

EXHIBIT A

LEGAL DESCRIPTION

Situated in the Township of Perkins, County of Erie, and State of Ohio, and being part of Lot No. 9 in the Beatty Tract, Section 4, and part of land formerly in Lot 2, Section 1, Margaretta Township, also being part of that parcel conveyed to Vicki M. Obergefell and Kirk D. Miller, et al. (RN 201504322 and Deed Volume 401, Page 227), all records herein to the records of the Erie County Recorder, and being more particularly described as follows:

Beginning, for reference, at a mag nail set at the intersection of the centerlines of Hayes Avenue (State Route 4) (60 feet in width) and Fox Road (40 feet in width);

Thence South 19° 57' 06" West, with the centerline of Hayes Avenue, a distance of 1224.51 feet to a point;

Thence South 88° 37' 54" East a distance of 31.65 feet to a 1 inch iron pipe found in the easterly right-of-way line of Hayes Avenue, and the true point of beginning for this description;

1) Thence continuing South 88° 37' 54" East, with the southerly line of Parcel 6 of lands of Ro-Bern Acres, Inc. (Deed Volume 428, Page 587), a distance of 98.46 feet to a 5/8 inch iron rod found;

2) Thence South 01° 22' 06" West, with Parcel 1 of lands of Ro-Bern Acres, Inc. (Deed Volume 428, Page 585), a distance of 150.00 feet to 5/8 inch iron rod found;

3) Thence North 88° 37' 54" West, with said lands of Ro-Bern Acres, Inc., a distance of 180.54 feet to a point in the centerline of Hayes Avenue, passing at 148.89 feet a 5/8 inch iron rod found in the right-of-way line of Hayes Avenue;

4) Thence North 19° 57' 06" East, with said centerline, a distance of 158.25 feet a point;

5) Thence South 88° 37' 54" East a distance of 31.65 feet to the point of beginning, containing 0.5349 acre of land, more or less, subject to easements and restrictions of record.

This description was prepared by John Hancock, P.S. No. 6918, from a survey conducted in September, 2019. Bearings herein are based on Ohio State Plane Coordinate System NAD '83 (2011).