

EXHIBIT A

LEGAL DESCRIPTION

Situated in the Township of Unity, County of Columbiana and State of Ohio

Situated in the Southwest Quarter of Section Number 14, Unity Township, Number 8, Range Number 1, Columbiana County, State of Ohio.

Beginning at a point in the center line of the new State Highway Route 165 and on the property lines of Garrod and Hill Farms;

Thence with the center line of said highway North 68 degrees 55` West 138.64 feet to a point;

Thence South 5 degrees 23` West 350.87 feet to an iron pipe;

Thence South 84 degrees 37` East 132.08 feet to an iron pipe on the property line of Garrod and Hill Farms;

Thence with Garrod`s line North 5 degrees 23` East 308.72 feet to a point in the center of said highway and the place of beginning, containing one acre of land be the same more or less but subject to all legal highways and rights of way.

Property Address: 50723 State Route 14, East Palestine, OH 44413

Parcel No. 67-00063.000

Prior Deed Reference: Affidavit from Jean E. Black, to Carl O. Black, recorded on 03/09/2022 as Book 2545, Page 901-903 of Columbiana County Records.

Additional Deed Reference: Deed from Clarence O. Black and Edith G. Black to Carl O. Black and Jean E. Black, recorded on 09/29/1976 as Book 1427 Page 93 of Columbiana County Records.

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

*R.J. 12-19-22*