

EXHIBIT A

Legal Description:

Parcel No. 1:

Situated in the Township of Braceville, County of Trumbull and State of Ohio, and known as being:

Part of Section No. 1 in the original survey of said Township, being more fully bounded and described as follows: Beginning at a point in the center line of the Nelson-Mosier Road, where said center line is intersected by the easterly line of lands of Freda Briggs; thence northwestwardly along the center line of said Nelson-Mosier Road, a distance of 300.00 feet to a point; thence northwardly, and parallel with the easterly line of lands of said Briggs, a distance of 300.00 feet to a point; thence southeastwardly and parallel with the center line of said Nelson-Mosier Road, a distance of 300.00 feet to a point in the easterly line of lands of said Briggs; thence southwardly along the easterly line of lands of said Briggs, being also the westerly line of lands of Max D. Ulderich, et ux., a distance of 300.00 feet to the place of beginning, and containing within said bounds 1.71 acres of land.

Parcel 2:

Situated in the Township of Braceville, County of Trumbull and State of Ohio, known as being part of Section 1 in the original survey of said Township, being more fully bounded and described as follows:

Beginning at a spike at the centerline of Nelson-Mosier Road at its intersection with the line between lands now or formerly owned by Ernest Shoff, Jerry & Wilma N. Kline, Walter N. & Laura M. Hilbinger and Gilbert M. Shannon, said spike being S. 89 deg. 22' 30" W., 59.59 feet from an iron pin set in the North right-of-way line of Nelson-Mosier Road; thence S. 57 deg. 00' E., along the centerline of Nelson-Mosier Road 350.40 feet to an iron pin at the angle point of the centerline of the Nelson-Mosier Road; thence S. 57 deg. 23' W., continuing along the centerline of Nelson-Mosier Road 784.47 feet to a point, said point being S. 32 deg. 37' W., 33.00 feet from an iron pin in the North right-of-way line of Nelson-Mosier Road; thence N. 32 deg. 37' E., passing over said iron pin in the North right-of-way line of the Nelson-Mosier Road 254.60 feet to a point, said point being the true point of beginning of the parcel herein described, said point also being the Northwest corner of lands now or formerly owned by David A. & Judy Briggs as recorded in Volume 869 at Page 594 of the Trumbull County Record of Deeds; thence N. 32 deg. 37' E., 474.45 feet to an iron pin set in the South line of lands now or formerly owned by Ernest Shoff; thence S. 89 deg. 47' 40" E. along Shoff Southerly property line 3.95 feet to an iron pin; thence S. 0 deg. 41' W., 561.36 feet to a point, said point being the Northeast corner of lands now or formerly owned by David A. and Judy Briggs; thence N. 57 deg. 23' W., along the North line of lands of David A. and Judy Briggs 300.00 feet to the point of beginning containing within said bounds 1.657 acres of land more or less as surveyed by Kenneth A. Lynn &

Associates, Registered Surveyor in July 1969.

Parcel 3:

Situated in the Township of Braceville, County of Trumbull and State of Ohio and known as being a part of Section 1 in the original survey of said Township, being more fully bounded and described as follows:

Beginning at a spike in the centerline of the Nelson-Mosier Road at its intersection with the line between lands now or formerly owned by Ernest Shoff, Jerry & Wilma N. Kline, Walter N. & Laura M. Hilbinger and Gilbert M. Shannon, said spike being S. 89 deg. 22' 30" W., 59.59 feet from an iron pin set in the North right-of-way line of Nelson-Mosier Road; thence S. 57 deg. 00' E., along the centerline of Nelson-Mosier Road 350.40 feet to an iron pin at the angle point in the centerline of Nelson-Mosier Road; thence S. 57 deg. 23' E., continuing along the centerline of Nelson-Mosier Road, 784.47 feet to a point, said point being the true point of beginning of the parcel herein described, said point also being S. 32 deg. 37' W. 33.00 feet from an iron pin set in the North right-of-way line of Nelson-Mosier Road; thence N. 32 deg. 37' E., 254.60 feet to a point, said point being the North-West corner of lands now or formerly owned by David A. & Judy Briggs, as recorded in Volume 869 at Page 594; Trumbull County Records of Deeds; thence S. 0 deg. 41' W., along the West line of lands now or formerly owned by David A. and Judy Briggs, 300.00 feet to a point in the centerline of Nelson-Mosier Road; thence N. 57 deg. 23' W., along the centerline of Nelson-Mosier Road, 158.64 feet to the point of beginning, containing within said bounds 0.464 acres of land more or less, as surveyed by Kenneth A. Lynn & Associates, Registered Surveyors, July, 1969.

