

Exhibit A
Legal Description

Situated in City of Marion and Marion Township, Marion County, State of Ohio:

Being a part of Outlot 46, City of Marion, and also being a part of Section 23, Township 5 South, Range 15 West, and more particularly described as follows:

Commencing at an iron pipe found at the Northeast corner of Franconia Addition to the City of Marion, recorded in Plat Book 3, Page 200, this also being the Northeast corner of Lot 11842 in said addition;

Thence North 01 degrees, 00 minutes 00 seconds East, with a division line and the West line of a 15 foot alley, a distance of 100.00 feet to an iron pipe found and the true place of beginning;

Thence North 86 degrees, 35 minutes, 10 seconds West, with grantor's South line, a distance of 168.00 feet to an iron pipe found in the East line of Franconia Avenue 50 feet in width;

Thence North 01 degrees, 00 minutes, 00 seconds East, with the East line of Franconia Avenue, a distance of 50.00 feet to an iron pipe found;

Thence South 86 degrees, 35 minutes, 10 seconds East, with the grantor's North line, a distance of 168.00 feet to an iron pin set in the West line of a 15 foot alley;

Thence South 01 degrees, 00 minutes, 00 seconds West, with a division line and the West line of said 15 foot alley, a distance of 50.00 feet to the place of beginning.

Containing 0.193 acres of land, more or less, and subject to all legal highways, right-of-ways, easements, restrictions, and agreements of record.

All set iron pins are solid, 5/8 inch, and bear a plastic cap stamped Garverick L.S. 6816".

The above description is based upon a survey by Jan K. Garverick, L.S. 6816, dated June 1998.

Permanent Parcel Number: 12-1260001.700

More commonly known as: 296 Franconia Avenue, Marion, OH 43302

Prior Deed: Book 1266, Page 229.