

Exhibit A

Legal Description

SITUATED IN THE TOWNSHIP OF MANTUA, COUNTY OF PORTAGE, AND THE STATE OF OHIO, AND BEING PART OF LOT 30 IN SAID TOWNSHIP, AND BEING PART OF THE TRACT OF LAND TRANSFERRED TO DAVID J. MALISIAK (GRANTOR) AS RECORDED IN FILE #201324928 AND ALL OF THE TRACT OF LAND TRANSFERRED TO DAVID. H. & SHARON L. BERISH AS RECORDED IN O.R.V. 133, PAGE 28- PARCEL 1, AND FURTHER DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF PECK ROAD (C.H. 167'-60'/W) AND THE SOUTH LINE OF LOT 30 (WITNESS A 5/8" IRON ROD FOUND NORTH 89°08'16" EAST, A DISTANCE OF 35.29 FEET), THENCE NORTH 29 59'52" EAST, ALONG THE CENTERLINE OF PECK ROAD AND ALONG A NORTHWEST LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY J.F. & K.D. PAHORESKEY (O.R.V. 123, PAGE 955), A DISTANCE OF 262.26 FEET TO A POINT, WHICH IS THE TRUE PLACE OF BEGINNING FOR THE PROPERTY HEREIN DESCRIBED;

1. THENCE NORTH 59°53'40" WEST, ALONG THE NORTHEAST LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY D.J. MALISIAK (FILE #201402022-PARCEL 2), (AND PASSING OVER A 1/2" IRON PIPE FOUND AT A DISTANCE OF 30.51 FEET), A TOTAL DISTANCE OF 200.00 FEET TO A CAPPED REBAR SET;

2. THENCE NORTH 29°59'52" EAST, ALONG THE SOUTHEAST LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY D.J. MALISIAK (FILE #201324928), A DISTANCE OF 74.36 FEET TO A CAPPED REBAR SET;

3. THENCE NORTH 59°53'40" WEST, THROUGH THE LAND OF THE GRANTOR, (AND PASSING OVER A CAPPED REBAR SET AT A DISTANCE OF 301.38 FEET), A TOTAL DISTANCE OF 441.35 FEET TO POINT IN THE CUYAHOGA RIVER;

4. THENCE NORTH 46°34'56" EAST, ALONG THE CUYAHOGA RIVER, AND ALONG A SOUTHEAST LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY G. JANSON, R.S. JANSON, G.P. JANSON & E.W. JANSON (FILE #202103623), A DISTANCE OF 207.93 FEET TO A POINT;

5. THENCE SOUTH 60°01'03" EAST, ALONG THE SOUTHWEST LINE OF A TRACT OF LAND NOW OR FORMERLY OWNED BY M.S. GENTILE-MARTIN (D.V. 1165, PAGE 146), (AND PASSING OVER A CAPPED REBAR SET AT A DISTANCE OF 139.37 FEET AND A 1/2" IRON PIPE FOUND AT A DISTANCE OF 382.00 FEET), A TOTAL DISTANCE OF 582.00 FEET TO A POINT ON THE CENTERLINE OF PECK ROAD;

6. THENCE SOUTH 29°59'52" WEST, ALONG THE CENTERLINE OF PECK ROAD AND ALONG A NORTHWEST LINE OF THE AFORESAID PAHORESKEY TRACT, A DISTANCE OF 275.00 FEET TO THE TRUE PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTAINING 3.1496 ACRES OF LAND (0.1894 ACRES ROAD R/W), BASED ON A FIELD SURVEY BY BETH A. PEARSON; P.S.#8430 IN AUGUST 2021.

THE BASIS OF BEARING IS GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.

SUBJECT TO ALL LEGAL HIGHWAYS AND ANY EASEMENTS OR RESTRICTIONS OF RECORD.

CAPPED REBARS SET ARE 5/8" X 30" WITH "B.A. PEARSON PS-8430"

Permanent Parcel Number(s): 23-030-00-00-034-000

Premises commonly known as: 11165 Peck Rd, Mantua, OH 44255

END OF LEGAL DESCRIPTION