

EXHIBIT A

Legal Description:

Situated in the Township of Knox, County of Jefferson and State of Ohio:

Being part of Section (4), Township (8), Range (2) of the Old Seven Ranges and being all of a certain tract of land conveyed to Homesales, Inc. of Delaware and described as 1.62 acres in Official Record Volume (857), Page (145) of the Jefferson County Deed Records, said tract of land being more particularly bounded and described as follows:

Commencing, for description, at an iron bar set at the base of a corner post at the Northeast corner of a 0.998 acre tract conveyed to J. & C. Byers (O.R.V. 328 – Page 540), said point being the most northerly corner and TRUE PLACE OF BEGINNING of the herein described tract of land;

Thence South 52 degrees 50' 58" East along a portion of the bounds of a 11.649 acre tract conveyed to J. & E. Chaney (O.R.V. 56 – Page 591) and westerly bounds of a 1.00 acre tract conveyed to L. & A. Furbee (Tract # (1) of O.R.V. 430 – Page 516), (passing a ½" iron bar found at the most westerly corner of the Furbee tract at 169.93 feet), a total distance of 378.64 feet to an iron bar set on the North side of Knox Township Road #250;

Thence South 76 degrees 44' 40" West along the North side of Township Road #250 and the North line of a 3.234 acre tract conveyed to First Energy Generation Corp. (O.R.V. 821 – Page 611), (passing an iron bar set at 386.95 feet), a total distance of 411.95 feet to a point in the center of County Road #68;

Thence North 38 degrees 10' 34" West along the said centerline, a distance of 79.17 feet to a point;

Thence leaving the centerline, North 29 degrees 35' 02" East, (passing a ½" iron bar found (P.S. 7396)), a total distance of 300.00 feet to the PLACE OF BEGINNING.

Containing 1.6320 acres, more or less.

Subject to all legal highways and any easements, restrictions, or reservations of record.

Basis of bearing: The reference bearing of the foregoing description was "North 29 degrees 35' 02" East" on the East line of lands of J. & C. Byers (O.R.V. 328 – Page 540), Jefferson County Deed Records, pursuant to a survey prepared by V. Dowdle and recorded in the Jefferson County Survey Records.

All iron pins set are 5/8" x 30" reinforcing rod with personalized identification cap inscribed "R. J. S. #7162"

The above description prepared from a survey performed by R. J. Swearingen, Ohio Registered Surveyor #7162, in January, 2009.

Parcel Number(s): 15-01126-000

Property Address: 535 County Road 68, Toronto, OH 43964

Deed Reference Number: dated December 8, 2008, filed January 26, 2009, recorded as Official Records Volume 870, Page 467, Jefferson County, Ohio records

JEFFERSON COUNTY ENGINEER'S MAP OFFICE

DESCRIPTION CHECKED

APPROVED REJECTED
DATE 10/21/2024 BY JFB

CC# 3-D

JAMES F. BRANAGAN, P.E., P.S., COUNTY ENGINEER