

EXHIBIT A

Situated in the City of Rittman, County of Wayne, and State of Ohio:

Known as being Lot 3505 of the Mull Iron Subdivision #5 as platted in Plat
Volume _____, Page _____ of the Wayne County Plat Records.

Permanent Parcel Number: _____

Prior Deed Reference: _____



**CHESTER M. MULL JR. AND PATRICIA A. MULL TO RITTMAN INC.
SPLIT PARCEL
LEGAL DESCRIPTION**

Situated in the City of Rittman, part of the Northwest Quarter of Section 7, (T-18, R-11), County of Wayne, State of Ohio:

And known as being part of lands conveyed to Chester M. Mull Jr. and Patricia A. Mull, by deed recorded on May 12, 2015 in O. R. Book Volume 797 Page 1487 of Wayne County Recorder's Records and being more particularly described as follows:

Beginning at a 3/4" iron pipe found at the southeast corner of Rittman Lot No. 3464 as shown on the recorded plat in Plat Book 32, Page 159 of Wayne County Records, and also being the intersection of the northerly line of Sheets Road and the westerly line of Mull Street; thence along the northerly line of Sheets Road, South 88°39'51" West, a distance of 200.00 feet to a 5/8" iron pin found with a "Dempsey P.S. 6914" cap at the southwest corner of Rittman Lot No. 3464 and the principal place of beginning of the herein described parcel of land;

Course 1) Thence continuing along the northerly line of Sheets Road, South 88°39'51" West, a distance of 240.00 feet to a 5/8" iron pin set;

Course 2) Thence North 01°45'26" West, a distance of 224.00 feet to a 5/8" iron pin set;

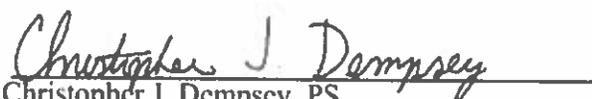
Course 3) Thence North 88°39'51" East, a distance of 240.00 feet to a 5/8" iron pin set on the westerly line of Rittman Lot No. 3464;

Course 4) Thence South 01°45'26" East, a distance of 224.00 feet to the principal place of beginning and containing 1.234 acres or 53,759 square feet of land according to an actual field survey by Christopher J. Dempsey, Professional Surveyor No. 6914 of Atwell, LLC on August 30, 2024.

Basis of Bearings: Bearings are referenced Grid North of the Ohio State Plane Coordinate System North Zone, NAD Datum.

All iron pins set are 30" long 5/8" diameter rebar with a yellow cap stamped "Atwell."

Wayne County Survey Reference XX-870


Christopher J. Dempsey, PS
Professional Surveyor No. 6914

