

Exhibit A
Legal Description

Situated in the Township of Oxford, County of Guernsey, State of Ohio

And known as being the South half of the Southeast Quarter of Section 19, Township 10, Range 7 of the lands offered for sale at Steubenville, Ohio, containing 80 acres, more or less.

EXCEPTING THEREFROM the following described real estate, to-wit:

EXCEPTION ONE:

Situate in the Township of Oxford, County of Guernsey and State of Ohio. Being a part of the South half of Southeast Quarter of Section 19, Township #10, Range #7. Beginning at the point in the center of Pisgah Road (County Road 94) said point being North 88° 0' 0" West 1003.6 feet from a found stone at the Northeast corner of the South half of the Southeast Quarter of Section 19, Township #10, Range #7. Thence along the center of County Road 94 South 10° 48' 51" West 218.51 feet to a point in the center of County Road 94. Thence leaving the center line of said road North 80° 45' 19" West 497.83 feet capped iron pin and passing through a set capped iron pin at 20.00 feet. Thence North 34° 1' 0" East 181.40 feet to a set capped iron pin on the South line of Hartbrook OR 22 at Page 917. Thence along the South line of Hartbrook OR 22 at Page 917 said line being the South line of the North half of the Southeast Quarter of Section 19 South 87° 54' 13" East 431.17 feet to the place of beginning and passing through a set capped iron pin at 411.17 feet. Containing 2.010 acres.

Being out of Auditor's Parcel #28-00210. Surveyed by Stanley McFarland on November 5, 1997.

EXCEPTION TWO:

Situated in the Township of Oxford, County of Guernsey, State of Ohio, and being in the Southeast Quarter of Section 19, Township 10, Range 7.

Commencing at an iron pin found capped "McFarland" at the Southwest corner of the Jonathan Lee and Melissa Ether tract recorded in Official Records Book 203, Page 635 said iron pin also being the STARTING POINT for the tract to be herein described from which the Northwest corner of the South One-half of the Southeast Quarter of Section 19 bears the following Two courses per a survey by Stanley McFarland N 34° 04' 41" E 181.40 feet and N 87° 50' 32" W 1250.18 feet; thence from said STARTING POINT and with the South line of the above mentioned Jonathan Lee and Melissa Elker tract S 80° 41' 38" E 477.71 feet to an iron pin found capped 'McFarland'; thence continuing with the Jonathan Lee and Melissa Elker South line S 80° 41' 38" E 20.12 feet to a point in County Road 94; thence through the Kermit Leon Myers tract recorded in Official records Book 383, Page 294, S 14° 23' 14" W 300.00 feet to a point in County Road 94; thence continuing through the Kermit Leon Myers tract S 10° 47' 13" W 100.00 feet to a point in County Road 94; thence continuing through the Kermit Leon Myers tract S 06° 19' 01" W 62.70 feet to a point in County Road 94; thence leaving County Road 94 and continuing through the Kermit Leon Myers tract N 81° 26' 48" W 29.97 feet to an iron pin set; thence continuing through the Kermit Leon Myers tract N 81° 26' 48" W 159.60 feet to an iron pin set; thence continuing through the Kermit Leon Myers tract N 35° 29' 57" W 234.67 feet to

an iron pin set by a gate post; thence continuing through the Kermit Leon Myers tract N 12° 10' 24" W 319.59 feet to the STARTING POINT, containing 3.9373 acres.

The above-described tract is a part of the Kermit Leon Myers tract recorded in Official Record, Book 383, Page 294.

Subject to all legal roads, right of ways, easements, leases, restrictions or other encumbrances of record. Bearings are assumed and are to be used to calculate angles only. All iron pins set are 1/2 inch rebar capped T. W. Taylor 7053. This description was prepared by Thomas Wayne Taylor, Registered Surveyor 7053, November 1, 2001.

EXCEPTION THREE:

Situated in the Township of Oxford, County of Guernsey, State of Ohio and being in the Southeast Quarter of Section 19, Township 10, Range 7.

Beginning at an iron pin found at the Southeast corner of section 19 said iron pin also being the STARTING POINT for the tract to be here in described.

Thence with the South line of section 19 and the North line of the Phillip Bunfill and Barbara Bunfill tract recorded in Deed Volume 329 Page 359 N 89° 18' 46" W 1068.14 feet to an iron pin set; thence continuing with the section line and the Bunfill North line N 89° 19' 46" W 30.00 feet to a railroad spike set in the center of Pisgah Road; thence with the center of Pisgah Road the following 10 courses:

1. N 14° 47' 40" W 100.00 feet to a point.
2. N 13° 44' 30" W 100.00 feet to a point.
3. N 07° 59' 53" W 100.00 feet to a point.
4. N 03° 31' 41" E 50.00 feet to a point.
5. N 07° 59' 53" W 100.00 feet to a point.
6. N 08° 17' 29" E 168.03 feet to a point.
7. N 05° 07' 17" E 62.70 feet to a point.
8. N 09° 35' 29" E 100.00 feet to a point.
9. N 13° 11' 30" E 300.00 feet to a point.
10. N 09° 4' 48" E 218.91 feet to a point.

thence leaving Pisgah Road and with the South line of the Donald E. Harper et. al. tract recorded in Official Record Book 347 Page 798 S 89° 13' 29" E 18.60 feet to an iron pin set from which an iron pin found bears N 00° 46' 31" E 0.64 feet; thence continuing with the Harper South line S 89° 13' 29" E 562.19 feet to the Harper Southeast corner from which an iron pin found bears S 00° 46' 30" W 0.51 feet; thence with the South line of the Gerald Rudd and Bernard Burkett tract recorded in Official Record Book 355 Page 623 S 89° 13' 29" E 422.24 feet to an unmarked stone found on the East line of section 19; thence with the section line and the West line of the Robert Thomas Blake and Brian Kenneth Blake tract recorded in Official Record Book 232 Page 1 S 01' W 00' 00" W 95.06 feet to an iron pin found; thence continuing with the section line and the West line of the Wilderness Road Tree Farm, LTD tract recorded in Official Record Book 132 Page 813 S 01° 00' 00" W 1230.32 feet to the STARTING POINT containing 33.522 acres.

The above described tract is a part of the Kermit Leon Myers tract recorded in Official Record Book 316 Page 693. The above described tract lays outside of the Flood Plane (Zone X Panel 39059C0150C). Subject to a 60 foot wide right of way for Pisgah Road.

Also subject to all legal right of ways, easements, leases, restrictions, reservations or other encumbrances of record.

Bearings are assumed and are to be used to calculate angles only.

All iron pins set are 1/2 inch rebar capped T. W. Taylor 7053.

This description was prepared by Thomas Wayne Taylor Professional Surveyor 7053 July 7, 2006.

Property Address: 64975 Pisgah Road, Quaker City, OH 43773

Parcel No.: 28-0000210.000