

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

**TRACT ONE**

**Parcel No. 1**

Situate in Colerain Township, Belmont County, Ohio, being a part of Section 10, Township 6, Range 3, and being the southwesterly part of Outlot "A" of the Graphite Bronze Subdivision as recorded in Cabinet C, Slide 361 of the Belmont County Record of Plats, being more particularly bounded and described as follows: Beginning at an iron pin found at the southeasterly corner of the hereindescribed parcel, said iron pin being located S. 33° 25' 08" W. 66 and 9/10 feet from a concrete monument found at the southwesterly corner of Lot 1 of said subdivision, the bearing on the east line of Lot 1 being N. 54° 38' W.; thence from said beginning iron pin and with the westerly line of the 3.6193 acre tract of The Scott Lumber Company (Volume 730, Page 431) S. 33° 25' 08" W. 28 and 01/100 feet to an iron pin found in the northerly line of the 14.0503 acre tract of land of The Scott Lumber Company (Tract I, Volume 487, Page 604); thence with same N. 52° 08' 10" W. (passing concrete monuments found at 283 and 25/100 feet and 303 and 78/100 feet) 319 and 02/100 feet to a spike found in the southeasterly right of way line of US Route No. 40; thence following along the southerly line of Outlot "A" with a curve to the right having a radius of 35 feet for an arc distance of 26 and 26/100 feet, the chord bearing and distance for said arc being N. 62° 39' 05" E. 25 and 65/100 feet to an iron pin found; thence crossing through Outlot "A" the following two (2) courses and distances: with a curve to the left having a radius of 35 feet for an arc distance of 25 and 23/100 feet, the chord bearing and distance for said arc being S. 33° 59' 10" E. 24 and 69/100 feet to an iron pin found; thence S. 54° 38' E. 282 and 91/100 feet to the place of beginning, containing one hundred fifty-five one thousandths (155/1000) acres, more or less.

Said parcel being subject to any and all conditions, exceptions, reservations, stipulations, rights of way etc., as may be contained in former deeds.

The above description is based on a field survey made under the supervision of John R. Schellhase, Surveyor No. 5617, on January 9, 2006.

**Parcel No. 54-00397.000**

**Property Address: 0 National Road, Bridgeport, OH 43912**

**Prior Instrument Reference: Vol. 50, Page 596 of the Official Records of Belmont County, Ohio (Tract One, Parcel No. 1, therein).**

**Parcel No. 2**

Situate in Colerain Township, Belmont County, Ohio, being a part of Section 10, Township 6, Range 3, and being more particularly bounded and described as follows: Beginning at an iron pin found at the northwesterly corner of the hereindescribed parcel, said iron pin being located the following two (2) bearings and distances from a concrete monument found at the southwesterly corner of Lot 1 of the Graphite Bronze Subdivision as recorded in Cabinet C, Slide 361 of the Belmont County Record of Plats: (1) S. 33° 25' 08" W. 94 and 91/100 feet to an iron pin found, (the bearing on the south line of Lot 1 being N. 54° 38' W.); (2) thence S. 52° 08' 10" E. 66 and 2/10 feet to said beginning iron pin; thence from said beginning iron pin and with the southerly line of the 3.6193 acre tract of The Scott Lumber Company (Volume 730, Page 431), N. 33° 25' 08" E. 30 feet to an iron pin set; thence with lands of Dlesk (Volume 723, Page 815), the following two (2) bearings and distances: S. 52° 08' 10" E. 60 feet to an iron pin set; thence S. 33° 25' 08" W. 30 feet to an iron pin set; thence with the northerly line of the 14.0503 acre tract of land of The Scott Lumber Company (Volume 487, Page 604), N. 52°

08' 10" W. 60 feet to the place of beginning containing forty-one one thousandths (0.041) acres, more or less.

Said parcel being subject to any and all conditions, exceptions, reservations, stipulations, rights of way etc., as may be contained in former deeds.

The above description is based on a field survey made under the supervision of John R. Schellhase, Surveyor No. 5617 on January 9, 2006.

**Parcel No. 54-00053.000**

**Property Address: 0 National Road, Bridgeport, OH 43912**

**Prior Instrument Reference: Vol. 50, Page 596 of the Official Records of Belmont County, Ohio**  
(Tract One, Parcel No. 2, therein).

