

## EXHIBIT A

### LEGAL DESCRIPTION

Situated in the Township of Smith, County of Belmont and State of Ohio. Being part of the Northwest Quarter of Section 15, Township 6, Range 4, more particularly described as follows:

Beginning at a rebar set at the northwest corner of C. & D. Duffy's tract, recorded in Volume 677, Page 515, of the Belmont County Deed Records, where a 3" X 6" X 3" high marked stone found at the southwest corner of the Northwest Quarter of said Section 15 bears South 41 deg. 58' 25" W. 1,503.26 feet. The bearings of the westerly line of said section being South 04 deg. 43' 02" West.

Thence from the said point of beginning, North 13 deg. 50' 00" West 348.58 feet to a rebar set on the northerly side of an 18 inch maple tree;

Thence South 69 deg. 54' 00" East 291.59 feet to a rebar set at the northwest corner of N. Rowland's tract, recorded in Volume 710, Page 822, of the Belmont County Deed Records;

Thence South 04 deg. 07' 34" East 143.64 feet to a rebar set at the southwest corner of said Rowland tract;

Thence South 84 deg. 37' 30" East 160.00 feet, with the southerly line of said Rowland tract, to a point in Township Road 247, passing a rebar set at 140.00 feet;

Thence South 03 deg. 49' 00" East 114.85 feet to a point on the easterly side of Township Road 247; Thence North 84 deg. 37' 35" West 369.39 feet, with the northerly line of said Duffy tract, to the point of beginning, passing a rebar set at 35.00 feet.

The above tract contains 1.9984 acres.

Being the same premises conveyed to Eugene Huffman and Virginia Huffman by Survivorship Deed dated June 7, 1985, and recorded in Volume 626, Page 920 of the Belmont County Deed Records.

The rebar set are 1/2 inch in diameter and 30 inches in length, set flush to the ground with a plastic cap labeled "AJ Smith 6960". The bearings used herein are based on prior deed and survey records.

The description was prepared by Allen J. Smith, Professional Surveyor No. 6960, from an actual field survey completed on or about July 28, 1997.

Property commonly known as: 61790 Groves Road, Belmont, OH 43718

Permanent Parcel Number: 36-00098.000

Prior Deed Reference: OR Volume 43, Page 528

**END OF LEGAL DESCRIPTION**