

EXHIBIT A

LEGAL DESCRIPTION

TRACT ONE: Situated in the City of East Palestine, County of Columbiana, and State of Ohio, and known as the North third part of Town Lots Numbers 786 and 787 in The East Palestine Land Company's Addition to the City of East Palestine, Ohio, a more definite description of the above parts of lots is as follows: Commence at the northeast corner of Lot Number 787 and from thence west on the South line of Logan Alley 95 feet to the northwest corner of Lot Number 786, and from thence South on the West line of said 786 a distance of 50 feet, and from thence East and parallel with the South line of Logan Alley 95 feet to the West side of James Street and from thence North on the West side of James Street 50 feet to the place of beginning.

Parcel Number 68-01309.000.

TRACT TWO: Situated in the City of East Palestine, County of Columbiana and State of Ohio, and known as being a part of Lots Number 786 and 787 in the East Palestine Land Company's Addition to the City of East Palestine, Ohio. Beginning at a point 50 feet south of the Northeast corner of Lot Number 787 and on the West side of James Street; Thence South 40 1/2 feet along the West side of James Street to a point 59 1/2 feet North from the North side of North Avenue; Thence West and parallel to North Avenue 95 feet to the West side of Lot Number 786; Thence North and along the West side of Lot Number 786, 40 1/2 feet; Thence East 95 feet to the place of beginning.

Parcel Number 68-01308.000

Permanent Parcel Number: 68-01308.000 and 68-01309.000

Property commonly known as: 427 N James St., East Palestine, OH 44413

Prior Deed Reference: Book 839, Page 391

END OF LEGAL DESCRIPTION

PRE-APPROVED TAX MAP DEPARTMENT	
LEGAL SUFFICIENT <i>once a city now a village</i>	<input checked="" type="checkbox"/>
LEGAL INSUFFICIENT	<input type="checkbox"/>
CHANGES 8/25/25	<input type="checkbox"/>

Chp