

# **Exhibit A**

## **Legal Description**

Situated in the Township of Nelson, County of Portage, and State of Ohio:

And known as being a part of Lot No. 52 in the original survey of said Township and is more fully bounded and described as follows:

Beginning at a point in the centerline of Bancroft Road; said point being North 67 deg. 17' 14" East, and 390.0 feet along said centerline from an iron pin at the intersection of said centerline with the Westerly line of said Lot No. 52;

Thence North 26 deg. 01' 42" West, 759.29 feet to an iron pin in the Southerly line of lands now or formerly owned by Linda Lindquist, as recorded in Volume 612, Page 375 of the Portage County Records of Deeds;

Thence South 88 deg. 49' 16" East, 200.00 feet along said Southerly line to an iron pin at the Northwesterly corner of lands now or formerly owned by John F. Severt as recorded in Volume 934, Page 783 of the Portage County Records of Deeds;

Thence South 46 deg. 43' 21" East, 741.15 feet along said Severts Westerly line to a point in the centerline of said Bancroft Road;

Thence South 67 deg. 17' 14" West, 440.52 feet along said centerline to the place of beginning and containing 4.9735 acres of land as surveyed by James Fiorenzo, Reg. Sur. No. 6042, in December 1979.

Permanent Parcel Number(s): 25-052-02-00-020-001

Premises commonly known as: 10223 Bancroft Road, Garrettsville, OH 44231

**END OF LEGAL DESCRIPTION**