

Exhibit A
Legal Description

Situated in the Village of Coal Grove, the County of Lawrence, and the State of Ohio:

Tract One:

Situated in the central part of Lots No. 23, 24 and 25 of Patrick McCann's First Subdivision of the Village of Coal Grove, Ohio, as recorded in Plat Book 2, Page 144 of the Lawrence County, Ohio Record of Plats, and described as follows:

Being in the N.E. 1/4 of the S.E. 1/4 of Section 31, T. 1, R. 18, Upper Township, Village of Coal Grove, State of Ohio. Part of said lots 23, 24, 25 of said Patrick McCann's Subdivision.

Beginning at a point at the intersection of the North line of Herbert, and the West line of Dillon Street in said subdivision, and at the S.E. corner of Gary and Judith Blankenship Lot (D.B. 294, Page 79),

Thence, along south line of said Gary Blankenship Lot, S. 79 degrees 20 minutes W. 122.50 feet to point in the West line of Lot No. 23;

Thence, with west line of Lot No. 23, South 40 feet to a point in said line;

Thence, N. 69 degrees 56 minutes E. 111.16 feet, more or less to a point in the N.W. side of Herbert Street;

Thence, along Herbert Street, N. 33 degrees E. 23.84 feet to the place of beginning, being a strip of land 20 feet on Dillon Street, and 40 feet on West line Lot No. 23.

Being part of same premises conveyed to Joseph and Emma Blankenship by deed dated Dec. 23, 1954, as recorded in Deed Book 221, Page 635 of Lawrence County, Ohio Record of Deeds.

TRACT TWO:

Situated in the Township of Upper, County of Lawrence, and State of Ohio:

In Section 31, Town 1, Range 18, Village of Coal Grove: Being the North part of Lots Nos. 23, 24, and 25, of Pat McCann's Subdivision as recorded in Plat Book 2, Page 144, of the Lawrence County, Ohio, Record of Plats, and described as follows :

Beginning at a point at the intersection of the North line of Herbert Street and West line of Dillon Street, said point being marked by an apple tree 10 inches in diameter;

Thence along West side of Dillon Street, and East line of Lot No. 25, North 62 feet to an I. pin at the intersection of the South line of West High Street, and the West side of Dillon Street;

Thence along North line of Lots Nos. 23, 24 and 25, and South line of West High Street, South 74 degrees West 126 feet to the Northwest corner of Grantor's property;

Thence along West line of Lot No. 23, and grantor's herein property line, South 50 feet to a point in Grantor's West property line;

Thence running across Lots Nos. 23, 24, and 25, North 79 degrees 20 minutes East 122.50 feet, more or less, to the place of beginning.

Permanent Parcel Number: 29-088-1800-000 and 29-088-1700.000

More commonly known as: 111 Dillon Street & 0 High Street, Coal Grove, OH 45638

Prior Deed: Volume 71, Page 318