

EXHIBIT "A"

LEGAL DESCRIPTION

2020073 DE-01

8.4788 Acres

Situated in the Township of Sugar Creek, County of Wayne, State of Ohio and known as being part of the Northeast Quarter of Section 22, Township 16 Range 11 and further bounded and described as follows:

Commencing at a 1" rebar found at the Southeast corner of the Northeast Quarter of Section 22, said point found in the centerline of Goudy Rd. (T.R 334), referenced by a found capped iron pin #8703, South 00°14'05" East, 18.32 feet; thence **North 01°05'30" West**, along the Easterly Section Line of the said Northeast Quarter of Section 22, a distance of **555.89 feet** to a found capped pin "Rudolph", said corner being the **Principle Place of Beginning**;

Course No. 1 Thence **South 89°42'45" West** along a Northerly line of property now or formerly owned by Paul Jay Streb, (76-01351.000) and a Northerly line of property now or formerly owned by Greg E. Geiser, (76-01284.000), a distance of **1176.33 feet**, passing by a 1 1/2-inch iron pipe (North 0.92 feet) at 329.61 feet and passing through a 1-inch pin at 1133.61 feet to a point in the centerline of Mount Easton Road (State Route 94);

Course No. 2 Thence **North 21°47'36" West** along said centerline of Mount Easton Road, a distance of **324.20 feet**, to a point in said centerline and being a Southwesterly corner of property now or formerly owned by Brock A. Gerber, et.al., (76-01847.000);

Course No. 3 Thence **South 89°59'17" East** along the southerly line of said Gerber Lands and of property owned by Browns Hickory Grove LLC Fee (76-00162.000), a distance of **1291.53 feet**, passing through a capped pin at 49.14 feet and passing by a 1-inch pinched pipe (North 0.78 feet) at 959.41 feet to said Easterly line of Section 22, to a capped 5/8-inch rebar (7307)(East 2.87 feet) ;

Course No. 4 Thence **South 01°05'30" East** along the said Easterly Section line of the Northeast Quarter of Section 22, a distance of **296.16 feet** to the **Principal Place of Beginning**. Containing within said bounds **8.4788 acres** (369,340 square feet) of land, according to a survey by Daniel P. Engle Ohio P.S. 8452 for Engle Trotter & Associates in October 2020, being the same more or less and subject to all legal highways and easements.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in October 2020. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "Engle 8452"

REF SURVEY: WW-869

