

### EXHIBIT "A"

#### LEGAL DESCRIPTION OF A 12.052 ACRE PARCEL

Situated in the Township of Congress, County of Wayne, and State of Ohio and being part of the northwest quarter of Section 15, Township 21 of Range 14 in the Congress Lands Ceded by Treaty of Fort Industry.

Also being part of a certain parcel of land called 81.934 acres conveyed to James C. Gowe & Nancy C. Gowe by instrument recorded in Wayne County Official Records Volume 780, Page 1868 and further bounded and described as follows:

**Commencing** at a 1" iron bar found at the southeast corner of the northwest quarter of Section 15, also being the southeast corner of said Gowe parcel, said point being the **Point of Beginning** of the herein described parcel;

1. Thence **South 89° 26' 28" West**, along the south line of the northwest quarter of Section 15, a distance of **750.00 feet** to a 3/8" x 6" magnetic spike set;
2. Thence **North 01° 14' 20" West**, along a new division line, passing over a rebar set at 30.00 feet, a total distance of **700.00 feet** to a rebar set;
3. Thence **North 89° 26' 28" East**, along a new division line, a distance of **750.00 feet** to a rebar set on the east line of the northwest quarter of Section 15, also being the east line of said Gowe parcel;
4. Thence **South 01° 14' 20" East**, along the east line of the northwest quarter of Section 15, also being the east line of said Gowe parcel, passing over a rebar set at 670.00 feet, a total distance of **700.00 feet** to the **Point of Beginning**, containing 12.052 acres of land, more or less, subject to all legal highways and easements of record.

All rebars set are 5/8" diameter 30 inch long steel rebars with identification caps (Paulin S-8624) set at grade unless otherwise noted.

All bearings herein are grid and based upon the Ohio State Plane Coordinate System, North Zone, North American Datum of 1983 (NAD83 (2011) Reference Frame, 2010.0 Epoch) as observed using Global Navigation Satellite System (GNSS) equipment. Horizontal distances shown are ground distances with U.S. Survey Feet units.

The above description was prepared from a field survey performed under the direct supervision of Joseph Paulin, Ohio Professional Surveyor S-8624, on June 19, 2020.

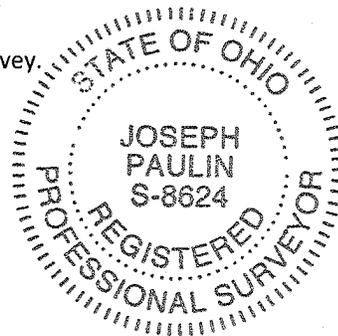
See Wayne County Survey Records Volume \_\_\_\_\_; Page \_\_\_\_\_ for survey.

*Joseph Paulin*

09 JULY 2020

Joseph Paulin, P.S. # 8624

Date



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| PREPARED FOR:<br><br>DAN ZUK<br>6926 BUFFHAM RD.<br>SEVILLE, OH 44273 | PREPARED BY:<br><b>PAULIN PROFESSIONAL SURVEYING</b><br><br>JOSEPH PAULIN, P.S.<br>5618 RAVENNA AVE. S.E.<br>WAYNESBURG, OH 44688<br>330.575.7622 | JOB NO.<br>20008    | PAGE<br>1 OF 1 | DWG. NO.<br>20008 ZUK SPLIT.DWG |
|                                                                       |                                                                                                                                                   | DATE:<br>07/03/2020 |                |                                 |
|                                                                       |                                                                                                                                                   | DRAWN:<br>JP        |                |                                 |
|                                                                       |                                                                                                                                                   | APPROVED:<br>JP     |                |                                 |