

EXHIBIT A

Legal Description:

All that certain lands situate in a portion of Sublot 26, as illustrated in the Parsons Plat, recorded in Volume 4 page 24, in the City of Ashtabula, Township Number 13 North, Range III West, in the Connecticut Western Reserve Survey, County of Ashtabula, State of Ohio. A resurvey of lands to TCT Property Management, Co., as recorded in Deed Volume 111 Page 2313 in the office of the County Recorder further described:

Beginning at a capped 5/8" iron pin set to mark the sideline intersection of the West line of Spencer Street (50 feet wide) with the North line of West 40th Street (50 feet wide) and being the Southeast corner of Sublot 26 as illustrated in said Parsons Plat;

Thence, the following (4) courses and distances; South 58° 25' 00" West, along the North line of West 40th Street, a distance of 98.50 feet to a capped 5/8" iron pin set to mark a point at the Southeast corner of lands to Laurel and Elizabeth Spencer, as recorded in Deed Volume 28 Page 5681.

Thence, North 39° 20' 40" West, along the East line of Spencer, a distance of 45.53 feet to a 5/8" iron pipe found to mark a point at the Southwest corner of another parcel of lands to TCT Property Management Co., in Sublot 25, as recorded in Deed Volume 109 Page 1035;

Thence, North 47° 57' 58" East, along the south line of Sublot 25, a distance of 94.53 feet to a capped 5/8" iron pin set to mark the Southeast corner of Sublot 25, in the West line of Spencer Street;

Thence, South 42° 13' 00" East, along the West line of Spencer Street, a distance of 63.35 feet to the point and place of beginning. Said land containing 0.1197 acres as surveyed and described in January 2000 by Timothy E. Stocker, P. S. 7245 Crabbs' Surveying order 2345, basis of bearings are to an assumed meridian along the North Line of West 40th Street, South 58° 25' 00" West.

All Iron Pins Set are 5/8" X 30" Rebar with Cap, Crabbs 7245.

Parcel Number(s): 05-217-00-090-00

Property Address: 505 West 40th Street, Ashtabula, OH 44004

Deed Reference Number: dated August 31, 2005, filed August 31, 2005, recorded as Official Records Volume 348, Page 58, Ashtabula County, Ohio records

Case Number: 2021 CV 00531

