

Exhibit A

Legal Description

Situated in the County of Allen in the State of Ohio and in the City of Lima, and bounded and described as follows:

Being Fifty (50) feet off of the Entire East ends of Lots Numbered, and respective Fifty-five Hundred and Eighty-eight (5588) and Fifty-five Hundred and Eighty-nine (5589), in The Ashton Land Company's Subdivision of Out Lot No 273 in Dr. E. Ashton's First Maplewood Addition (P.B. 4, Page 71) to the City of Lima, Allen County, Ohio;

Also: All right, title and interest, if any, in and to the vacated portion of Ashton Avenue as described as Follows

Beginning at the Northeast (NE) corner of said Lot Number 5588, in said The Ashton Land Company's Subdivision, aforesaid;

Thence North Fifteen (15) feet to the South Line of Ashton Avenue;

Thence West along said South line of Ashton Avenue, Fifty (50) feet;

Thence South Fifteen (15) feet to the North line of said Lot No. 5588;

Thence East Fifty (50) feet to the place of beginning.

Excepting and Reserving, however, to the Grantor herein, its successors and assigns, tenants, licensees, employees, visitors, and all persons for the benefit or advantage of the Grantor herein, a right of way over, across and upon a driveway as now located and established about Four (4) feet width running from Ashton Avenue over the Westerly side of said premises; and granting and conveying to the Grantee here-in, their heirs, assigns, tenants, licensees, employees, visitors and all persons for the benefit or advantage of said Grantee herein, a right-of-way over, across and upon said drive-way on about Four (4) feet width over the Easterly side of the premises immediately adjoining, on the West, the premises herby conveyed.

Property Address: 321 W Ashton Ave. Lima, OH 45801

Parcel #: 36-2508-01-003.000

Prior Deed Reference: OR 2023, Deed Page 3062

