

EXHIBIT A

Legal Description:

Situated in the Village of North Kingsville, County of Ashtabula, State of Ohio, is described as follows: All that certain lands situate in Lot 27, Village of North Kingsville, Township Number 13 North, Range 11 West, in the Connecticut Western Reserve Survey, County of Ashtabula, State of Ohio, A resurvey of the lands to Jack Remaly, et at., as recorded in Deed Volume 91 Page 9546, in the Office of the County Recorder, further described: Beginning at a capped 5/8" iron pin set to mark a point at the Southeast corner of lands to Joseph and Crystal Riffe, as recorded in Deed Volume 179 page 1555, in the North line of East Center Street (U.S. Route 20, 66 feet wide), said point being located by the following two (2) courses and distances: from a P.K. nail set to mark the intersection of Bugby Road, North 54° 49' 41" East, a distance of 1540.00 feet, and North 35° 10' 12" West, a distance of 33.00 feet, Thence the following eight (8) courses and distances.: North 35° 10' 12" West, with the East line of lands to said J. and C. Riffe, a distance of 623.03 feet to a 5/8" iron pin found to mark a point at the Northwest corner thereof, in the South line to the New York Central-CSX Railway; Thence, North 51° 36' 33" East, with the South line to said New York Central-CSX Railroad, a distance of 100.16 feet to a capped 5/8" iron pin set to mark a point at the Northwest corner of lands to Elizabeth Carnegie, as recorded in Deed Volume 140, Page 2347; Thence, with the West line to said Carnegie, the following five (5) courses and distances: South 35° 10' 12" East, a distance of 452.65 feet to a capped 5/8" iron pin set to mark a point; Thence, North 54° 49' 48" East, a distance of 6.00 feet to a capped 5/8" iron pin set to mark a point: Thence, South 35° 10' 2" East, a distance of 61.00 feet to a capped 5/8" iron pin set to mark a point; Thence, South 54° 49' 48" West, a distance of 6.00 feet to a capped 5/8" iron pin set to mark a point; Thence South 35° 10' 12" East, with the West line to said E. Carnegie, a distance of 115.0 feet to a 1/2" iron pipe found to mark a point at the Southwest corner thereof, in the North line of East Center Street (U.S. Route 20); Thence, South 54° 49' 41" West, with the North line of East Center Street, a distance of 100.00 feet to the point and place of beginning. Said land containing 1.4451 acres, as surveyed and described in March 2003 by Timothy E. Stocker, P. S. 7245, Crabbs' Surveying Order 3294. Basis of bearings are to an assumed meridian along the centerline of East Center Street, North 54° 49' 41" East. All iron pins set are 5/8" X 30" rebar with cap, Crabbs 7245.

Parcel Number(s): 28-027-00-028-00

Property Address: 2905 East Center Street, Conneaut, OH 44030

Deed Reference Number: dated June 1, 2018, filed June 5, 2018, recorded as Official Records Volume 660, Page 2540, Ashtabula County, Ohio records

Case Number: 2023 CV 00453

