

EXHIBIT A

LEGAL DESCRIPTION

Situated in the Township of Chardon, County of Geauga and State of Ohio: And known as being a part of Original Lot No. 10, Tract No. 1, and further being known as being all of a parcel of land conveyed to R. Jack and Jane E. Clapp (PPN 06-105000) by deed recorded in Volume 836, Page 956 of Geauga County Deed Records, and a part of a parcel of land conveyed to R. Jack and Jane E. Clapp (PPN 06-120894) by deed recorded in Volume 870, Page 181 of Geauga County Records, and further bounded and described as follows:

Beginning at a point in the centerline of Ravenna Road, 60 feet wide at the northwesterly corner of land conveyed to Robert E. and Susan J. Conroy by deed recorded in Volume 1026, Page 1043 of Geauga County Deed Records, said point lying North 15 deg. 02' 54" East a distance of 220.28 feet from a Mag nail found at its intersection with the centerline of Clark Road, 60 feet wide;

COURSE I:

Thence North 15 deg. 02' 54" East, along said centerline of Ravenna Road, a distance of 323.38 feet to a monument box with a 1 inch iron pin found at an angle point;

COURSE II:

Thence North 15 deg. 47' 54" East, continuing along said centerline of Ravenna Road, a distance of 443.31 feet to a point;

COURSE III:

Thence South 85 deg. 56' 23" East, passing through a 5/8 inch iron pin set at 30.64 feet, a total distance of 468.60 feet to a 5/8 inch Iron pin set;

COURSE IV:T

Thence North 74 deg. 23' 28" East a distance of 168.22 feet to a 5/8 inch iron pin set;

COURSE V:

Thence South 85 deg. 56' 23" East a distance of 194.96 feet to a 5/8 inch iron pin set;

COURSE VI:

Thence South 45 deg. 50' 09" East a distance of 369.51 feet to a 5/8 inch Iron pin set;

COURSE VII:

Thence South 1 deg. 22' 15" West a distance of 368.49 feet to a 5/8 inch iron pin set on a northerly line of land conveyed to Antonio F. and Betty A. Palazzo by deed recorded in Volume 1837, Page 1037 of Geauga County Deed Records;

COURSE VIII:

Thence South 84 deg. 30' 13" West, along said Northerly line of a land so conveyed to Antonio F. and Betty A. Palazzo, a distance of 132.84 feet to a 1 inch Iron pipe found;

COURSE IX:

Thence South 15 deg. 38' 45" West, along said Northerly line of land so conveyed to Antonio F. and Betty A. Palazzo, a distance of 177.40 feet to a 5/8 inch iron pin set;

COURSE XX:

Thence North 86 deg. 15' 33" West, along a Northerly line of land so conveyed to Antonio F. and Betty A. Palazzo, and along the Northerly line of land conveyed to William G. Simmonds by deed recorded in Volume 959, Page 1313 of Geauga County Deed Records, and along the Northerly line of land conveyed to Annie T. and Nicholas J. Darone by deed recorded in Volume 1831, Page 215 of Geauga County Deed Records, and along the Northerly line of land conveyed to Raymond C. and Karen A. Prosek by deed recorded in Volume 607, Page 985 of Geauga County Deed Records, and along the Northerly line of land so conveyed to Robert E. and Susan J. Conroy, and passing through the Easterly right-of-way of said Ravenna Road at 1076.52 feet (witness a 5/8 inch iron pin found, (I.D. Daniels) 0.05 feet East and 1.44 feet South), a total distance of 1107.11 feet to the place of beginning and containing 19.7638 acres of land (10.0908 acres from a parcel of land

conveyed to R. Jack and Jane E. Clapp (PPN 06-105000) and 9.6730 acres of land from a parcel of land conveyed to R. Jack and Jane E. Clapp (PPN 06-120984) as surveyed, calculated and described on December 4, 2008 by Rudy E. Schwartz, P.S. 7193, be the same more or less, but subject to all legal highways.

Property commonly known as: 8881 Ravenna Road, Chardon, OH 44024

Permanent Parcel Number: 06-120984

Prior Deed Reference: OR Volume 1883, Page 2081

DESCRIPTION

Reviewed by BWS "D"

Date 12/10/2021

GEAUGA COUNTY AUDITOR

END OF LEGAL DESCRIPTION