

Exhibit A

LEGAL DESCRIPTION for  
Parcel Number 28-20-00-01400  
at 1314 West Main St. (U.S. 20)  
Woodville, Ohio

Situated in the Township of Woodville, County of Sandusky and State of Ohio, and being part of Road tract 91, in the west half of the southeast quarter of the southeast quarter of Section 20, Township 6 North, Range 13 East in said township, bounded and described as follows:

Beginning at a found 1/2" iron pin at the southeast corner of Section 20 on the centerline of County Road 28, also known as Dutch Road (30');

Thence along said centerline, S 0°00'00" W, 250.85 feet to a point at the intersection with the original north right of way of West Main Street, also known as U.S. 20 (120');

Thence along said right of way, N 60°52'05" W, 1205.45 feet to a point, said point also being at the southeast corner of lands (exception parcel) now owned by the Ohio Department of Transportation, aka O.D.O.T. (O.R. 34, Pg. 363-364);

Thence leaving the original right of way and along the east line of said O.D.O.T. lands, N 7°27'27" E, 11.40 feet to a found and used 3/4" aluminum capped iron pin ("DOT R/W DGL P.S. #6783") at the northeast corner of said O.D.O.T. lands, said point also being at the southwest corner of lands owned by Verma J. Knessky (O.R. 195, Pg. 584), said point also being the True Point of Beginning at the southeast corner of the parcel herein described in the following 5 courses:

Course 1: Thence along the north line of said O.D.O.T. lands, N 60°43'03" W, 197.76 feet to a found and used 3/4" aluminum capped iron pin ("DOT R/W DGL P.S. #6783"), said point also being at the southeast corner of lands owned by Dennis P. & Janet K. Andrews (O.R. 124, Pg. 2872);

Course 2: Thence along the east line of said Andrews lands, N 24°47'11" E, 138.22 feet to a found and used 1/4" iron pin in concrete at an angle point;

Course 3: Thence continuing along said east line, N 7°25'18" E, 151.53 feet to a found 1/4" iron pin in concrete, 9.10 feet north and 0.04 feet east of the corner, said point being at the northeast corner of said Andrews lands and along the south line of lands owned by John & Allan Huss (O.R. 218, Pg. 2516);

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Course 4: Thence along said south line, S 89°32'50" E, 97.94 feet to a found 5/8" capped iron pin ("BEC ASSOC 7427"), at 1.24 feet north and 0.07 feet east of the corner, said point being the southeast corner of said Huss lands and along the west line of said Konesky lands;

Course 5: Thence along said west line, S 0°27'27" W, 371.71 feet to the True Point of Beginning, containing 42,607.81 square feet, or 0.9781 acres, being subject to all legal highways, easements, reservations or restrictions of record, if any.

The basis of bearings for this survey are from a plat of survey for Wayne G. Hartman, as done by Yeager Surveying Co. on June 8, 2000 and recorded in Volume 20, Page 223 of Sandusky County Plat Books.

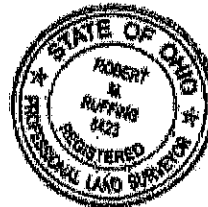
The prior deed references for this parcel are in Instrument 201300000200 - Book 126, Page 1737-1738, and Instrument 200600005420 - Book 34, Page 363-364 (O.D.O.T. exception) of Sandusky County Records.

This legal description based on an actual field survey performed on January 28, 2020 by Robert M. Ruffing, P.S. 8423.

This legal description was prepared by Robert M. Ruffing, P.S. 8423, on February 26, 2020, for Exact Land Surveying, 2132 E. 9<sup>th</sup> Street, Cleveland, OH 44115.

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*Robert M. Ruffing*

5-18-2020