

EXHIBIT A

Legal Description

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

Parcel 1: And known as being part of Original Lot Number Three (3), Section Number Two (2), Township Number Fourteen (14), in the First Range and is bounded and described as follows, to-wit: Bounded by a line beginning in the East line of Mill Street at a point that is forty-two (42) feet Southerly as measured along the East line of Mill Street from the Southeast corner of land of George Bixler, formerly owned by Clara B. Waters; Thence Easterly and parallel with the South line of said Bixler's land to the West line of land of Geo H. Marsh; Thence Southerly along the West line of said Geo H. Marsha land forty-four (44) feet; Thence Westerly and parallel with the South line of said Bixler's land to the East line of Mill Street; Thence Northerly along the East line of Mill Street forty-four (44) feet to the place of beginning, containing fifteen one hundredths (15/100) acres of land.

Parcel 2: And bounded and described as follows: Being a part of Original Lot No. Three (3), Section No. Two (2), Township No. Fourteen (14), in the first range of townships in the Connecticut Western Reserve and is a part of Block No. One hundred and fifty (150) in the City of Conneaut, State of Ohio, and is bounded and described as follows, to-wit: Bounded by a line beginning in the East line of Mill Street at a point that is eighty-six (86) feet Southerly, as measured along the East line of Mill Street, from the Southwest corner of land of George Bixler, formerly owned by Clara B. Waters, said point being the Southwest corner of lands now owned by these Grantees; Thence Easterly and parallel with the South line of said Bixler's land to the West line of land now or formerly owned by Geo. H. Marsh; Thence Southerly along the West line of said Geo. H. Marsh land twenty-two (22) feet; Thence Westerly and parallel with the South line of said Bixler's land to the East line of Mill Street; Thence Northerly along the East line of Mill Street twenty-two (22) feet to the place of beginning, it being intended to convey a strip of land twenty-two (22) feet in width off the North side of land conveyed to these Grantors by Nancy E. and Michael Julio by warranty deed dated the 2nd day of December, 1939, and recorded in Volume 354, Page 598, Ashtabula County Records of Deeds.

COMMONLY KNOWN AS: 532 MILL ST CONNEAUT, OH 44030

TAX PARCEL ID: 122130002200

PRIOR DEED REFERENCE NO: Book 366, Page Number 1805

SURVEY UPDATE REQUIRED
FOR NEXT TRANSFER
2028CWO0684
BOTH PARCELS: 12-213-00-022-00
BY: MAK DATE: 08/19/25
ASHTABULA COUNTY ENGINEER