

Exhibit A

Legal Description

File Number: 64799

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

And known as being part of Lot 52 in said Township and is more fully described as follows:

Beginning at a point in the Centerline of the Warren Burton Road, State Route No. 422, South 47 degrees 30' East a distance of 502.24 feet as measured along said centerline from its intersection with the West line of Lot 52;

Thence continuing along the centerline of the Warren Burton Road, State Route No. 422, South 47 degrees 30' East a distance of 75.00 feet to a point at the most Northerly corner of a tract of land now or formerly owned by R.F. Dipolo and Recorded in Deed Book 847, Page 338, Portage Record of Deeds;

Thence along said Northerly line South 36 degrees 38' 07" West a distance of 730.56 feet to an iron pipe found in the West line of Lot 52;

Thence along the West line of Lot 52 North 00 degrees 36' 25" East a distance of 224.13 feet to an iron pipe set;

Thence North 42 degrees 30' East a distance of 559.89 feet to the beginning and passing over an iron pipe set a distance of 40.00 feet from said beginning and containing 1.587 acres of land.

Be the same more or less, but subject to all legal highways surveyed in June 1980 by Donald Tracchio Registered Surveyor No. 6445.

Permanent Parcel Number: 25-052-02-00-032-001

More commonly known as: 12783 State Route 422, Garrettsville, OH 44231

Prior Deed: Instrument No. 201100963