

"Exhibit" A

LEGAL DESCRIPTION

Situated in the City of Mansfield, County of Richland, State of Ohio

Parcel 1:

Situated in the City of Mansfield, County of Richland, State of Ohio:

Being Lot Numbers Five Thousand Nine Hundred Twelve and Five Thousand Nine Hundred Thirteen (#5912 and 5913) of the consecutively numbered lots, except the North 45 feet thereof as shown at Volume 8, Page 15 of Plats.

Permanent Parcel Nos.: 027-04-045-13-000 and 027-04-045-14-000

Parcel 2:

Situated in the City of Mansfield, County of Richland, State of Ohio:

Being Lot Number Five Thousand Nine Hundred Fourteen (#5914) of the consecutively numbered lots as shown at Volume 8, Page 15 of Plats.

Permanent Parcel No.: 027-04-045-15-000

Parcel 3:

Situated in the City of Mansfield, County of Richland, State of Ohio:

Being Lot Number Five Thousand Nine Hundred Fifteen (#5915) of the consecutively numbered lots as shown at Volume 8, Page 15 of Plats.

Permanent Parcel No.: 027-04-045-16-000

Parcel 4:

Situated in the City of Mansfield, County of Richland, State of Ohio:

Being Lot Numbers Five Thousand Nine Hundred Sixteen and Five Thousand Nine Hundred Seventeen (#5916 and 5917) of the consecutively numbered lots as shown at Volume 8, Page 15 of Plats. Save and except being part of Lot Number 5917 and described as follows:

Beginning at a point on the North line of said lot, 2 feet West from the Northeast corner thereof; thence Southerly along a straight line to the point of intersection of said line with the East line of Lot Number 5917, the prolongation of which intersects the North line of Harker Street at a point 3.6 feet East of the Southeast corner of Lot Number 5917;

Parcel 5:

Situated in the City of Mansfield, County of Richland, State of Ohio:

Being part of Lot Number 5918 of the consecutively numbered lots in said City as shown at Volume 8 Page 15 of Plats and described as follows: Beginning at a point on the South line of Lot Number 5918, 3.6 feet East from the Southwest corner of said lot; thence Northerly along a straight line to the point of intersection of said line with the West line of Lot Number 5918, the prolongation of which intersects the North line of Lot Number 5917, 2 feet West of the Northeast

corner of Lot Number 5917; thence South along the West line of Lot Number 5918 to the North line of Harker Street; thence East on the North line of Harker Street 3.6 feet to the place of beginning.

Parcel No.: 027-04-045-17-000

Property Address: 30 Harker Street, Mansfield, OH 44903

Prior Deed Reference: Deed from Craig A. Case to Citadel Development, LLC, filed on September 28, 2020 as Official Record Book 2823, Page 120-121 of Richland County Records.

LEGAL CHECKED

By GDAVIS at 8:59:39 AM, 9/11/2025