

Exhibit A

Legal Description

File Number: 64801

Situated in the Township of Ravenna, County of Portage, and in the State of Ohio; And known as being part of Lot 45 in the South Division of Lots, Ravenna Township, and further described as follows:

Beginning at a point in the east line of Lot 45 and in the center of Wall Street; 40 feet northerly from the southeast corner of the said lot; Thence N. 88° 45' W., 235.00 feet, passing over an iron pin at 10 feet, to a point; Thence N. 2° E., 150.00 feet to a point; Thence S. 88° 45' E., 235.00 feet to a point in the east line of Lot 45, and passing over an iron pin at 10 feet from said point; Thence S. 2° W., 150.00 feet along the lot line and road center to the beginning, containing 0.82 acres of land as surveyed July 12, 1957 by Walter J. Stockman .

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

Situated in the Township of Ravenna, County of Portage and State of Ohio, and in Township Lot 45, Town 3-N, Range 8-W, and bounded and described as follows:

Parcel No. 241-WD. Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Transportation and recorded in Book 22, Page 29, of the records of Portage County and being located within the following described points in the boundary thereof; Commencing at a point at the southeast corner of said Lot Number 45; Thence N. 02° 22' 55" E., along the centerline survey and existing right of way Wall Street, a distance of 40.00 feet to a point at the grantor's southeast property corner, said point also being at a Station 21 + 56.61 centerline survey and existing right of way Wall Street and the true place of beginning for the parcel herein conveyed; Thence N. 88° 22' 05" W., along this grantor's southerly property line, a distance of 25.00 feet to a point on the proposed westerly right of way of Wall Street; Thence N 02° 22' 55" W., along said proposed westerly right of way line, a distance of 150.00 feet to a point on this grantor's northerly property line; S. 88° 22' 05" E., along said northerly property line, a distance of 25.00 feet to a point at this grantor's northeast property corner; Thence S. 02° 22' 55" W., along said centerline survey and existing right of way Wall Street and this grantor's easterly property line, a distance of 150.00 feet to the place of beginning and contains 3,750 square feet, more or less, including the present road which occupies 3,000 square feet, more or less. Grantor retains rights of ingress and egress to Wall Street (C.H. 159A). Description for the above parcel is based on a survey made by Thomas F. Mosure, Registered Surveyor No. 4718.

Permanent Parcel Number: 29-345-00-00-023-000
More commonly known as: 6407 Wall St., Ravenna, OH 44266

Prior Deed: Instrument No. 200348465