For deed reference as to Parcel I, see Volume 869 Page 594 and for Parcels II and III see Volume 902 Page 41, Trumbull County Records of Deeds.

Parcel 4:

Situated in the Township of Braceville, County of Trumbull and State of Ohio, and known as part of Section 1 of said Township and further bounded and described as follows:

Commencing at 5/8" iron pin found in a monument assembly at the centerline intersection of Shanks Downes Road (T. H. 131, 60' R/W) and Nelson-Mosier Road (C. H. 122, 66' R/W), which is also on the line between Trumbull County and Portage County;

thence North 86° 04' 26" East, along the centerline of said Nelson-Mosier Road, a distance of 660.54 feet to a 3/4" iron pipe found at an angle point;

thence South 54° 21' 16" East, along said road centerline, a distance of 1037.25 feet to a 1/2" crimped iron pipe found at an angle point;

thence South 56° 57' 32" East, a distance of 1744.81 feet to a 1/2" crimped iron pipe found at an

angle point;

thence South 57° 20' 14" East a distance of 778.86 feet to a point and the Southeast corner of lands conveyed to D. Briggs by Volume 1089, Page 404 of Trumbull County Record of Deeds;

thence North 32° 37' 00" East, along the East line of said Briggs and passing over a ¾" rebar found at 34.20 feet, a distance of 260.94 feet to a 5/8" capped rebar set, said point being the true point of beginning for the parcel herein described;

thence North 15° 00' 00" East, along a new line, a distance of 409.95 feet to a 5/8" capped rebar set on the South line of lands conveyed to Silver Creek Rentals, LCC by Trumbull County Document #200606080016436;

thence South 89° 47' 40" East, along the South line of said Silver Creek Rentals, a distance of 146.96 feet to a ¾" rebar found at the Northwest corner of said Briggs' lands;

thence South 32° 37' 00" West, along the West line of said Briggs' lands, a distance of 469.50 feet to the true point of beginning and containing 0.6686 acres of land, as surveyed in May, 2008 by Clifford H. McGuire, Professional Surveyor No. 7770. Rebars set were 5/8" X 30" with I.D. cap. Basis of bearing was taken from deed 901-540. The deed of record was 901-540 to C. & V. Blaney.

Excepting therefrom the following:

Situated in the Township of Braceville, County of Trumbull and State of Ohio and known as part of Section 1 of said Township and further bounded and described as follows:

Commencing at 5/8" iron pin found to a monument assembly at the centerline intersection of Shanks Downes Road (T. H. 131, 60' R/W) and Nelson-Mosier Road (C. H. 122, 66' R/W), which is also on the line between Trumbull County and Portage County;

thence North 86° 04' 26" East, along the centerline of said Nelson-Mosier Road, a distance of 660.54 feet to a ¾" iron pipe found at an angle point;

thence South 54° 21' 16" East, along said road centerline, a distance of 1037.25 feet to a ½" crimped iron pipe found at an angle point;

thence South 56° 57' 32" East, a distance of 1744.81 feet to a ½" crimped iron pipe found at an angle point;

thence South 57° 20' 14" East, a distance of 778.86 feet to a point and the Southeast corner of lands conveyed to C. & V. Blaney by Volume 901, Page 540 of Trumbull County Record of Deeds, said point being the true point of beginning for the parcel herein described;

thence North 32° 37' 00" East, along the East line of said Blaney's lands and passing over a ¾" rebar found at 34.20 feet, a distance of 260.94 feet to a 5/8" capped rebar set;

thence South 15° 00' 00" West along a new line and passing over a 5/8" capped rebar set at 237.89 feet, a distance of 273.84 feet to a point on said road centerline;

thence North 57° 20' 14" West, along said road centerline, a distance of 82.88 feet to the true point of beginning and containing 0.2482 acres of land of which 0.0588 acres lie within the road right-of-way, as surveyed in May, 2008 by Clifford H. McGuire, Professional Surveyor No. 7770. Rebars set were 5/8" X 30" with I.D. cap. Basis of bearing was taken from deed 901-540. The deed of record was 1089-404 to D. Briggs.

Parcel Number(s): 54-011080

Property Address: 5370 Nelson Mosier Road, Southington, OH 44470

Deed Reference Number: dated May 19, 2017, filed May 19, 2017, recorded as Instrument Number 201705190017780, Trumbull County, Ohio records

Case Number: 2025 CV 03002

TRUMBULL COUNTY
FEB 06 2026 *TM*

GIS/TAX MAP DEPT

COURT ORDER

GIS/MAP DEPT. NOTE:
NEXT TRANSFER
WILL REQUIRE SURVEY