

EXHIBIT A

Legal Description:

Tract One: Situated in the Village of Lisbon, County of Columbiana and State of Ohio and described as follows: Being a part of Northwest Quarter, Section 14, Township 14, Range 3 and beginning at an iron pin 373.34' North of the center of Section 14 and on the 1/4 Section line and running North along said 1/4 Section line 251.46' to an iron pin; thence S 89° 8' W 502.10' to an iron pin, said pin being the NE corner of a 0.637 acre plot owned by Thomas Senanefes and recorded in Vol. 1057, Page 579; Thence South 70.0' along East line of said 0.637 acre plot to an iron pin; Thence S 62° 6' W 190.1' along SE line of said 0.637 acre plot to an iron pin on East side of Thomas Road; Thence S 35° 52' E 116.51' to a point; Thence N 89° 8' E 605.88' more or less to place of beginning and containing 3.363 acres more or less, but subject to all legal highways. Previous references: Vol. 1226, Page 824 of Columbiana County Deed Records.

Excepting from Tract 1: Situated in the Township of Center, County of Columbiana and State of Ohio: And known as being a part of the Northwest quarter of Sec. 14, Township 14, Range 3, and being a part of that land conveyed to Stanley and Stella Marshalek by Deed Volume 678, at Page 356 of the Columbiana County Deed Records; and bounded and described as follows:

Commencing at an iron pin on the east side of the Thomas Road, said iron pin being located at the northwest corner of E. Whitaker's Addition to the Village of Lisbon; Thence running East, with the South line of the lands of Marshalek, and the North line of Whitaker's Addition, a distance of 172.0 feet to an iron pin and the true place of beginning of the tract of land to be hereinafter described; Thence N. 19° 15' W a distance of 189.27 feet to an iron pin at the Southeast corner of the lands now or formerly owned by S. Senanefes; Thence N. 0° 56' E. and with Senanefes' East line, a distance of 70.0 feet to an iron pin at the Northeast corner of the lands of S. Senanefes, and the North line of the lands of Marshalek; Thence N. 89° 41' E. with said North line, a distance of 496.85 feet to a point at Marshalek's Northeast corner, also being on the quarter section line of Sec. 14; Thence South with said line, a distance of 251.46 feet to a point at the Southeast corner of Marshalek's lands and on the North line of E. Whitaker's Addition; Thence with said line; West, a distance of 435.60 feet to the place of beginning, containing 2.73 acres of land be the same more or less. Being premises conveyed from Stella Marshalek to Hillyer's Inc. by deed recorded in Volume 1303, Page 573 of Columbiana County Records.

Also excepting for Tract 1: Situated in the Village of Lisbon, County of Columbiana and State of Ohio: Situated in the Northwest Quarter of Section 14, Range 3 in the Village of Lisbon, Ohio. Beginning at a point in the intersection of the North property line of Sherman Street and the Easterly property line of Thomas Street; Thence continuing along the Easterly property line of Thomas Street N. 35° W a distance of 172.74' to a point; Thence N. 55° 40' E a distance of 28.74' to a point the place of beginning; Thence from said place of beginning continuing N. 55° 40' E a distance of 31.72 feet but to a point; Thence S. 34° 20' East a distance of 21.66' to a point; Thence due West a distance of 38.41' to a point, the place of beginning, but subject to all legal highways. Being premises, conveyed from Stella Marshalek to Gerald C. Sanders and Vivian M. Sanders by deed recorded in Volume 1404, Page 915 of Columbiana County Records.

Tract 2: Situated in the Village of Lisbon, County of Columbiana and State of Ohio, Situated in

the Northwest Quarter of Section 14, Township 14, Range 3 in the Village of Lisbon, Ohio. Beginning at a point in the intersection of the North property line of Sherman Street and the Easterly property line of Thomas St. N. 35° W a distance of 172.74 feet to the principal place of beginning; Thence continuing N. 35° W a distance of 19.79' to a point; Thence due East a distance of 35.09' to a point; thence S. 55° 40' W a distance of 28.74' to the principal place of beginning, but subject to all legal highways.

Parcel Number(s): 09-00145.000

Property Address: 614 Thomas Road, Lisbon, OH 44432

Deed Reference Number: dated February 10, 2006, filed February 13, 2006, recorded as Official Records Volume 1442, Page 412, Columbiana County, Ohio records

Case Number: 2025CV132

PRE-APPROVED TAX MAP DEPARTMENT	
LEGAL SUFFICIENT	<input type="checkbox"/>
<i>AB 5/27/26</i> LEGAL INSUFFICIENT	<input checked="" type="checkbox"/>
CHANGES	<input type="checkbox"/>