

EXHIBIT "A"

SITUATED IN THE CITY OF YOUNGSTOWN, COUNTY OF MAHONING AND STATE OF OHIO: AND KNOWN AS BEING LOT NO. 21681 AND THE EASTERLY 7 FEET OF LOT NO. 21680 ACCORDING TO THE LATEST ENUMERATION OF LOTS IN SAID CITY, FORMERLY KNOWN AS LOT NO. 2 AND THE EASTERLY 7 FEET OF LOT NO. 1 IN WEST HEIGHTS LAND COMPANY PLAT NO. 1, AS RECORDED IN VOLUME 11 OF PLATS, PAGE 20, MAHONING COUNTY RECORDS.

SAID CITY LOT NO. 21681 AND THE EAST 7 FEET OF CITY LOT NO. 21680 TAKEN TOGETHER FORM A COMPACT TRACT FRONTING 57 FEET ON THE SOUTH LINE OF MANHATTAN AVENUE (FORMERLY GARDEN AVENUE) AND EXTENDING BACK THEREFROM, OF EQUAL WIDTH, TO A DEPTH OF ABOUT 128 FEET, AS APPEARS BY SAID PLAT.

PARCEL NO. 53-173-0-020.00-0, 53-173-0-019.00-0

PROPERTY ADDRESS: 2113 MANHATTAN AVENUE, YOUNGSTOWN, OHIO 44509