

EXHIBIT "A"



Legal Description

**True North Energy LLC**

**Parcel "A"**

January 4, 2024

File No. 14891-LD001

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Situated in the City of Brecksville, County of Cuyahoga, State of Ohio and known as being **Parcel "A"** in the Lot Split Plat for True North Energy LLC, being part of Original Brecksville Township Lot No. 60, as shown in recorded plat A.F.N. \_\_\_\_\_ of Cuyahoga County Records and containing **2.3854 Acres (103.910 Square Feet)**, according to a surveyed by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff & Associates, dated October, 2023.

Basis of bearings for this survey is Grid North of NAD83 (CORSS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

Be the same more or less, but subject to all legal highways and easements of record.

Monuments described as "iron pin set" are 5/8" x 30" rebar capped "Neff & Assoc #8622".

A handwritten signature in blue ink, appearing to read "Steve Metcalf", is written over a horizontal line.

Steven J. Metcalf  
Registered Survey No. 8622-Ohio

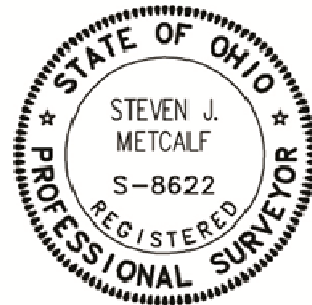




EXHIBIT "A"

Legal Description

**True North Energy LLC**

**Parcel "B"**

January 4, 2024

File No. 14891-LD002

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Situated in the City of Brecksville, County of Cuyahoga, State of Ohio and known as being **Parcel "B"** in the Lot Split Plat for True North Energy LLC, being part of Original Brecksville Township Lot No. 60, as shown in recorded plat A.F.N. \_\_\_\_\_ of Cuyahoga County Records and containing **2.3466 Acres (102,219 Square Feet)**, according to a surveyed by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff & Associates, dated October, 2023.

Basis of bearings for this survey is Grid North of NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

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Steven J. Metcalf  
Registered Survey No. 8622-Ohio

