

**EXHIBIT A  
LEGAL DESCRIPTION**

Situate in the City of Steubenville, County of Jefferson, State of Ohio, being part of Section 36, Township 2, Range 1.

Beginning at a point at the intersection of the southerly Right-of-Way line of South Bend Boulevard, a 60 foot public Right-of-Way and the easterly Right-of-Way line of Bellevue Boulevard, a 60 foot public Right-of-Way, also being the northeast corner of property now or formerly of S. Carducci, as recorded in Official Record Volume 624, Page 241, Jefferson County, Ohio, Record of Deeds, also being the southwest corner of property now or formerly of the City of Steubenville Board of Education, as recorded in Official Record Volume 441, Page 540, of said Record of Deeds, thence along the southerly Right-of-Way line of said South Bend Boulevard N. 65° 43' 00" W. a distance of 200.00 feet to a 1/2" rebar set, being the true place of beginning;

1. Thence S. 24° 17' 00" W. along the westerly line of property now or formerly of E. Palombizio, as recorded in Official Record Volume 202, Page 63, Jefferson County, Ohio, Record of Deeds, a distance of 159.16 feet to a point; (passing over a 1/2" rebar set reference monument at 60.47').

2. Thence N. 61° 42' 45" W. along the northerly line of property now or formerly of the State of Ohio, as recorded in Official Record Volume 530 Page 188, Jefferson County Ohio, Record of Deeds, a distance of 120.29 feet to a point;

3. Thence N. 24° 17' 00" E. along the easterly line of property now or formerly of R. and C. Sagrillo, as recorded in Official Record Volume 191, Page 822, Jefferson County Ohio, Record of Deeds, a distance of 150.76 feet to a 5/8" rebar found (passing over a 1/2" rebar set reference monument at 118.06')

4. Thence S. 65° 43' 00" E. along the southerly Right-of-Way line of said South Bend Boulevard, a distance of 120.00 feet to a 1/2 rebar set and the true place of beginning.

The above described parcel encloses and comprises Tract No. 1, No. 2 and No. 3 that was conveyed to Bridge A. Zascavage by the Estate of Frank I. Blackburn as recorded in Official Records Volume 344, Page 862, Jefferson County Ohio, record of Deeds. Containing 18595 square feet as surveyed by Morris Knowles and Associates, Inc., Charles F. Hammontree, P.S. No. S-7263, November 26, 2002.

The basis of bearing for this description is S. 65° 43' 00" E., the southerly Right-of-Way line of South Bend Boulevard.

All rebars set are 1/2 inch x 30 inch with MORRIS KNOWLES Cap.

Permanent Parcel Number: 07-03563-000

Property commonly known as: 121 S Bend Blvd., Steubenville, OH 43952

Prior Deed Reference: OR Volume 1530, Page 2665; OR Volume 540, Page 701; and OR Volume 344, Page 862

CC #391-C IT IS OK DLM 05-22-2025

**END OF LEGAL DESCRIPTION**