

# Exhibit A

## Legal Description

Situated in the Township of Coitsville, County of Mahoning, and State of Ohio:

And known as being Part of Great Lot No. 2 in said Coitsville Township and being further bounded and described as follows:

Commencing at a monument found at the intersection of the centerline of East Mahoning Trumbull County Line Road (County Road No. 4) aka the Northerly line of said Mahoning County, and the centerline of North Hubbard Road (County Road No. 219/a 60 foot right-of-way);

Thence South 00 deg. 17' 00" West along said centerline of North Hubbard Road a distance of 2273.75 feet to the Point of Beginning, said point being the Southeasterly corner of the lands of R.D. & S.J. Williams (O.R. Book 1131, Page 223);

Thence South 00 deg. 17' 00" West continuing along said centerline of North Hubbard Road a distance of 241.94 feet to a point, said point being the Northeasterly corner of Lot No. 4 in The Suburban Acres Plat No. 1 (Plat Volume 31, Page 20);

Thence North 88 deg. 40' 30" West along the Northerly line of said Lot No. 4 a distance of 902.57 feet to a 5/8-inch iron pin found at the Southeasterly corner of lands of D.O. Davis (O.R. Book 3076, Page 276), and passing over a 5/8-inch iron pin set at 30.01 feet;

Thence North 01 deg. 13' 00" East along said lands of Davis a distance of 241.94 feet to a 1-inch pipe found at the Southwesterly corner of said lands of Williams;

Thence South 88 deg. 40' 20" East along said lands of Williams a distance of 898.63 feet to the true Point of Beginning (and passing over a 5/8-inch iron pin found at 868.62 feet), and containing 217,870.3308 square feet or 5.0016 acres of land, more or less.

The above described parcel contains 0.1666 acres of land within the right-of-way limits of said North Hubbard Road; the same being the base azimuth of the above described parcel, Bearing: South 00 deg. 17' 00" West.

A survey of this parcel was performed by Warren F. Drescher IV, Registered Surveyor No. 7390, June 2006.

Permanent Parcel Number(s): 55-008-0-001.02-0

Premises commonly known as: 1850 N Hubbard Road, Hubbard, OH 44425

**END OF LEGAL DESCRIPTION**