

Exhibit A

Legal Description

Situated in the Township of Butler, County of Columbiana and State of Ohio, in the Southwest Quarter of Section 6, T-16, R-4 and being more fully described as follows: Beginning at the Southwest Corner of said Section 6, thence along the Section Line, N 89° 47' 25' E, a distance of 808.50 feet to a point in the centerline of Damascus-Georgetown Road (T.R. 716). Thence along the centerline of said road N 36° 14' 00' E a distance of 752.29 feet but to an iron pin set and being the true place of beginning of the tract herein described. Thence continuing along the centerline of said Damascus-Georgetown Road, N 36° 14' 00' E, a distance of 177.36 feet but to an iron pin set. Thence through the land of the grantor Anna B. Grove, as described in Official Record Volume 458, Page 448 of the Columbiana County Records the following courses and distances: S 89° 59' 41' E, a distance of 250.38 feet but to an iron pin set. S 01° 21' 44' E, a distance of 143.11 feet but to an iron pin set. N 89° 59' 41' W, a distance of 358.62 feet to the true place of beginning and passing through an iron pin set on line at 321.43 feet. Containing 1.000 acres of land, 0.123 acres in Damascus-Georgetown Road, be the same more or less, but subject to all legal highways, right of ways and easements. The basis of bearings was assumed as N 36° 14' 00' E along the centerline of Damascus-Georgetown Road from a survey by Howells and Baird for Grove done in 1976. All iron pins set are 5/8" x 30' rebar with cap and Ohio registration number 6806 affixed. A survey of the tract herein described was done by Ed Browne and Associates, Inc. in June 2000.

Permanent Parcel Number(s): 03-00913.000

Premises commonly known as: 950 Georgetown Road, Beloit, OH 44609

END OF LEGAL DESCRIPTION