### TRACT TWO

Situate in Belmont County, Ohio, and being a part of Section 10, Township 6, Range 3, Colerain Township and a part of Section 9, Township 6, Range 3, Pease Township, and being more particularly bounded and described as follows: Beginning at a point in US State Route No. 40 at the northeasterly corner of the hereindescribed tract, said point bears N. 76° 12' 31" E. 2835 and 49/100 feet from a point at the northwest corner of Section 9, the bearing on the north line of Section 9 being S. 89° 44' E. based on the meridian of Deed Volume 487, at page 604, used herein; thence from said beginning point S. 52° 08' 10" E. (at 34 and 62/100 feet passing a spike found at the northwesterly corner of that part of Outlot "A", of the Graphite Bronze Subdivision as recorded in Cabinet C, Slide 361 of the Belmont County Record of Plats, now owned by Parkersburg Steel Co., Inc. (Volume 564, Page 449, Tract I), and passing concrete monuments found at 49 and 85/100 feet and 70 and 38/100 feet) 353 and 63/100 feet to an iron pin found; thence with the southeasterly line of Outlot "A" N. 33° 25' 08" E. 28 and 01/100 feet to an iron pin found; thence with lands of the Baltimore and Ohio Railroad S. 53° 51' 35" E. 66 and 07/100 feet to an iron pin found; thence with the northwesterly line of a 41/1000 acre parcel of land now owned by Parkersburg Steel Co., Inc. (Volume 546, Page 449, Tract 2), S. 33° 25' 08" W. 30 feet to an iron pin found; thence with same S. 52° 08' 10" E. (at 60 feet passing an iron pin set at a corner to said 41/1000 acre parcel and lands of Dlesk (Volume 723, Page 815), and passing iron pins found at 189 and 33/100 feet and 355 and 17/100 feet, and at 704 and 09/100 feet passing a concrete monument found) 764 and 44/100 feet to a point in the northerly side of Wheeling Creek; thence up same S. 67° 50' W. 728 and 7/10 feet to a point in the south side of said creek; thence N. 57° 00' 14" W. 99 and 86/100 feet, to a point in the centerline of said creek; thence up same the following four (4) bearings and distances: S. 60° 59' 55" W. 317 and 94/100 feet to a point; thence S. 37° 30' 06" W. 287 and 96/100 feet to a point; thence S. 55° 39' 06" W. 240 and 49/100 feet to a point; thence S. 70° 34' 06" W. 444 and 85/100 feet to a point; thence N. 01° 57' 54" W. 113 and 44/100 feet to an iron pin set on the north side of said creek; thence N. 85° 59' 54" W. 39 and 6/10 feet to an iron pin set on the north side of said creek; thence N. 41° 59' 54" W. 370 and 3/10 feet to an iron pin set in the southerly line of the former Baltimore and Ohio Railroad; thence following along same the following two (2) courses and distances: with a curve to the right having a radius of 1943 and 08/100 feet for an arc distance of 324 and 79/100 feet, the chord bearing and distance for said arc being N. 85° 36' 08" W. 324 and 41/100 feet to an iron pin found; thence N. 80° 48' 49" W. 47 and 34/100 feet to a spike set in Township Road 319; thence with same N. 09° 11' 11" E. 66 feet to a spike found in the northerly line of the former Baltimore and Ohio Railroad; thence following along same the following seven (7) courses and distances: S. 80° 48' 49" E. 47 and 34/100 feet to an iron pin found; thence with a curve to the left having a radius of 1877 and 08/100 feet for an arc distance of 323 and 75/100 feet, the chord bearing and distance for said arc being S. 85° 45' 17" E. 323 and 35/100 feet to an iron pin found; thence N. 70° 31' 27" E. 46 feet to an iron pin found; thence with a curve to the left having a radius of 1862 and

78/100 feet for an arc distance of 403 and 52/100 feet, the chord bearings and distance for said arc being N. 81° 45' 32" E. 402 and 73/100 feet to a point, passing an iron pin found at 380 and 15/100 feet; thence with a curve to the left having a radius of 1373 and 55/100 feet for an arc distance of 76 and 48/100 feet, the chord bearing and distance for said arc being N. 73° 57' 29" E. 76 and 47/100 feet to an iron pin found; thence N. 78° 24' 06" E. 101 and 2/10 feet to an iron pin found; thence with a curve to the left having a radius of 1387 and 85/100 feet for an arc distance of 531 and 06/100 feet, the chord bearing and distance for said arc being N. 57° 14' 31" E. 527 and 83/100 feet to an iron pin found; passing iron pins found at 296 and 31/100 feet, 356 and 33/100 feet and 421 and 29/100 feet; thence with lands of Taflan Steel Fabricators, Inc. (Volume 535, Pages 507 and 510), and thence with Jean Trouten (Volume 765, Page 449), N. 57° 00' 14" W. (passing iron pins set at 79 and 53/100 feet, 174 and 71/100 feet, 249 and 56/100 feet and 341 and 77/100 feet) 362 and 73/100 feet to a point in US Route No. 40; thence with same the following four (4) bearings and distances: N. 35° 05' 25" E. 128 and 98/100 feet to a point; thence N. 43° 04' 30" E. 139 and 79/100 feet to a point; thence N. 38° 08' E. 63 and 54/100 feet to a point; thence N. 35° 22' E. 369 and 1/10 feet to the place of beginning, containing twenty-six and five hundred thirty-nine one thousandths (26 and 539/1000) acres, more or less, of which 10 and 694/1000 acres are in Section 10 Colerain Township and 15 and 845/1000 acres are in Section 9 Pease Township, and 0 and 563/1000 acres lies within the right of way of US Route No. 40 in Colerain Township.

There is also granted to the party of the second part hereto, the right, privilege and easement to use, for roadway purposes, in common with others, as a means of ingress and egress to and from the above described premises to the National Road, through lands of The Belmont County Sanitary Sewer District N. 2, Jeanie Paglia, Taflan Steel Fabricators, Inc., and Jean Trouten, reference hereby being made to Deed Volume 487, at page 604, Volume 368, at page 619, and Volume 410, at page 57, for a more particular description thereof.

Said tract being subject to any and all conditions, exceptions, reservations, stipulations, rights of way etc., as may be contained in former deeds, with particular mention being hereby made to the right of way for US Route No. 40.

The above description is based on a field survey completed under the supervision of John R. Schellhase, Surveyor No. 5617, on January 9, 2006.

**Parcel Nos. 54-00116.000 and 56-00281.000**

**Property Address: 54382 National Road, Bridgeport, OH 43912**

**Prior Instrument Reference: Vol. 50, Page 596 of the Official Records of Belmont County, Ohio (Tract Two, therein).**