

Exhibit A

Legal Description

ASHTABULA COUNTY SHERIFF'S OFFICE Property Description Approval Form

Court Case No. 2022 CV 00757

Property Address: 3808 N Broadway, Geneva, OH 44041

Plaintiff: The Huntington National Bank

Defendant: Robert M Van Gerve

Current Owner: Robert M. Van Gerve and Joy E. Van Gerve, husband and wife, and to the survivor of them

Submitted By: Carlisle, McNellie, Rini, Kramer & Ulrich, Co., LPA

Attorney Name & I.D. #: Maureen Zink Delaney (0083507)

Attorney's Phone #: 216-360-7200 ext. 205

Contact Person: Christina Callahan

Contact Phone: 216-360-7200 ext. 110

CMRKU File No.: 22-1957

The attached legal description has been reviewed by the County Engineer's Office, Tax Map Dept. The property address, parcel number(s) and deed reference number(s) must be listed under the legal description (no exceptions). You may use a copy of the prior deed which will contain all of this information.

This document along with the "stamped approved" original legal description must be attached to the Order of Sale when filed with the Ashtabula County Clerk of Courts. So you will be submitting the Order of Sale, this Property Description Approval Form and the "stamped approved" legal description.

Hand letter documents may be rejected if the document is not legible or will not reproduce to department standards. Machine printed or drafted documents are preferred.

INTERNAL USE ONLY

The following information has been reviewed and verified by the County Engineer's Office, Tax Map Dept.

Disapproved for the following reason(s):

- Legal description does not match information as submitted.
- Parcel Number(s) do(es) not match legal description information as submitted.
- Legal Name does not match information as submitted.
- Property address does not match information as submitted.
- Other: _____

Approved
-MAX
11/31/2023

The document information must be corrected and resubmitted for approval.

Parcel Number: 17-045-00-133-00
Prior Deed Reference: OR Volume 261, Page 440 & OR Volume 227, Page 1713
Deed Reference: OR Volume 569, Page 230
Case Number: 2022 CV 00757
Our File Number: 22-1957

EXHIBIT A LEGAL DESCRIPTION

Situated in the Township of Geneva, County of Ashtabula and State of Ohio and known as being part of Lot 6, Section 2, in Range 5, Township 12 of the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 3/4" iron pin monument found at the intersection of the centerline of Maple Avenue with the centerline of North Broadway (S.R. 534).

Thence N. 19° 01' 30" W., along the centerline of North Broadway (S.R. 534), a distance of 813.94 feet, to a point at the northwest corner of land conveyed to M. Dodge (91-37), said point being the principal place of beginning.

Thence N. 19° 01' 30" W., continuing along the centerline of North Broadway (S.R. 534), a distance of 135.20 feet, to a point at the southwest corner of land conveyed to G. & A. Pierce (197-356).

Thence N. 70° 03' 00" E., along the southerly line of said Pierce land, passing over a capped iron pin found (Howes) at 30.00 feet, a total distance of 217.74 feet, to a capped iron pin found (Howes), at the southeast corner of said Pierce land.

Thence N. 52° 49' 44" W., along the northeasterly line of said Pierce land, a distance of 220.80 feet, to an iron pin set at the northeasterly corner of said Pierce land, said iron pin is on the south line of land conveyed to M. Bogue (20-9095), which is also the south line of Lot 7.

Thence S. 86° 51' 45" E., along the south line of said Bogue land, being also the south line of Lot 7, a distance of 559.93 feet, to a capped iron pin found (Howes) at the northwest corner of land conveyed to Geneva City (93-5649).

Thence S. 00° 08' 40" W., along the west line of said Geneva City land, a distance of 119.04 feet, to a capped iron pin found (Howes) at an angle in said Geneva City land.

Thence S. 71° 07' 20" W., along the northerly line of said Geneva City land, and along the northerly line of said Dodge land, passing over a 5/8" iron pin found at

538.08 feet, a total distance of 574.34 feet, to the principal place of beginning, and containing 2.5734 acres of land, more or less, but subject to all legal highways.

The above-described property was surveyed by James A. Ziembra, Professional Surveyor #7094 on May 13, 2003. Iron pin set is 5/8" X 30" rebar capped #7094. Bearings shown hereon are to an assumed meridian and are used to denote angles only. The intent of this description is to describe the land conveyed to the R. J Van Gerve (227-1713).

Property commonly known as: 3808 N Broadway, Geneva, OH 44041

Permanent Parcel Number: 17-045-00-133-00

Prior Deed Reference: OR Volume 261, Page 440 & OR Volume 227, Page 1713

END OF LEGAL DESCRIPTION

