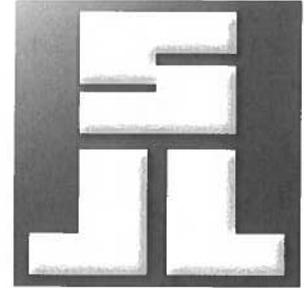


EXHBIT A - Tract 1  
**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF 14.089 ACRE PARCEL**

SW-6030

Situated in the Township of Clinton, T-18N; R-14W, Northwest, Northeast & Southeast Quarters of Section 1, County of Wayne and State of Ohio:

Known as being part of lands conveyed to JR Acres, LTD in Volume 624; Page 1166 of Wayne County Official Records and further bounded and described as follows;

Commencing at a stone found marking the northwest corner of Southwest Quarter of Section 1:

Thence S 89° 41' 08" E, 2432.71, passing through a 5/8" iron bar found at a distance of 316.64 feet, along the south lines of Millbrook Allotment #1 as recorded in Volume 11; Page 241 of Wayne County Plat Records and lands conveyed to Friday Acres, LLC in Volume 631; Page 2535 of said Official Records also being the quarter section line of said Northwest and Southwest Quarters to the west line of lands conveyed to Arthur C. Weaver in Volume 624; Page 299 & Volume 651; Page 2355 of said Official Records;

Thence N 16° 41' 55" E, 23.84 feet along the west lines of said Weaver lands to a 5/8" capped pin marked "GASBARRE" found at the northwest corner thereof and the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING NINE (9) COURSES:**

1. **N 10° 16' 22" E, 519.08** feet along a new division line to a southerly line of said Friday Acres, LLC lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set on the quarter section line between the Northeast and Northwest Quarters of Section 1 ~ witnessed 42" Locust tree;

Continued on Page 2

Page 2 (Description 14.089 ac.)

2. **S 67° 33' 31" E, 1294.79** feet, passing through a 1/2" pinch top found at a distance of 485.16 feet and a railroad spike found in Old Shreve Road (T.R. 226A), along the southerly line of said Friday Acres, LLC lands, lands conveyed to Michael R. & Chelsea W. Butler in Volume 811; Page 2640 and Firmen & Marlena Coblentz in Volume 871; Page 1672 & Volume 872; Page 468 of Wayne County Official Records to a point on the westerly line of lands conveyed to State of Ohio Department of Natural Resources in Volume 586; Page 429 of Wayne County Deed Records and in Shreve Road (S.R. 226) ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 67° 33' 31" W, 66.48 feet;
3. **S 31° 54' 41" W, 542.45** feet, passing through the quarter section line of said Northeast and Southeast Quarters at a distance of 76.13 feet, along the westerly line of said State of Ohio Department of Natural Resources lands and in said Shreve Road to the northeast corner of lands conveyed to L & B Farms, LLC in Volume 906; Page 3427 in said Official Records;
4. **N 74° 12' 43" W, 615.36** feet along a northerly line of said L & B Farms, LLC lands to a 5/8" capped pin with I.D. cap marked "KCV 4508" found;
5. **N 15° 43' 48" E, 69.81** feet along an easterly line of said L & B Farms, LLC lands to a 5/8" capped pin with I.D. cap marked "KCV 4508" found;
6. **N 75° 45' 06" W, 54.50** feet along a northerly line of said L & B Farms, LLC lands to an easterly line of aforesaid Weaver lands and in said Old Shreve Road ~ witnessed by a 5/8" capped pin with I.D. cap marked "KCV 4508" found S 75° 45' 06" E, 23.64 feet;
7. **N 52° 54' 04" E, 124.84** feet along an easterly line of said Weaver lands to a northeast corner thereof ~ witnessed by a 5/8" capped pin with I.D. cap marked "GASBARRE" found N 48° 34' 06" W, 29.94 feet;
8. **N 48° 34' 06" W, 169.85** feet, passing through the quarter section line between said Southeast and Northeast Quarters at a distance of 137.30 feet, along a northerly line of said Weaver lands to a point ~ witnessed by a 5/8" capped pin with I.D. cap marked "GASBARRE" found S 35° 47' 29" E, 0.19 feet;

Continued on Page 3

Page 3 (Description 14.089 ac.)

