

Exhibit A

Legal Description

Situated in the Township of Madison, Village of Pioneer, County of Williams and State of Ohio, in the Southwest Quarter, Section 16, Township 9 South, Range 2 West. Known as part of Outlot 10 and 11 on the current Auditor's Plat Map of said Village of Pioneer, being more specifically described as follows: Commencing at a point where the West right of way line of Clark Street intersects with the North right of way line of Baubice Street to said Village of Pioneer, said point being an iron pin found this survey; Thence South 90° 00' 00" West (assumed bearings) along the North right of way line of said Baubice Street, a distance of 54.17 feet to an iron pin found this survey, and the True Point of Beginning of the parcel herein described; Thence, continuing South 90° 00' 00" West, along the North right of way line of said Baubice Street, a distance of 77.83 feet, to the Southwest corner of Outlot 10, said point being an iron pin found this survey; Thence, continuing South 90° 00' 00" West, along the North right of way line of said Baubice Street, a distance of 6.0 feet, to a 1/2 inch rebar placed this survey; Thence, North 00° 17' 00" East, a distance of 168.0 feet, to a 1/2 inch rebar placed this survey; Thence, North 90° 00' 00" East, a distance of 6.0 feet, to the West line of said Outlot 10, said point being an iron pin found this survey. Thence, North 00° 17' 00" East, along the West line of said Outlot 10, a distance of 121.0 feet, to the centerline of Vacated Mulberry Street, said point being a 1/2 inch rebar placed this survey; Thence, North 90° 00' 00" East, along the centerline of Vacated Mulberry Street, a distance of 132.0 feet, to the intersection of the centerline of Vacated Mulberry Street, and the West right of way line of Clark Street, said point being 1/2 inch rebar placed this survey; Thence South 00° 17' 00" West, along the West right of way line of said Clark Street, a distance of 114.0 feet, to an iron pin found this survey; Thence, South 90° 00' 00" West, a distance of 54.17 feet, to an iron pin found this survey; Thence, South 00° 17' 00" West, a distance of 175.0 feet to the True Point of Beginning of the parcel herein described, containing 0.681 acres more or less, and subject to highway rights of way and easements of record. Reference is hereby made to a survey by Dennis M. Bell, Registered Surveyor No. 6717 and recorded in Volume 8V, Page 33 of the Survey Records in the Office of the Williams County Engineer, Bryan, Ohio.

Permanent Parcel Number(s): 092-160-10-036.000

Premises commonly known as: 513 Baubice St, Pioneer, OH 43554

END OF LEGAL DESCRIPTION