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# **Exhibit A**

## **Legal Description**

Situated in the City of Newton Falls, County of Trumbull, and the State of Ohio, and further described as follows:

And known as being part of Lot No. 126 and the westerly 10 feet of part of Lot No. 127 of the Homeland Addition Plat Volume 10, Pages 128 and 129 in the City of Newton Falls, Ohio with a total frontage of 50 feet on Washington Street in the City of Newton Falls, Ohio. And further bounded and described as follows:

Beginning at an iron pin on the north line of Washington Street at the southwest corner of said Lot 126; thence north 39° 00' east, along the west line of said Lot 126, a distance of 151.72 feet to an iron pin on the south line of land now or formerly owned by Combustion Engineering Inc.; thence south 47° 01' east, along said south line of lands Combustion Engineering Inc., a distance of 50.12 feet to an iron pin; thence south 39° 00' west, a distance of 148.24 feet to an iron pin on the north line of said Washington Street; thence north 51° 00' west, along said north line of Washington Street, a distance of 50.00 feet to an iron pin and the true place of beginning, and containing therein 0.172 acres of land as surveyed in January, 1977, by Jerry W. Daniel, Registered Surveyor No. 6222. Also known as Lot No. 40 in the proposed Re-plat of Homestead Allotment in Newton Falls City and Newton Township. Be the same more or less, but subject to all legal highways.

Permanent Parcel Number(s): 53-101925

Premises commonly known as: 323 Washington Avenue, Newton Falls, OH 44444

**END OF LEGAL DESCRIPTION**