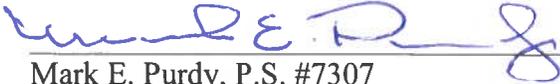
9. N 88° 38' 44" W, 348.84 feet, passing through the quarter section line between the said Northeast and Northwest Quarters at a distance of 280.74 feet, a north line of said Weaver lands to the place of beginning and containing within said bounds 14.089 acres of land of which 0.400 acres in the Northwest Quarter, 8.232 acres in the Northeast Quarter and 5.474 acres in the Southeast Quarter, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in August of 2023.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX ; Page 641 for survey.

Permanent Parcel Number: \_\_\_\_\_

  
Mark E. Purdy, P.S. #7307



Tract 2  
**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF 15.005 ACRE PARCEL**

SW-6030

Situated in the Township of Clinton, T-18N; R-14W, Southwest & Southeast Quarters of Section 1, County of Wayne and State of Ohio:

Known as being part of lands conveyed to JR Acres, LTD in Volume 624; Page 1166 of Wayne County Official Records and further bounded and described as follows;

Commencing at a stone found marking the northwest corner of Southwest Quarter of Section 1:

Thence S 89° 41' 08" E, 2432.71, passing through a 5/8" iron bar found at a distance of 316.64 feet, along the south lines of Millbrook Allotment #1 as recorded in Volume 11; Page 241 of Wayne County Plat Records and Friday Acres, LLC in Volume 631; Page 2535 of said Official Records also being the quarter section line of the Northwest and Southwest Quarters of Section 1 to the west line of lands conveyed to Arthur C. Weaver in Volume 624; Page 299 & Volume 651; Page 2355 of said Official Records;

Thence S 16° 41' 55" W, 463.16 feet along the west lines of lands conveyed to said Weaver and Daune S. Post & Sarah A. Custer in Volume 566; Page 429 of said Official Records to a 5/8" capped pin marked "GASBARRE" found at the southwest corner thereof;

Thence S 40° 00' 32" E, 183.72 feet along a southerly line of said Post & Custer lands to a 5/8" capped pin marked "GASBARRE" found;

Thence S 53° 39' 57" E, 192.57 feet, passing through the quarter section line of said Southwest and Southeast Quarters at a of distance of 60.04 feet, along a southerly line of said Post & Custer lands to a point in Old Shreve Road (T.R. 226A) to the principal place of beginning of the parcel herein described ~ witnessed by a cotton gin spike found S 36° 36' 51" W, 0.09 feet and a 5/8" capped pin marked "GASBARRE" found N 53° 39' 57" W, 29.43 feet:

**THENCE WITH THE FOLLOWING TEN (10) COURSES:**

Continued on Page 2

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Page 2 (Description 15.005 ac.)

