

Exhibit A
Legal Description

Situate in the City of Gallipolis, in the County of Gallia and State of Ohio.

Beginning at a point in the center of Garfield Avenue at the Northwest corner of the lot of Donald and Irene Payne, which point is following the centerline of said avenue, 432 feet South of the point of intersection of the centerline of said avenue and the North line of 7 acre Lot No. 23; thence North $88^{\circ}45'$ East, 200 feet to the Northeast corner of said Donald and Irene Payne lot; thence North, parallel to the centerline of Garfield Avenue, 75 feet; thence South $88^{\circ}45'$ West, 200 feet to the center of said avenue; thence with the center of said avenue, South 75 feet to the place of beginning.

SUBJECT to the right of Donald and Irene Payne, their heirs and assigns, to use in common with the Grantees herein, their heirs and assigns, a 10 foot driveway, now in use, off the South side of said premises and extending from the center of said avenue to the East line of said premises.

Subject to all legal easements and leases.

Parcel I.D. No. 007-054-008-00

Instrument Reference: Volume 266, Page 95, Deed Records of Gallia County, Ohio.