

Exhibit "A"
Property Description

Situated in the City of Lancaster, in the County of Fairfield and State of Ohio and bounded and described as follows:

Being a portion of Lot 8, a portion of Lot 10, and Lot 11 and a portion of an alley vacated by Ordinance 1123, in the Lincoln Avenue Subdivision and being further described as follows:

Beginning at an iron pin on the west line of Lot 8 in said addition 46.9 feet south of the northwest corner of said Lot 8; Thence south with west line of said Lot approximately 36.4 feet to a point; being the northwest corner of the premises conveyed to James and Mary M. Leffel by deed from Joseph and Cecilia Dupler recorded in Vol. 214, Page 352, Deed Records Fairfield County, Ohio;

Thence easterly along the north line of said Leffel Tract; Thence, continuing easterly along the north line of the premises conveyed to Ann Bauer by deed from Joseph and Cecilia Dupler and recorded in Vol. 213, Page 283, Deed Records, Fairfield County, Ohio; Thence, continuing easterly along the north line of the premises conveyed to Albert H. Shatz by deed from Goldie S. Miller recorded in Vol. 265, page 630, Deed Records Fairfield County, Ohio, to an iron pin on the west line of Thomas Avenue; Thence north along the west line of Thomas Avenue approximately 38.8 feet to a point; which is 46.9 feet south of the northeast corner of Lot 8 in said Subdivision; Thence west 120 feet to the place of beginning.

Permanent Parcel Number: 053-61228-00 and 053-61232-00
More commonly known as: 135 Thomas Avenue & 0 Thomas Avenue, Lancaster, OH 43130

Prior Deed: OR Book 1777, Page 3541

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS.

BY CB DATE 12/13/2023

053-61228.00

053-61232.00