

Exhibit A  
Legal Description

Situated in the Township of Ravenna, County of Portage, State of Ohio

And known as being part of Lot No. 8 in the South Division of Lots in Ravenna Township and further being described as being all of Lot No. 21 in the Babcock and Motz Allotment as platted, numbered and recorded in Volume 4, Page 25, of Portage County Plat Records. Said lot is further described as follows:

Commencing at a point in the West line of said Lot No. 8 which point is 840 feet North of where the West line of said Lot No. 8 intersects the North line of the Kent-Ravenna Public Highway; thence East parallel with the South line of the lot 200 feet; thence North parallel with the West line of the lot to the center of the public highway; thence along the center of the public highway, 64 feet to the place of beginning.

**EXCEPTING THEREFROM:**

Known as being part of Sublot Number 21 of the Babcock and Motz Allotment, as recorded in Plat Book 4, Page 25 of the Portage County Record of Plats and being more fully described as follows: Beginning at a point at the Southwest corner of above said Sublot Number 21, said point also being at this grantor's Southwest property corner and 20.00 feet right of Station 8 + 15.33 centerline survey and existing right-of-way Wall Street; thence N. 02 degrees 40' 00" E., along the existing Easterly right-of-way of Wall Street, the Westerly line of said Sublot Number 21 and same being this grantor's Westerly property line, a calculated distance of 64.87 feet to a point at the Northwest corner of said Sublot Number 21 and this grantor's Northwest property corner; thence S. 87 degrees 32' 30" E., along the Northerly line of said Sublot Number 21 and this grantor's Northerly property line, a distance of 5.00 feet to a point on the proposed Easterly right-of-way line of Wall Street; thence S. 02 degrees 40' 00" W. along said proposed Easterly right-of-way line, a calculated distance of 37.83 feet to a point; thence along said proposed Easterly right-of-way line by a curve to the left, having a radius of 27.12 feet and an arc length of 39.53 feet, said curve also being defined by a chord, having a bearing and distance of S. 39 degrees 05' 07" E. 36.13 feet, to a point on the existing Northerly right-of-way line of Ash Street, the Southerly line of said Sublot Number 21, and this grantor's Southerly property line; thence N. 87 degrees 32' 30" W. along said Northerly right-of-way line and Southerly subplot line and property line, a distance of 29.06 feet to the place of beginning, containing 479 square feet of land.

Grantor retains rights of ingress and egress to Wall Street (CH 159A) and Ash Street.

Description for the above parcel is based on a survey made by Thomas F. Mosure, Registered Surveyor Number 4718.

29-308-20-00-020-000

Street Address: 6272 Wall Street, Ravenna, OH 44266