

Exhibit A

Legal Description

Situated in the City of Youngstown, County of Mahoning and State of Ohio:

And known as being Youngstown City Lot No. 55934, according to the latest enumeration of lots in said City, as recorded in Plat Volume 28, Page 189, Mahoning County Records of Plats.

Said Youngstown City Lot No. 55934 has a frontage of 45.7 feet on the Westerly side of S. Hartford Avenue, and extends back, 144.3 feet on the Northerly line, 144.3 feet on the Southerly line, and has a rear line of 45.7 feet as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent Parcel Number(s): 53-167-0-092.00-0

Premises commonly known as: 54 S. Hartford Avenue, Youngstown, OH 44509

END OF LEGAL DESCRIPTION