

Exhibit A
Legal Description

Tract I:

Situated in the Village of Powhatan Point, County of Belmont and State of Ohio.

Known as and being Lot Numbered One (1) together with that portion of Lot Numbered Two (2) of Jos. Sweetnitch's 1st Addition to Powhatan Point of record in Cabinet D, Slide 150, in the Office of the County Recorder of said County described as follows: Beginning at an iron rod "set" at the Southwest corner of said Lot 1, said iron rod also being in the Southeast line of a 16' alley; Thence North 31 degrees 29 minutes 40 seconds East 71.31 feet along said Southeast line to an iron rod "set"; Thence South 62 degrees 10 minutes 37 seconds East 105.82 feet to an iron rod "set" in the westerly right-of-way line of State Route 7 (60 foot right-of-way); Thence South 62 degrees 10 minutes 37 seconds East 5.02 feet to a point westerly of and at a perpendicular distance of 25 feet from the center line of State Route 7; Thence South 32 degrees 49 minutes 00 seconds West 76.85 feet parallel with the said center line to the Southeast corner of said Lot 1; Thence North 59 degrees 20 minutes 16 seconds West 5.00 feet along the Southwest line thereof to an iron rod "set"; Thence North 59 degrees 20 minutes 16 seconds West 103.85 feet along said Southwest line to the point of beginning, containing 0.186 acres.

The above description was prepared by Michael K. Austen, PLS No. S-7546, from an actual field survey performed in April 1995. All iron rods described as being "set" are 5/8"x30" rebar identified by a yellow plastic cap stamped "AUSTEN S-7546".

Tract II:

Situated in the Village of Powhatan Point, County of Belmont and State of Ohio.

Being the conditional vacation of a portion of Nelms Alley, also known as an unnamed alley, consisting of Parcel C as designated on the Plat of said Vacation recorded in Cabinet E, Slide 157, Plat Records of Belmont County, Ohio. Parcel C was conditionally vacated as set forth in Ordinance No. 977 passed by the Council of the Village of Powhatan Point, Ohio on May 21, 1996 and recorded in Deed Volume 720, Page 917, Deed Records of Belmont County, Ohio. The conditional vacation of Parcel C shall be for as long as the structure which encroaches onto Parcel C remains on said alley right-of-way, but if said encroaching structure is ever removed the

portion of said alley designated Parcel C shall be restored as a dedicated alley.

Permanent Parcel Number: 53-00847.000 and 53-01147.000

Property Address: 64 Highway 7 South & 0 Highway 7 South, Powhatan Point, OH 43942

Prior Deed: Instrument No.: 202100005652 and Volume 801, Page 298