

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Belmont, City of Martins Ferry, being part of the northwest quarter of Section 23, Township 3, Range 2, being a resurvey of the Fred R. Morgan 0.1652 acre tract as recorded in Volume 522, Page 192, Tract Two and Tract Three, and being more particularly described as follows:

Beginning at a point marking the northwest corner of the herein described parcel, said beginning point being located the following two (2) courses from the Northwest corner of Section 23 marked by a 2 1/2" solid iron pin (found), (1) South 00° 09' 45" East, 89.73 feet to a 1 1/2" solid iron pin (found), (2) North 58° 15' East, 60.00 feet to the point of beginning, (it will be noted the bearing on the north section line being South 87° 22" East).

Thence from said beginning point, North 58° 15' East, passing a 5/8" solid iron pin (found) at 29.60 feet, a total distance of 60.00 feet to a 1 1/2" solid iron pin (found) marking the northeast corner of said 0.1652 acre tract, thence South 31° 45' East, 120.00 feet to a 1/2" solid iron pin (found) marking the southeast corner of said 0.1652 acre tract, thence South 58° 15' West, 60.00 feet to a 5/8" solid iron pin (set), thence North 31° 45' West, 120.00 feet to the point of beginning of the herein described parcel containing 0.165 acres of land more or less.

Subject to a right-of-way across Donna Raimonde 0.3353 acre tract to provide ingress and egress to State Route 647 as recorded in Volume 673, Page 145.

Subject to all right-of-ways, easements, restrictions, reservations and zoning regulations of record.

All bearings in this description are based on bearings called for in the Donna Raimonde 0.3353 acre tract, deed recorded in Volume 673, Page 145, and are for angle purpose only.

This description was prepared as a result of a field survey made in July, 1997, by Steven Hill of St. Clairsville, Ohio, who is Ohio Professional Surveyor No. 6728.

Permanent Parcel Number: 24-02153.000

More commonly known as: 1166 Colerain Pike, Martins Ferry, OH 43935

Prior Deed: Volume 740, Page 956