

Exhibit "A"
Property Description

Situated in the State of Ohio, County of Belmont, Township of Pease, City of Martins Ferry, being part of the Southwest Quarter of Section 24, Township 3, Range 2, The Seven Ranges, and being all of the tract conveyed to Madalyn Markus of record in Official Record Volume 0003, Page 772 Recorder's Office, Belmont County, Ohio (all references to recorded documents are on file in said recorder's office unless otherwise noted) and being all of Auditor's Parcel Number 24-01917.000 (In-Lot 1054), and being more particularly described as follows:

Commencing at the Southwest corner of said Section 24; Thence, South 89° 43' 00" East, 213.60 feet to an iron pipe found; Thence, South 52° 30' 07" West, 497.95 feet to an iron pipe set at a corner of the Robert and Deborah Kuntz 2.274 acre tract, the Northwest corner of the Donald H. & Jeanette E. Weigand 1.01 acre tract (Deed Book 646, Page 873) and in the South line of said Markus tract and the true point of beginning of this description;

Thence, along part of the South line of said Markus tract, a South line of said 2.274 acre tract, North 35° 44' 48" West, 22.51 feet to an iron pipe set at the Southwest corner of said Markus tract and a corner of said 2.274 acre tract;

Thence, along the West line of said Markus tract an East line of said 2.274 acre tract, North 47° 21' 05" East, 30.00 feet to a solid iron pipe found at the Northwest corner of said Markus tract and a corner of said 2.274 acre tract;

Thence, along a North line of said 2.274 acre tract, the South line of the Deborah S. and Richard J. Griesbaum 0.147 acre tract (Deed Book 612, Page 791), and the North line of said Markus tract, South 55° 23' 55" East, 245.00 feet to a Mag Nail set in Colerain Pike at the Northeast corner of said Markus tract (Passing a solid iron pipe found at 18.28 feet, and an iron pipe found at 220.79 feet capped "Hill");

Thence, across said Colerain Pike and along an East line of said Markus tract, South 06° 32' 05" West, 50.00 feet to a point;

Thence, across said Colerain Pike and along an East line of said Markus tract, South 24° 38' 52" West, 56.18 feet to a point at the Southeast corner of said Markus tract and the Northeast corner of said 1.01 acre tract;

Thence, along part of the Southline of said Markus tract, the North line of said 1.01 acre tract, North 35° 44' 48" West, 309.59 feet to the place of beginning containing 0.536 acres, (passing an iron pipe set at 50.00 feet) subject, however to all legal highways, easements, leases, agreements, and restrictions of record and of records in the respective utility offices.

The foregoing description was prepared from Actual Field Measurements by R. Eugene Hilligas, Professional Surveyor 7374 in June 2005. Iron Pipes Set are 30" X 1" O.D. with a Yellow Plastic

Cap inscribed "Hilligas P.S. 7374", unless otherwise noted. Basis of bearings is the West line of Section 24 held as North 00° 17' 00" East as per plat Cabinet "C", Slide 343, HI-SCENIC HILLS SUBDIVISION.

Permanent Parcel Number: 24-01917.000

Property Address: 1120 Colerain Pike, Martins Ferry, Ohio 43935

Prior Deed Reference: OR 126, Page 366