

EXHIBIT A

Legal Description:

Parts of Lots No(s). 15 & 16, J. Nicholson's Adtn. (P.B. 3:87), Village of Wellsville (Pg. 5), Township 9 (Yellow Creek), Range 2, Columbiana County, Ohio, described as follows:

Beginning at an iron pin set at the intersection of the westerly line of Chester Ave. and the northerly line of Twentieth St. also known as the southeast corner of Lot No. 15; thence with the northerly line of Twentieth St. a bearing of North 87 degrees 14 minutes 21 seconds West a distance of 114.26 feet to a railroad spike set at the southwest corner of Lot No. 15; thence with the easterly line of an alley a bearing of North 31 degrees 43 minutes 26 seconds East a distance of 88.99 feet to an iron pin set; thence through Lot No(s). 16 and 15 a bearing of South 53 degrees 48 minutes 57 seconds East a distance of 100.29 feet to an iron pin set; thence with the westerly line of Chester Ave. a bearing of South 31 degrees 45 minutes 00 seconds West a distance of 25.86 feet to the point of beginning; containing 0.132 acres (Pt. org. 84-02782 & 84-02486) be the same more or less but being those premises conveyed to the within grantor(s) as recorded and described in Record Volume \_\_ Page \_\_ of the Columbiana County Recorder's Office, Courthouse, Lisbon, Ohio.

Subject to pertinent public and private rights of way and easements.

Reference bearing: South 31 degrees 45 minutes 00 seconds West survey record and assumed, see map of survey.

Iron pin set denotes 5/8 inch diameter 30-inch length rebar with I.D. cap.

Surveyed and described by Halverstadt Surveying, David Halverstadt, P.S. 6168 Kim Halverstadt, P.S. 8445, September 2010.

Parcel Number(s): 84-02782.000

Property Address: 1927 Chester Avenue, Wellsville, OH 43968

Deed Reference Number: dated May 9, 2012, filed May 18, 2012, recorded as Official Records Volume 1881, Page 755, Columbiana County, Ohio records

Case Number: 2022 CV 00087

22-000692- KLB

PRE-APPROVED TAX MAP DEPARTMENT	
LEGAL SUFFICIENT	<input checked="" type="checkbox"/>
LEGAL INSUFFICIENT	<input type="checkbox"/>
CHANGES	<input type="checkbox"/>

2 11 17 BSA