1. **N 21° 17' 15" E, 106.09** feet along an easterly line of said Post & Custer lands and in said Old Shreve Road to a 1" pinch top found at the southwest corner of lands conveyed to L & B Farms, LLC lands in Volume 906; Page 3427 of said Official Records;
2. **S 73° 33' 44" E, 628.94** feet along the southerly line of said L & B Farm, LLC lands to the southeast corner thereof and a point of curvature on the westerly line of lands conveyed to State of Ohio Department of Natural Resources in Volume 566 ; Page 429 of said Official Records and in Shreve Road (S.R. 226);
3. southwesterly, along the westerly line of said State of Ohio Department of Natural Resources lands and in said Shreve Road, **1324.49** feet along the arc of a curve deflecting to the right, said curve having a radius of 17188.73 feet, a central angle of 04° 24' 54" and a chord which bears S 36° 21' 23" W, 1324.16 feet to a point ~ witnessed by a 1" iron bar S 18° 28' 12" W 0.11 feet;
4. **S 38° 33' 49" W, 423.90** feet, passing through the quarter section line between said Southeast & Southwest Quarters at a distance of 56.37 feet, along the westerly line of said State of Ohio Department of Natural Resources lands and in said Shreve Road, to a cotton gin spike set in the intersection with said Old Shreve Road;
5. **N 51° 26' 11" W, 63.64** feet along a new division line and in said Old Shreve Road to a cotton gin spike set;
6. northwesterly, along a new division line and in said Old Shreve Road, **146.88** feet along the arc of a curve deflecting to the right, said curve having a radius of 119.37 feet, a central angle of 70° 30' 00" and a chord which bears N 16° 11' 11" W, 137.79 feet to a cotton gin spike set;
7. **N 19° 03' 49" E, 45.29** feet along a new division line and in said Old Shreve Road to a cotton gin spike set;
8. **N 71° 56' 22" W, 1.98** feet along a new division line and in said Old Shreve Road to a mag nail found on an easterly line of lands conveyed to Amanda J. & Aaron C. Doerfler in Volume 888; Page 1055 of said Official Records;
9. **N 20° 13' 43" E, 147.05** feet along an east line of said Doerfler lands and in said Old Shreve Road to a mag nail found;

Continued on Page 3

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Page 3 (Description 15.005 ac.)

10. N 21° 01' 31" E, 1203.73 feet, passing through the quarter section line between said Southwest and Southeast Quarters at a distance of 840.45 feet, along a new division line and in Old Shreve Road to the place of beginning and containing within said bounds **15.005** acres of land of which 4.473 acres in the Southwest Quarter, 11.065 acres in the Southeast Quarter, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in August of 2023.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX ; Page 641 for survey.

Permanent Parcel Number: \_\_\_\_\_

  
Mark E. Purdy, P.S. #7307



Tract 3  
**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF 43.844 ACRE PARCEL**

SW-6030

Situated in the Township of Clinton, T-18N; R-14W, Southwest Quarter of Section 1 and Southeast Quarter of Section 2, County of Wayne and State of Ohio:

Known as being part of lands conveyed to JR Acres, LTD in Volume 624; Page 1166 of Wayne County Official Records and further bounded and described as follows;

Commencing at a stone found marking the northwest corner of Southwest Quarter of Section 1:

Thence S 89° 56' 46" W, 254.10 feet along the south line of lands conveyed to Mill Creek Farm, LLC lands also being the quarter section line between the Northeast and Southeast Quarters of Section 2 to a 5/8" rebar with I.D. cap marked "SJL, INC" set at the northeast corner of lands conveyed to Monitor Land and Cattle, LLC lands in Volume 639; Page 2449 of said Official Records;

Thence S 22° 36' 27" W, 1457.95 feet along the east lines of said Monitor Land and Cattle, LLC lands and Moorehead Family Farm, Ltd lands in Volume 190; Page 432 of said Official Records to a 5/8" rebar with I.D. cap marked "SJL, INC" set at the principal place of beginning of the parcel herein described:

**THENCE WITH THE FOLLOWING FIVE (5) COURSES:**

1. **S 89° 28' 13" E, 1067.80** feet along a new division line, passing through the section line between the aforesaid Southeast Quarter of Section 2 and Southwest Quarter of Section 1 at a distance of 821.12 feet, to a 5/8" rebar with capped pin marked "SJL, INC" set;
2. **S 05° 57' 16" E, 1344.60** feet along a new division line to a 5/8" rebar with capped pin marked "SJL, INC" set on the north line of lands conveyed to JR acres, LLC in Volume 625; Page 1280 of said Official Records also being on the section line between the Southwest Quarter of Section 1 and the Northwest Quarter of Section 12;

Continued on Page 2

Page 2 (Description 43.844 ac.)

