

Exhibit A

Parcel 1

Situated in the Township of Hubbard, County of Trumbull and State of Ohio:

Tract No. 1: And known as being Lots 236 thru 243 inclusive of Morningside Allotment, as recorded in Volume 13, Page 37 of Trumbull County Records of Plats, Said Lot 236 thru 243 inclusive together form a parcel of land being further bounded and described as follows:

Beginning at a point in the intersection of the Westerly line of Oakmont Drive with the Southerly corner of Lot 243; thence Westerly along the Southerly line of 243 a distance of 128.70 feet to a point; thence Northerly a distance of 356.17 feet to a point on the Southerly side of Hubbard Way; thence Northerly along the Southerly lone of Hubbard Way a distance of about 135.1 feet to a point; thence by a curve deflection to the right having a radius of 15 feet; thence Southerly along the Westerly line of Oakmont Drive a distance of about 427.64 feet to the place of beginning be the same more or less, but subject to all legal highways.

Parcel 2

Situated in the Township of Hubbard, County of Trumbull and State of Ohio:

Known as being part of Great Lot Nos 58 thru 63 of said Township, commencing a the Northwest corner of lands of Joseph Siefert; thence running westerly along the north line of lands Charles Siefert North 88 sq East 4 Chains 40 links to the west line of the lands to Joseph Siefert; thence Northerly 6 sq E., 30-1/3 links, 20 feet to the place of beginning, and containing 133/1000 of an acre, and being a strip of land 20 wide off the north end of the lands of Charles Siefert in Lot. No. 63 of Hubbard Township.

Parcel No. 3

Situated in the Township of Hubbard, County of Trumbull, and State of Ohio:

And known as being a part of Great Lot Nos 58 thru 63 of Said Township, commencing at the center line of Hubbard and Youngstown Road; Thence running along the East line of lands of Charles Siefert South 1 sq West 13 chains 89 links to the line between Lot Nos 58 and 63 o said Township; thence Northerly 88 sq West 30-1/3 links 20 feet; thence Northerly 1 sq West 13 chains and 80 links to the center of the Youngstown and Hubbard Road; thence along the centerline of said Youngstown and Hubbard Road to the place of beginning, and being a strip of land 20 feet wide along the East line of lands of Charles Siefert in Lot No. 58, and containing 42/1000 acres of land, being the right of way referred to in a deed made by Joseph Siefert to Charles Siefert April 23, 1877, and recorded June 9, 1877 in Trumbull County Records of Deeds, Volume 120, at Page 104.

Parcel Number 01-194305 01-194306, 01-194307, 01-194308, 01-194309, 01-194310, 01-194311, 01-194312, 01-194313, 01-194314 and 01-901827

Street Address: 6178 Youngstown Hubbard Road, Hubbard, OH 44425