ohio and Erie Trail Fund's Western line, passing over a #5 rebar bearing a cap imprinted JLN 7349 set 30.00 feet from said centerline; thence 5) S. 32°23'58" W., 199.84 feet along Grantor's eastern line and said Ohio and Erie Trail Fund's Western line, to the TRUE PLACE OF BEGINNING.

The above described tract contains 1.649 acres of land as surveyed by Jerry L. Nichols, Registered Professional Surveyor, #7349 in January of 2005 and is subject to all legal highways and easements of record. The basis of bearings for this document is the centerline of North College Street from grantor's deed Volume 761-387.

PPN: 45-02596-001  
945 College Street  
Newcomerstown, Ohio 43832