

EXHIBIT A

LEGAL DESCRIPTION

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

Being a part of a 31.63 acre tract in Lot 7 and part of a 9.79 acre tract in Lot 17 located in the Second Quarter, Township 9, Range 2 of the Connecticut Western Reserve School Lands as heretofore conveyed to Walter W. Winkler and Iona G. Winkler by deed recorded in Volume 323 at Page 570 of the deed records of Tuscarawas County, Ohio, and being more fully described as follows:

Beginning at an iron pin (set) at the Northwest corner of said Lot 17, said iron pin also being the Southwest corner of said 31.63 acre tract; thence with the West line of said Lot 7 said line also being the West line of said 31.63 acre tract, N. 2° 00' 00" E., 522.00 feet to an iron pin (set); thence leaving the West line of said Lot 7 and with the North line of said 31.63 acre tract, S. 88° 00' 00" E., 319.40 feet to an iron pin (found) at the Northwest corner of a 3.248 acre tract as recorded in a mortgage deed recorded in Volume 507 at Page 511; thence leaving the North line of said 31.63 acre tract and with the West line of said 3.248 acre tract, S. 35° 46' 24" E., 569.25 feet to an iron pin (found) at the Southwest corner of said 3.248 acre tract; thence continuing S. 35° 46' 24" E., 48.50 feet to an iron pin (set) on the Northerly line of a 2.676 acre tract as heretofore conveyed to Sandra K. Meese by deed recorded in Volume 611 at Page 862 of the deed records of Tuscarawas County, Ohio; thence with the Northerly line of said 2.676 acre tract, S. 53° 33' 00" W., 223.16 feet to an iron pin (set) at the most Westerly corner of said 2.676 acre tract; thence with the most Westerly line of said 2.676 acre tract the following two courses and distances, S. 26° 38' 00" E., 246.38 feet to an iron pin (found); thence continuing S. 26° 38' 00" E., 34.68 feet to the most Southerly corner of said 2.676 acre tract, said point also being in Township Road #418 and on the Southeasterly line of said 9.79 acre tract; thence leaving the Westerly line of said 2.676 acre tract and with the Southeasterly line of said 9.79 acre tract, S. 53° 33' 00" W., 840.10 feet to an iron pin (set) at the most Southerly corner of said 9.79 acre tract, said iron pin also being on the West line of said Lot 17; thence with the West line of said iron pin also being on the West line of said Lot 17; thence with the West line of said Lot 17, N. 2° 00' 00" E., 874.53 feet to the place of beginning containing 14.940 acres of which comprises 6.224 acres out of said 31.63 acre tract, leaving a residue of 3.755 acres, and 8.716 acre is out of said 9.79 acre tract, leaving a residue of 0.00 acres.

Bearings are based on a previous description recorded in Volume 323 at Page 570 of the deed records of Tuscarawas County, Ohio.

Description prepared by David E. Behra, Registered Surveyor #6024, December 15, 1989.

Subject to a power line easement in favor of Ohio Power Company recorded in Volume 292, Page 562 of the deed records of Tuscarawas County, Ohio.

Subject to a lease in favor of Status Development Company recorded in Volume 52, Page 509 of the lease records of Tuscarawas County, Ohio.

SAVING AND EXCEPTING THEREFROM THE FOLLOWING:

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

Being parts of Lots 7 and 17 in the Second Quarter of Township 9, Range 2 in the U.S. Military District.

Being a part of a 14.94 acre tract conveyed to the Grantor by quit claim deed recorded in Volume 694, Page 758 of the deed records of Tuscarawas County, Ohio.

Beginning for the same at a 5/8 inch iron pin (set) in the west line of said Lot 7 from which a 5/8 inch iron pin (found) at the Northwest corner of said Lot 17 bear S. 2 deg. 03' 05" W., 148.29 feet. Thence with said west line N. 2 deg. 03' 05" E., 373.51 feet to a 5/8 inch iron pin (found) at the Northwest corner of said Grantor's 14.94 acre tract. Thence with the north line thereof S. 88 deg. 00' E., 319.50 feet to a 5/8 inch iron pin (found) at the Northeast corner of this tract. Thence with the west line of a 3.248 acre tract (mortgage deed recorded in Volume 507, Page 571) S. 35 deg. 47' 16" E., 617.79 feet to an iron pin in the north line of a 2.676 acre tract (Volume 611, Page 862 of the deed records of Tuscarawas County, Ohio). Thence S. 53 deg. 40' 52" W., 223.16 feet to a 5/8 inch iron pin (found) at the Northwest corner of this tract. Thence with the west line thereof S. 26 deg. 28' 37" E., (passing a 5/8 inch iron pin (found) at 247.25 feet), 281.83 feet to a point in Township Road No. 418 at the Southeast corner of said 14.94 acre tract. Thence with the South line thereof S. 53 deg. 52' 17" W., 272.68 feet. Thence leaving the road N. 38 deg. 22' 05" W., (passing a 5/8 inch iron pin set) at 36.12 feet), 188.29 feet to a 5/8 inch iron pin (set); thence N. 1 deg. 54' 41" E., (passing a 5/8 inch iron pin (set) at 406.95 feet) 525.72 feet to a 5/8 inch iron pin (set). Thence N. 88 deg. 00' W., 320.41 feet to the place of beginning and containing 8.000 acres, more or less, but subject to all legal highways and other existing easements. There being 5.135 acres in Lot 7 and 2.865 acres in Lot 17.

Bearings herein contained have been based upon a value of S. 88 deg. 00' E., given by deed for the north line of the Grantor's 14.94 acre tract.

Survey and description prepared by Robert K. Sterling, Registered Surveyor Number 6513 on August 4, 1995.

The total acreage is 6.940 acres.

Property commonly known as: 1465 Winkler Hill Road, Dover, OH 44622

Permanent Parcel Number: 10-03240-000

Prior Deed Reference: OR Volume 1557, Page 1545

END OF LEGAL DESCRIPTION