

**EXHIBIT A**  
**Legal Description**

**TRACT ONE:**

Situated in the State of Ohio, County of Guernsey, Township of Millwood, in the Village of Quaker City, being part in Lot 1 of Hall's Addition and part in the southwest quarter of Section 20, Range 7 West, Township 9 North, of "The Old Seven Ranges Survey", and being bounded and described as follows:

Beginning at an iron pin set at the southwest corner of Lot 1 of Hall's Addition to Quaker City as recorded in Plat Book 9, Page 17 of the Guernsey County Recorder's Office (Note: Reference bearing on the west line of Lot 1 used of North 06° 55' 13" West);

Thence, from said Point of Beginning with the projection of the Lot line, South 06° 55' 13" East a distance of 8.24 feet to an iron pin set at the southeast corner of Tract II of Deed Volume 361, Page 331 of the Guernsey County Recorder's Office;

Thence South 83° 44' 52" West a distance of 196.88 feet to an iron pin set at the southwest corner of said Tract II, being also the Southeast corner of Tract V of same said deed;

Thence North 88° 48' 08" West a distance of 162.03 feet to an iron pin found labeled "Neuhart 5672" at the southwest corner of said Tract V;

Thence, with the west line of Tracts V and III of said deed, North 03° 03' 24" East a distance of 140.52 feet to another Neuhart iron pin found at the northwest corner of said Tract III, being also the southwest corner of Tract IV of same said deed;

Thence North 04° 52' 25" East a distance of 151.26 feet to another Neuhart iron pin found at the northwest corner of said Tract IV;

Thence North 82° 39' 28" East a distance of 168.20 feet to another Neuhart iron pin found at the northeast corner of said Tract IV;

Thence, with the east line of said Tract IV and its projection thereof, South 06° 55' 13" East a distance of 162.28 feet to an iron pin set;

Thence North 83° 32' 30" East a distance of 132.73 feet to an iron pin set in the west line of the aforementioned Lot 1 of Hall's Addition at the southeast corner of a 0.29 acre tract as conveyed to Jeffrey L. Stephens by Deed Volume 343, Page 525 of the Guernsey County Recorder's Office, passing through an iron pin found at the southwest corner of said 0.29 acre tract at a distance of plus 2.65 feet;

Thence, leaving the lot line, South 89° 55' 15" East a distance of 32.92 feet to an iron pin set at a corner in the north line of Lot 1;

Thence, with the north line of Lot 1, North 83° 04' 47" East a distance of 93.35 feet to an iron pin set at the northeast corner of said Lot 1;

Thence South 11° 27' 30" West a distance of 138.63 feet to an iron pin set at the southeast corner of said Lot 1, being located North 88° 38' 24" West a distance of 64.26 feet from the northwest corner of Lot 109 of Fairs Addition as recorded in Plat Book 2, Slides 9 and 10 of the Guernsey County Recorder's Office;

Thence South 79° 14' 33" West a distance of 82.50 feet to the Point of Beginning, containing **2.151 acres**, more or less, of which 0.321 acres is in Lot 1 of Hall's Addition.

Subject to all legal rights-of-way, easements, restrictions, reservations and zoning regulations of record.

All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the bearings found in Deed Volume 374, Page \_\_\_\_\_, of the Guernsey County Recorder's Office.

**Auditor's Parcel Number: 24-0000495.000**

**TRACT TWO:**

Situated in the County of Guernsey, in the State of Ohio and the Village of Quaker City, in the Corporation Limits of the Village of Quaker City, Township of Millwood, County of Guernsey, State of Ohio, and known as and being a part of the Southwest Quarter of Section 20, Township 9, Range 7, and being more particularly described as follows:

