



**EXHIBIT A**

**LEGAL DESCRIPTION PARCEL NO. 57-022790**  
**Containing appr. 42.4698 Acres**

Situated in the Township of Southington, County of Trumbull, and State of Ohio: and known as being known as part of Section 46 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Helsely Fusselman Road (C.H. 208) and at the northeast corner of lands conveyed to J. Hineman by Volume 486, Page 241 of Trumbull County Official Records, said point being North 89° 02' 30" East, 801.67 feet from the centerline intersection of said Helsely Fusselman and Braceville Robinson Road (C.H. 114);

thence South 0° 47' 45" East, along said Hineman's easterly line and an extension thereof and passing over a 5/8" capped "McGuire" rebar found at 30.00 feet, a distance of 518.00 feet to a 5/8" capped "McGuire" rebar found;

thence South 89° 02' 30" West, along said Hineman's south line a distance of 220.00 feet to a 5/8" capped "McGuire" rebar found on the east line of lands conveyed to D. & N. Donaldson by Volume 283, Page 342 of Trumbull County Official Records;

thence South 0° 47' 45" East, along said Donaldson's east line and along the east line of lands conveyed to B. & K. Westenfelder by Trumbull County Instrument # 200311190050324, and along the east line of lands conveyed to T. Westenfelder by Trumbull County Instrument #200410150033492 a distance of 950.75 feet to a 1/2" iron pipe found at the northeast corner of lands conveyed to L. & M. Haley by Volume 828, Page 738 of Trumbull County Official Records;

thence South 0° 42' 22" East, along the east line of said Haley's lands and along the east line of lands conveyed to B. & R. Seger by Trumbull County Instrument # 200407090022752, a distance of 637.53 feet to a 1/2" iron pipe found at the northwest corner of lands conveyed to D. & L. Westenfelder by Trumbull County Instrument #200208280032116;

thence North 88° 41' 02" East, along said Westenfelder's north line, a distance of 388.00 feet to a 5/8" iron pin found at the northwest corner of lands conveyed to S. Shafer by Trumbull County Instrument # 200506080018391;

thence South 87° 03' 29" East, along said Shafer's north line, a distance of 445.25 feet to a 3/4" bolt found;

thence North 86° 07' 04" East, continuing along said Shafer's north line, a distance of 90.77 feet to a 3/4" bolt found;

thence North 88° 41' 12" East, continuing along said Shafer's north line and joining the north line of lands conveyed to S. & A. Clementi by Trumbull County Instrument #200101110001333, a distance of 320.22 feet to a 1/2" iron pipe found on the west line of land conveyed to D. Elston and N. Balzer by Trumbull County Instrument # 200208230031555;

thence North 1° 08' 46" West along said Elston and Balzer's west line and following a fence row, and passing over a 5/8" capped rebar set at 2097.52 feet, a distance of 2127.52 feet to a point on said road centerline;

thence South 89° 02' 30" West, along said road centerline, a distance of 1009.13 feet to the point of beginning and containing 57.4704 acres of land (0.6951 acres lie within the road right of way), as surveyed in October, 2006 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was taken from deed O.R. 283-

WAD  
BER

Instr: 20070320067444 2/27/2007  
P: 7 of 8 P: 572.98 2.50PM  
Glen: Purchase 120870006616  
Trumbull County Recorder 200641 476

342. Rebars set at new corners were 5/8" x 30" with I.D. cap, "C.H. McGuire, P.S. 7770". The deed of record was O.R. 257-578 to D. & N. Donaldson, be the same more or less but subject to all legal highways.

Excepting therefrom the following two parcels:

**PARCEL 1 - Containing 5.0006 Acres**

Situated in the Township of Southington, County of Trumbull, and State of Ohio and being known as part of Section 46 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Helsely Fusselman Road (C. H. 208) and at the northwest corner of lands conveyed to D. Elston and N. Balzer by Trumbull County Instrument #200208230031555, said point being North 89° 02' 30" East, 1810.80 feet from the centerline intersection of said Helsely Fusselman and Braceville Robinson Road (C. H. 114);

thence South 1° 08' 46" East, along said Elston and Balzers' west line and passing over a 5/8" capped "McGuire" rebar found at 30.00 feet, a distance of 558.35 feet to a 5/8" capped rebar set;

thence South 89° 02' 30" West, along a new line a distance of 294.70 feet to a 5/8" capped rebar set;

thence North 1° 08' 46" West, along a new line, a distance of 181.25 feet to a 5/8" capped rebar set;

thence South 84° 49' 13" West, along a new line, a distance of 134.00 feet to a 5/8" capped rebar set;

thence North 2° 50' 30" West, along a new line and passing over a 5/8" capped rebar set at 357.75 feet, a distance of 387.17 feet to a point on said road centerline;

thence North 89° 02' 30" East, along said road centerline, a distance of 439.82 feet to the point of beginning and containing 5.0006 acres of land (0.30216 acres lie within the road right-of-way), as surveyed in January, 2007 by Clifford H. McGuire, Professional Surveyor No. 7770. The basis of bearing was taken from deed O.R. 283-342. Rebars set at new corners were 5/8" x 30" with I.D. cap, "C. H. McGuire, P. S. 7770". The deed of record was 200610310032068 to Wayne Detweiler.

PN: 57-119956

**PARCEL 2 - Containing 10.0000 Acres**

Situated in the Township of Southington, County of Trumbull, and State of Ohio and being known as part of Section 46 of said township and further bounded and described as follows:

Beginning at a point on the centerline of Helsely Fusselman Road (C. H. 208) and at the northeast corner of lands conveyed to J. Hinenian by Trumbull County Instrument #200610310032067, said point being North 89° 02' 30" East, 801.67 feet from the centerline intersection of said Helsely Fusselman and Braceville Robinson Road (C. H. 114);

thence North 89° 02' 30" East, along said road centerline, a distance of 200.00 feet to a point;

WAD  
BEB