

EXHIBIT A

LEGAL DESCRIPTION

Situated in the City of Columbiana, County of Columbiana and State of Ohio:

and known as being Lot Number Forty-five (45) in John Todd's Addition, as shown by the recorded Plat, in Volume 1, Page 5 of Columbiana County Records, and that part of a vacated alley, as recorded in Volume 1494, Page 879 of Columbiana County Deed Records, and together forming a parcel of land 70 feet front on the west side of Elm Street, and extending back 180 feet on the north line, 180 feet on the south line, and having a rear line of 70 feet, as appears by said plat, be the same, more or less, but subject to all legal highways.

Property commonly known as: 230 S Elm St, Columbiana, OH 44408

Permanent Parcel Number: 18-02617.000

Prior Deed Reference: Volume 40 Page 714 and Book 2220 Page 220

END OF LEGAL DESCRIPTION

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

1-9-23