

Exhibit A

Situated in the City of Ashtabula, County of Ashtabula, State of Ohio

Known as being Lot No. 71 in P.F. Good's Addition to Ashtabula. Said Lot No. 71 having a frontage of 40 feet on the North side of West 39th Street (formerly Elmer Street); a rear line of 40 feet; a West line of 118.51 feet; and an East line of 118.37 feet, as shown on the recorded plat of P.F. Good's Addition, Volume 5, Page 33 of Ashtabula County Records of Plats, be the same more or less, but subject to all legal highways.

Parcel Number: 05-306-00-117-00

Street Address: 855 West 39th Street, Ashtabula, OH 44004