Beginning for a description at an iron pin set, at the Southwest corner of John R. Hall's Addition to Quaker City, Ohio (adjacent to the Alley), as the same is delineated in Cabinet 1, File 172 of the Guernsey County Plat Records; thence N. 82 degrees 24' 04" E. 181.66 feet to a concrete monument found, 63.10 feet right of Station 95 + 99.90, as stipulated in the Right-of-Way Plans of Gue. 25-13.66; thence continuing N. 82 degrees 24' 04" E. for 135.89 feet to an iron pin set on the centerline of survey of the said S.R. 265; thence along the center line of survey with a curve, which common properties are D=2.62462 degrees, Radius 2183.01' (Right-of-Way Curve) with a chord bearing S. 71 degrees 41' 10" E. for 21.15 feet to an iron pin, at Station R/W P.C.C. 97+39.69 (B)=S.C. 97 + 39.66 (A); thence along the center line of survey with a curve, which common properties are D = 3 degrees 30', Radius 1637.02' (construction curve), with a chord bearing S. 82 degrees 35' 10" E. for 603.67 feet to an iron pin set, at Station C.S., and R/W P.C.C. 103 + 46.80; thence along the center line of survey with a curve, which common properties are D = 2.62462 degrees, Radius = 2183.01' (Right-of-Way Curve, all curves concaved to the South) with a chord bearing N. 84 degrees 35' 53" E. for 166.63 feet to an iron pin set, at R/W P.T. 105 + 13.49(B) = 105 + 13.46(A); thence along the center line of survey, N. 82 degrees 24' 39" E. for 91.51 feet to an iron pin set; thence S. 7 degrees 11' 44" E. for 40.01 feet to an iron pin set; thence S. 82 degrees 24' 39" W. for 97.38 feet to an iron pin set; thence S. 7 degrees 11' 44" E. for 72.00 feet to an iron pin set; thence N. 82 degrees 24' 39" W. for 168.30 feet to an iron pin set; thence S. 4 degrees 37' 30" W. for 151.42 feet to an iron pin set; thence S. 3 degrees 14' 41" W. for 140.58 feet to an iron pin set; thence 89 degrees 10' 39" W. for 30.47 feet to an iron pin set; thence S. 6 degrees 24' 01" W. for 82.09 feet to an iron pin set on the North line of the Baltimore and Ohio Railroad Right-of-Way; thence with the said Right-of-Way line, with a chord bearing N. 77 degrees 13' 12" W. for 12.65 feet to an iron pin set, 32 feet right of Station 1891 + 00, as stipulated in the Baltimore and Ohio Right-of-Way plans; thence with the said Right-of-Way line, with a chord bearing N. 80 degrees 07' 45" W. for 101.63 feet to an iron pin set, 29 feet right of Station 1892 + 00'; thence with the said Right-of-Way line with a chord bearing N. 80 degrees 52' 29" W. for 101.54 feet to an iron pin set, 30 feet right of Station 1893+ 00; thence with the said Right-of-Way line, with a chord bearing N. 84 degrees 15' 19" W. for 89.17 feet to an iron pin set, 30 feet right of Station 1893 + 87.80 C.T.; thence with the Right-of-Way line, N. 85 degrees 35' 06" W. for 12.21 feet to an iron pin set, 30 feet right of Station 1894 + 00; thence with the

said Right-of-Way line, N. 86 degrees 43' 51" W. for 100.02 feet to an iron pin set, North 38 feet right of Station 1895 + 00; thence with the said Right-of-Way line, S. 82 degrees 19' 11" W. for 20.18 feet to an iron pin set; thence N. 5 degrees 06' 54" W. along the Quaker City Sewage Plant lands as described as 2.10 acres (more or less) exception, in Volume 271, Page 387 of the Guernsey County Deed Records for 313.01 feet to an iron pin set; thence S. 80 degrees 17' 11" W. along the said lands, for 140.22 feet to an iron pin set; thence S. 56 degrees 04' 59" W. along the said lands, for 357.16 feet to an iron pin set in a woven wire fence on or near the West Corporation Limits of the Village of Quaker City, Ohio; thence N. 2 degrees 10' 49" E. for 395.66 feet to the place of beginning containing **8.647 acres**.

The bearings are magnetic and are for the purpose of calculating angle only. The iron pins set are that of a No. 5 reinforcing bar.

Survey prepared by Frank Neuhart, No. 5692, 1/14/1982.

Excepting and including the following:

1. Excepting an easement for sewer line and pump station to the Village of Quaker City;
2. Excepting a 25 foot Right-of-Way to the Village of Quaker City to and from the sewage plant to State Route 265;
3. Excepting an easement to Ohio Power Co.;
4. Excepting easements to State of Ohio for State Route 265;
5. Excepting a sewer drainage, as a natural flow, through the premises; and
6. Excepting a private sewer line from the Hartley property to sewage plant.

Including an easement from the Village of Quaker City turning at a 90 degree angle to the east off of (2) above along the northeast portion of the lands belonging to Village of Quaker City as granted by deed of correction and recorded at Volume 355, Page 796 in 1982. Said easement is 25 feet in width. Also including any rights that grantors have in and to vacated alley along the south line of John R. Hall's Addition to said Village of Quaker City.

**Auditor's Parcel Number: 24-0000498.000**

The above-described two (2) tracts of real property are known for street numbering purposes as 290 Pike Street, Quaker City, Ohio 43773.

Tract One being the same real property conveyed to Southern Lumber Co., Inc. by Donald G. Maynard, Sr., unmarried, by General Warranty Deed dated December 28, 1992, filed for record January 5, 1993, and recorded in Volume 55, Page 160 of the Official Records of Guernsey County, Ohio.

Tract Two being the same real property conveyed to Southern Lumber Co., Inc. by James Ervin Maynard and Cynthia Marie Maynard, husband and wife, by Warranty Deed dated March 3, 1995, filed for record March 10, 1995, and recorded in Volume 102, Page 918 of the Official Records of Guernsey County, Ohio.