

EXHIBIT "A"

Situated in the Township of Hanover, County of Ashland, State of Ohio and being part of the Northeast Quarter of Section 30, Township 19, Range 16 and being more particularly described as follows:

Commencing at a stone found in the southeast corner of said Northeast Quarter;

Thence S 89 degrees 19'46" W, 1,333.21 feet along the south line of said Northeast Quarter to an iron pin found in the east line of a parcel of land conveyed to Nancy Caldwell by Official Records Volume 0002, Page 0743;

Thence N 00 degrees 30'47" W, 1,345.31 feet along said east line of said land of Nancy Caldwell and the east line of a parcel of land conveyed to Jane Bates by Official Records Volume 0002, Page 745 to an iron pin set, said iron pin being in the southwest corner of a 1.5 acre parcel of land conveyed to Chloe Hay by Deed Volume 254, Page 637 and being the True Place of Beginning;

Thence N 00 degrees 30'47" W, 568.55 feet and continuing along said east line of said land of Jane Bates to a railroad spike set in the centerline of T.R. 3475 and passing through an iron pin set at 478.92 feet;

Thence S 29 degrees 25'50" E, 68.77 feet along said centerline of T.R. 3475 to a railroad spike set;

Thence S 44 degrees 08'52" E, 289.75 feet and continuing along said centerline of T.R. 3475 to a railroad spike set;

Thence S 36 degrees 00'28" E, 100.45 feet and continuing along said centerline of T.R. 3475 to an iron pin found in the northwest corner of a parcel of land conveyed to Pamela L. and Ronald W. Russell by Deed Volume 551, Page 143;

Thence S 28 degrees 48'20" E, 251.12 feet along said centerline of T.R. 3475 also being along the westerly line of said land of Pamela L. and Ronald W. Russell to a point being the southwesterly corner of said land;

Thence N 89 degrees 55'08" W, 410.57 feet along the south line of said 1.5 acre parcel conveyed to Chloe Hay to the True Place of Beginning, passing through an iron pin set at 22.84 feet and containing 2.919 acres, more or less, and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only.

According to a survey made in September 2001 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".

Permanent Parcel Number: C10-030-0-0002-00

Prior Deed Reference: O.R. Volume 240, Page 6