

Exhibit A

LEGAL DESCRIPTION

LANDS OF TRACY AND JANICE THOMPSON, AS RECORDED IN MICROFICHE 555-2337, KNOWN AS SUBLOT 44 OF THE COMSTOCK, THAYER AND WHITNEY PLAT (VOL 5, PG 26), SITUATED IN LOT 7, SECTION 2, CITY OF CONNEAUT, RL T14, CONNECTICUT WESTERN RESERVE, ASHTABULA COUNTY, OHIO:

BEGINNING AT "X" SET IN CONCRETE IN THE WEST LINE OF WHITNEY STREET (50') AT THE SOUTHEAST CORNER OF SUBLOT 8 OF SAID PLAT, SAID "X" BEING SOUTH 20 DEGREES 17 MINUTES 12 SECONDS EAST, 75.00 FEET AND SOUTH 69 DEGREES 42 MINUTES 48 SECONDS WEST, 25.00 FEET FROM THE CENTERLINE INTERSECTION OF MAPLE STREET (50') AND WHITNEY STREET:

COURSE 1: THENCE SOUTH 20 DEGREES 17 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF WHITNEY STREET, 60.00 FEET TO A 5/8" CAPPED IRON PIN SET AT THE NORTHEAST CORNER OF SUBLOT 43 OF SAID PLAT;

COURSE 2: THENCE SOUTH 70 DEGREES 06 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SUBLOT 43, 120.00 FEET TO A 5/8" CAPPED "BENNETT" IRON PIN FOUND IN THE EAST LINE OF SUBLOT 49 OF SAID PLAT;

COURSE 3: THENCE NORTH 20 DEGREES 17 MINUTES 12 SECONDS WEST ALONG THE EAST LINES OF SUBLOT 49 AND 46, 59.10 FEET TO A 5/8" CAPPED "BENNETT" IRON PIN FOUND AT THE SOUTHWEST CORNER OF SUBLOT 8;

COURSE 4: THENCE NORTH 69 DEGREES 42 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SUBLOT 8, 120.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.164 ACRES BEARINGS ARE TO AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY AS PER SURVEY BY JERRY SLAY, OHIO SURVEYOR NUMBER 5298 DATED MAY, 21, 2020 INTENT IS TO UPDATE PPN 12-102-00-082-00 THE CAPPED IRON PIN SET STAMPED "SLAY 5298" IS 5/8" X 30"

COMMONLY KNOWN AS: 247 WHITNEY ST., CONNEAUT, OH 44030

TAX PARCEL ID: 121020008200

PRIOR DEED REFERENCE NO: BOOK 712, PAGE NUMBER 2374-2378 AND INSTRUMENT NUMBER 2020-00006493

