

EXHIBIT A

LEGAL DESCRIPTION

Situated in the City of Mansfield, County of Richland and State of Ohio, and known as being Lot No. 876 of the consecutively numbered lots in said city, more particularly described as follows:

Beginning for the same at an iron pin set marking the Northwest corner of said lot; Thence South 04 deg. 11' 01" East with the West line of said lot a distance of 177.25 feet (record distance equals 180 feet) to a PK spike set marking the Southwest corner of said lot; Thence North 87 deg. 10' 58" East with the South line of said lot the same being the North line of West Dickson Avenue, a distance of 60.18 feet (record distance equals 60 feet) to the Southeast corner of said lot; Thence North 04 deg. 11' 01" West with the East line of said lot; passing through a railroad spike found for reference at 0.59 of a foot, a total distance of 176.74 feet (record distance equals 180 feet) to an iron pin set marking the Northeast corner of said lot; Thence South 87 deg. 40' 31" West with the North line of said lot, the same being the South line of West Fourth Street a distance of 60.19 feet (record distance equals 60 feet) to the place of beginning. Containing 10649 square feet. Iron pins set are 5/8 Inch rods with caps stamped "Seller 6869". Bearings are based on an assumed meridian and are intended to be used for angular determination only.

Property commonly known as: 245 West Fourth Street, Mansfield, OH 44903

Permanent Parcel Number: 027-03-088-08-000

Prior Deed Reference: OR Book 2467, Page 617

END OF LEGAL DESCRIPTION

LEGAL CHECKED
RICHLAND COUNTY
TAX MAP OFFICE

INITIALS _____ DATE _____