Exhibit A

Legal Description

SITUATED IN THE TOWNSHIP OF CHAMPION, COUNTY OF TRUMBULL, STATE OF OHIO AND BEING PART OF LOT 28 IN SAID TOWNSHIP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE WARREN-PAINESVILLE ROAD, (AKA MAHONING AVENUE EXTENSION, STATE ROUTE 45, 66'), AT THE NORTHEAST CORNER OF LANDS OWNED BY WALTER E. & MARY K. DANKO, AS RECORDED IN INSTRUMENT NO. 200405260017489 OF TRUMBULL COUNTY RECORDS, SAID POINT BEING THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE N. 85° 32' 00" W. ALONG THE NORTH LINE OF DANKO, PASSING OVER A 5/8" IRON PIN FOUND AT 33.69 FEET FOR A TOTAL DISTANCE OF 400.00 FEET TO A 5/8" X 30" ID CAPPED IRON REBAR SET, TLB;

THENCE N. 07° 08' 00" W. ALONG AN EAST LINE OF 6509 MAHONING AVENUE, LLC, AS
RECORDED IN INSTRUMENT NO. 201701130000757 OF TRUMBULL COUNTY RECORDS FOR A DISTANCE OF 100.00 FEET TO A 3/4" IRON PIN FOUND;

THENCE S. 85° 32' 00" E. ALONG A SOUTH LINE OF 6509 MAHONING AVENUE, LLC, PASSING OVER A 5/8" X 30" IRON REBAR SET, TLB, AT 366.31 FEET FOR A TOTAL DISTANCE OF 400.00 FEET TO A POINT IN THE CENTERLINE OF WARREN-PAINESVILLE ROAD;

THENCE S. 07° 08' 00" E. ALONG THE CENTERLINE OF WARREN-PAINESVILLE ROAD FOR A DISTANCE OF 100.00 FEET TO A POINT, SAID POINT BEING THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED AND CONTAINS A TOTAL OF 0.8995 ACRES OF LAND, INCLUSIVE OF 0.0758 ACRES IN ROAD RIGHT OF WAY, ACCORDING TO A SURVEY BY TODD L. BLAZSEK, P.S. # 7625 IN APRIL OF 2018.