

## EXHIBIT A

Being a tract of land recorded among the Land Records of Hampshire County, West Virginia in deed book 2f2 at page 38. Below is a new description based on a survey done by KCI Technologies, Frederick, Maryland (on December 9, 1994 by magnetic meridian).

BEGINNING FOR THE SAME at a point on the south west side of U.S. Route # 50. Said point being in a blacktop driveway, 1.67 feet from the north east corner of a concrete sidewalk on the north edge of the walk line extended. Then binding with the 5th line, reversely, of the property of 1st National Bank of Romney, recorded in book 252 at page 69;

1. S 26°09' 31" W a distance of 365.00 feet, to a point at the bottom of the large bank on the north edge of the Cacapon River. Then from the point at the bottom of the large bank and along the bottom of the bank;

2. S 65°33' 31" W a distance of 132.17 feet to another point at the bottom of the large bank, then;

3. N 25°24' 56" E a distance of 465.17 feet, binding on the eastern line of Capon Bridge Public Library, recorded in book 328 at page 500. Then binding on the south west side of U.S. Route # 50, and running on or near the north east side of a concrete sidewalk;

4. S 65°06' 53" E a distance of 89.94 feet to the POINT OF BEGINNING.

Containing 0.83 acres, more or less. Being the same tract of land as in a deed dated March 28, 1983 and recorded among the Land Records of Hampshire County, West Virginia in book 262 at page 38. Also being the same tract of land as in a deed dated October 9, 1978 and recorded among the Land Records of Hampshire County, West Virginia in book 233 at page 282. Also being the same tract of land as in a deed dated September 8, 1966 and recorded among the Land Records of Hampshire County, West Virginia in book 171 at page 519.

Together with a Right-Of-Way on the south east side of the above mentioned subject lot, more particularly described as follows:

Beginning at the POINT OF BEGINNING of said tract, and binding on the above described 1st line;

1. S 26°09' 31" W a distance of 160.00 feet to a point on the above mentioned 1st line. Said point also being in a sanitary sewer Right-Of-Way more fully explained in deed book 330 at page 599. Then leaving said line;

2. S 63°50' 29" E a distance of 8.00 feet to a point. Then;

3. N 26°09' 31" E a distance of 160.09 feet to a point on the U.S. Route # 50 Right-Of-Way. Then running with said Right-Of-Way;

2. N 64°27' 29" W a distance of 8.00 feet to the POINT OF BEGINNING.

Containing 0.03 acres, plus or minus. Being the same Right-Of-Way recorded among the Land Records of Hampshire County, West Virginia in the following books and pages;

Book 77 at page 37, book 92 at page 392, book 97 at page 123, book 233 at page 283, book 252 at page 69, book 262 at page 38.