

EXHIBIT A



Parcel "A" – 1st Floor, Remainder

0.050 ACRE PARCEL

0.009 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 10-028400

Joseph T. Mondello, Trustee

Volume 1794, Page 1444 of Geauga County Records and Deeds (GCRD).

135 Main Street, 1st Floor - Property, Basement and First Floor.

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Sublot 12 in the I.N. Hathaway Plat (INHP), recorded in Volume 1, Pages 10 and 11 of GCRD, of part of Original Lot 26, in Tract Three, within said City and Township 9N, Range 8W in the Connecticut Western Reserve and bounded and described as follows:

VERTICAL BOUNDARY:

Extending from a horizontal plane at the top of the floor Joist between the first and second floor of the main three (3) story block and brick building on said Sublot 12, at an elevation of 1303.44, downwards, and intended to include the property, basement and first floor area within said Sublot 12.

HORIZONTAL BOUNDARY:

Commencing at a drill hole in sandstone in a monument box found on the southerly R/W of Water Street (99 feet wide in this section), at its intersection with the southerly extension of the centerline of Washington Street (50 feet wide), having a North Latitude of 41°34'50.7837" and a West Longitude of 81°12'32.0125" W.

Thence North 88°17'21" East, along the southerly R/W of said Water Street, 1343.53 feet to an angle point therein, at the southerly extension of the westerly R/W of Main Street (R/W varies).

Thence North 01°23'16" West, along the westerly R/W of said Main Street, passing through a drill hole set in concrete at 99.00 feet, a total distance of 316.32 feet to a drill hole set in brick at the northeasterly corner of Sublot 11 in the said INHP, having a North Latitude of 41°34'54.1082" and a West Longitude of 81°12'14.3748", being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Parcel "A" – 1 Down, Remainder, 0.050 ACRE PARCEL (continued)

Thence South 89°25'04" West, along the northerly line of said Sublot 11, passing over the easterly R/W of a 20 foot Alley at 95.47 feet, a total distance of 115.47 feet to a 5/8" iron pin set on the westerly R/W thereof, at the northwesterly corner of said Sublot 11, on an easterly line of PPN 10-709618 as conveyed to The City of Chardon, recorded in plat Volume 40, Page 120 of GCRD, being the southwest corner of the parcel herein described.

Thence North 01°25'26" West, along said easterly line of the City of Chardon parcel and said R/W, 18.98 feet to a 5/8" iron pin set at the southwest corner of Sublot 13 in said INHP, being the northwesterly corner of the parcel herein described.

Thence North 89°25'19" East, along the southerly line of said Sublot 13, passing over the easterly R/W of said Alley at 20.00 feet, a total distance of 115.49 feet to a drill hole set in brick at the southeasterly corner thereof, on the westerly R/W of the aforesaid Main Street, being the northeasterly corner of the parcel herein described.

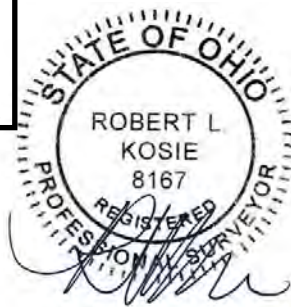
Thence South 01°23'16" East, along said R/W, a frontage distance of 18.97 feet to **The Principal Place of Beginning of this Survey** and containing 0.050 acres of land, of which, 0.009 acres are within the R/W of said Alley, leaving 0.041 acres of land exclusive of said R/W, surveyed in August of 2025 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, restrictions, encumbrances and easements, including but not limited to the statements of Ingress and Egress from the Street to the 2nd and 3rd Floors, recorded in Volume 1302, Page 981 and Volume 1794, Page 1444 of GCRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

All drill holes set shown herein noted as being 1/2" diameter x 3/4" deep drill holes (circular borings), in concrete or brick as shown hereon, with four stamped directional lines.

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 09/02/2025

25-108



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

August 27th, 2025

EXHIBIT A



Parcel "A" – 2nd Floor, Vertical Lot Split

0.050 ACRE PARCEL

0.009 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 10-028400

Joseph T. Mondello, Trustee

Volume 1794, Page 1444 of Geauga County Records and Deeds (GCRD).

135 Main Street, 2nd Floor – Property and Second Floor.

Situated in the City of Chardon, County of Geauga and State of Ohio and known as being part of Sublot 12 in the I.N. Hathaway Plat (INHP), recorded in Volume 1, Pages 10 and 11 of GCRD, of part of Original Lot 26, in Tract Three, within said City and Township 9N, Range 8W in the Connecticut Western Reserve and bounded and described as follows:

VERTICAL BOUNDARY:

Extending from a horizontal plane at the top of the floor Joist between the first and second floor of the main three (3) story block and brick building on said Sublot 12, at an elevation of 1315.65 feet, upwards to the top of the floor Joist between the second and third floor within said building, at an elevation of 1326.79 feet, and intended to include all of the area within the second floor of said building, and the property outside of said building, within said Sublot 12, above elevation 1315.65 feet.

HORIZONTAL BOUNDARY:

Commencing at a drill hole in sandstone in a monument box found on the southerly R/W of Water Street (99 feet wide in this section), at its intersection with the southerly extension of the centerline of Washington Street (50 feet wide), having a North Latitude of 41°34'50.7837" and a West Longitude of 81°12'32.0125" W.

Thence North 88°17'21" East, along the southerly R/W of said Water Street, 1343.53 feet to an angle point therein, at the southerly extension of the westerly R/W of Main Street (R/W varies).

Thence North 01°23'16" West, along the westerly R/W of said Main Street, passing through a drill hole set in concrete at 99.00 feet, a total distance of 316.32 feet to a drill hole set in brick at the northeasterly corner of Sublot 11 in the said INHP, having a North Latitude of 41°34'54.1082" and

Parcel "A" – 1 Down, Remainder, 0.050 ACRE PARCEL (continued)

a West Longitude of 81°12'14.3748", being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°25'04" West, along the northerly line of said Sublot 11, passing over the easterly R/W of a 20 foot Alley at 95.47 feet, a total distance of 115.47 feet to a 5/8" iron pin set on the westerly R/W thereof, at the northwesterly corner of said Sublot 11, on an easterly line of PPN 10-709618 as conveyed to The City of Chardon, recorded in plat Volume 40, Page 120 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 01°25'26" West, along said easterly line of the City of Chardon parcel and said R/W, 18.98 feet to a 5/8" iron pin set at the southwesterly corner of Sublot 13 in said INHP, being the northwesterly corner of the parcel herein described.

Thence North 89°25'19" East, along the southerly line of said Sublot 13, passing over the easterly R/W of said Alley at 20.00 feet, a total distance of 115.49 feet to a drill hole set in brick at the southeasterly corner thereof, on the westerly R/W of the aforesaid Main Street, being the northeasterly corner of the parcel herein described.

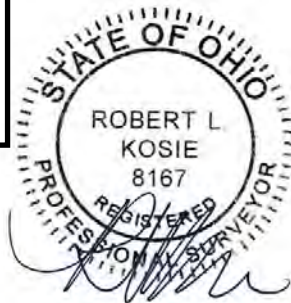
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Geauga County Engineer
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By: SNR Date: 09/02/2025

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Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
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August 27th, 2025