

## **"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*