

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Situated in the County of Ashtabula, City of Geneva and State of Ohio:

All that certain lands situated in Lot 2, Section 2, City of Geneva, Township Number 12 North, Range V West, in the Connecticut Western Reserve Survey, County of Ashtabula, State of Ohio. A Resurvey of lands to Virginia and James Whitfield, as recorded in Deed Volume 14, Page 8042 in the office of the County Recorder further described.

Beginning at a 3/4" iron pipe found to mark the Northwest corner of lands to Mary Jane Novak, as recorded in Deed Volume 55, Page 3225 in the East line of South Cedar Street (45 feet wide), said point located from a capped 5/8" iron pin found to mark the North line of Eastlawn Avenue, North 00° 13' 00" East, 150.13 feet. Thence; The following (4) courses and distances. North 01° 30' 00" East, along the East line of South Cedar Street, a distance of 50.07 feet to mark a point at the Southwest corner of lands to James and Dawn Kifer, as recorded in Deed Volume 64, Page 6370.

Thence South 87° 28' 36" East, (Thru 3/4" iron pipe found at 0.10 feet) along the South line of Kifer, a distance of 169.42 feet to a 1" gas pipe found to mark a point at the Southeast corner of lands to said Kifer, in the West line of lands to Ronald Lloyd, as recorded in Deed Volume 48, Page 3817.

Thence South 03° 09' 45" West, along the West line of said Lloyd, and to Sarah Kujala, as recorded in Deed Volume 19, Page 2075, a distance of 49.92 feet to a 3/4" iron pipe found to mark a point at the Northeast corner of lands to said Mary Jane Novak.

Thence North 87° 31' 39" West, along the North line to said Novak, a distance of 167.97 feet to the point and place of beginning. Said land containing 0.194 acres as surveyed and described in July 1999, by Timothy E. Stocker, P.S. 7245 Crabbs' Surveyed Order 2133. Basis of bearings are to an assumed meridian along the East line of South Cedar Street, North 01° 30' 00" East. All iron pins set are 5/8" x 30" rebar with cap Crabbs 7245. Be the same more or less, but subject to all legal highways.



Titleholders: Gregory J Jones  
Property Address: 45 S Cedar St, Geneva, OH 44041  
Parcel Number: 20-018-00-138-00  
Case # 2025 CV 00652  
Prior Deed Reference: Bk:640/Pg:139  
Recorded: 07/17/2017