

Exhibit A

Legal Description

Situated in the Township of Sullivan, County of Ashland and State of Ohio; Being part of Great Lot 45, Township 2 N, Range 18 W, and being more fully described as follows; Commencing at an iron pin found at the Southwest corner of Great Lot 36 and the Southeast corner of Great Lot 45; Thence North 00° 15' 37" W, a distance of 2037.66 feet along the East line of Great Lot 45 and West line of Great Lot 36 to an iron pin found in the North line of land now or formerly owned by Elizabeth A. Glancy in O.R. Volume 30, Page 205 of the Ashland County Recorders Office; Thence N. 89° 46' 51" W, a distance of 400.90 feet along said Glancy North Line to an iron pin found; Thence N. 89° 46' 51" W, a distance of 150.00 feet along Michael A. Sforzo land, recorded in O.R. Volume 30, Page 212, North line to an iron pin set and the place of beginning; Thence from said place of beginning N. 01° 01' 30": E, a distance of 500.00 feet to a point on U.S. Route 224 and passing through a R.O.W. pin set at 54.01 therefrom; Thence S. 89° 46' 51" E, a distance of 150.00 feet along said U.S. Route 224 to a point; Thence S. 01° 01' 30" W, a distance of 500.00 feet and being along the West line of a 2.295 acre parcel owned by Elizabeth A. Glancy, O.R. Volume 30, Page 213 and passing through a R.O.W. pin found at 54.78 feet to an iron pin found; Thence N. 89° 46' 51" W, a distance of 150.00 feet to an iron pin set and the place of beginning containing 1.721 acres of land more or less, but subject to all legal highways. Legal Description prepared in September 1996 by Charles W. Flanigan, Ohio Reg. Surveyor No. 6172. All bearings are based on the Grid North of the Ohio State Lane Coordinate System.

Permanent Parcel Number(s): M38-088-0-0015-03

Premises commonly known as: 457 US RT 224, Sullivan Twp, OH 44880

END OF LEGAL DESCRIPTION