

Exhibit A

Legal Description

Situated in the corporation limits of the Village of Bellaire, Township of Pultney, County of Belmont and State of Ohio: in Section 36, Township 2, Range 2, being the remainder of the First and Second Tracts conveyed to Wilma J. Fitch by deed recorded in Deed Volume 721, Page 211, and being more particularly described as follows:

Beginning at a point in the northerly line of Maple Street at the Southwest corner of this tract, which is also the Southeast corner of a 0.105 acre tract conveyed to Edna Mae Warner by deed recorded in Deed Volume 556, Page 887, said beginning point being located N. 56° 31' 44" E. 174.95 feet from the Northeast corner of Block "A" in Robinson, Anderson and Mellot's Third Addition as recorded in Cabinet D, Slide 231, the bearing on the easterly line of Block 'A' being S. 2° 35' 00" W.

Thence from the said beginning point and with the westerly line of this tract and the easterly line of the Warner tract, N. 22° 50' 51" W. 120.01 feet to an iron pin found at the Northeast corner of the Warner Tract, passing on line an iron pin set at 10.00 feet;

Thence continuing with the west line of this tract and with an easterly line of a 0.552 acre tract conveyed to Walter T. and Kelly L. Hotlosz by deed recorded in Deed Volume 755, Page 339, N. 22° 50' 51" W. 123.56 feet to an iron pin found on the Bellaire Corporation line;

Thence continuing with the westerly line of this tract, the said corporation line and the easterly line of a 2.504 acre tract conveyed to Paul P. Shaver by deed recorded in Deed Volume 769, Page 715; N. 22° 52' 04" W. 94.56 feet to an iron pin found at the northeast corner of the Shaver tract;

Thence along the northerly line of this tract, the said corporation line, and the southerly line of a 2.53 acre tract conveyed to William R. Crofton by deed recorded in Deed Volume 756, Page 645, S. 71° 28' 04" E. 100.51 feet to an iron pin set;

Thence with the easterly line of this tract and the westerly line of a 5,840 square foot parcel conveyed to Gerald W. McFarland by deed recorded in Deed Volume 747, Page 652, S. 29° 32' 58" E. 231.40 feet to a point in the northerly line of Maple Street, passing on line iron pins set at 121.40 feet and 221.40 feet;

Thence with the northerly line of Maple Street, S. 44° 54' 35" W. 100.62 feet to the place of beginning and containing 0.576 of an acre of land.

There is excepted from the said 0.576 acre tract any previous rights-of-way and/or mineral rights on record.

The above description was prepared by John M. Green, P.S. 6608, from an actual field survey made in September, 2002.

Bearings are based on the East line of Block 'A' as described in Deed Volume 769, Page 715.

All iron pins set are 5/8' rebar with yellow caps stamped "Green & Assoc. 6608".

Permanent Parcel Number(s): 29-01305.000

Premises commonly known as: 1201 Maple Avenue, Bellaire, OH 43906

END OF LEGAL DESCRIPTION