3. **S 89° 26' 08" W, 379.70** feet along the north line of said JR acre, LLC lands also being the section line between the Southwest Quarter of Section 1 and the Northwest Quarter of Section 12 to a stone found at the southwest corner of the Southwest Quarter of Section 1 also being the southeast corner of the Southeast Quarter of Section 2;
4. **N 89° 58' 22" W, 1389.84** feet along the north line of lands conveyed to JR acres, LLC lands also being the section line between the Southeast Quarter of Section 2 and the Northeast Quarter of Section 1 to a stone found at the southwest corner of aforesaid Moorhead Family Farm, Ltd lands ~ witnessed by 5/8" unreadable capped pin found at a distance of 76.14 feet;
5. **N 22° 36' 27" E, 1462.69** feet along the east line of said Moorhead Family Farm, Ltd lands to the place of beginning and containing within said bounds **43.844** acres of land of which 34.206 acres is in the Southeast Quarter of Section 2 and 9.638 acres of land is in the Southwest Quarter of Section 1, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in August of 2023.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX ; Page 141 for survey.

Permanent Parcel Number: \_\_\_\_\_

  
Mark E. Purdy, P.S. #7307



EXHIBIT A - Tract 1

**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF 149.697 ACRE PARCEL**

SW-6030

Situated in the Township of Clinton, T-18N; R-14W, Southeast, Southwest & Northwest Quarters of Section 1 and Southeast Quarter of Section 2, County of Wayne and State of Ohio:

Known as being part of lands conveyed to JR Acres, LTD in Volume 624; Page 1166 of Wayne County Official Records and further bounded and described as follows;

Beginning at a stone found marking the northwest corner of the Southwest Quarter of Section 1:

**THENCE WITH THE FOLLOWING TWENTY-FOUR (24) COURSES:**

1. **S 89° 41' 08" E, 1973.77** feet, passing through a 5/8" iron bar found at a distance of 316.64 feet, along the south lines of Millbrook Allotment #1 in Volume 11; Page 241 of Wayne County Plat Records and lands conveyed to Friday Acres, LLC in Volume 631; Page 2535 of said Official Records also being the quarter section line between the Southwest and Northwest Quarters of Section 1 to a point ~ witnessed by a stone found S 02° 42' 04" W, 1.21 feet;
2. **N 02° 42' 04" E, 532.07** feet along an east line of said Friday Acres, LLC lands to a point that falls on a large boulder ~ witnessed by 5/8" rebars with I.D. cap marked "SJL, INC" set S 02° 42' 04" W, 3.00 feet and S 89° 57' 23" E, 3.00 feet;
3. **S 89° 57' 23" E, 533.28** feet along a south line of said Friday Acres, LLC lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set on the division line between the Northeast and Northwest Quarters of Section 1 ~ witnessed 42" Locust tree;
4. **S 10° 16' 22" W, 519.08** feet along a new division line to 5/8" capped pin with I.D. cap marked "GASBARRE" found at the northwest corner of lands conveyed to Arthur C. Weaver in Volume 624; Page 299 & Volume 651; Page 2355 of said Official Records;

Continued on Page 2

Page 2 (Description 149.697 ac.)

5. **S 16° 41' 55" W, 463.16** feet, passing through the quarter section line of the Northwest and Southwest Quarters of Section 1 at a distance of 23.84 feet and a 5/8" capped pin with I.D. cap marked "GASBARRE" found at a distance of 196.02 feet, along the west lines of said Weaver lands and lands conveyed to Duane S. Post & Sarah A. Custer in Volume 566; Page 429 of said Official Records to a 5/8" capped pin with I.D. cap marked "GASBARRE" found at the southwest corner thereof;
6. **S 40° 00' 32" E, 183.72** feet along a southerly line of said Post & Custer lands to a point ~ witnessed by a 5/8" capped pin with I.D. cap marked "GASBARRE" found N 70° 53' 58" E, 0.19 feet;
7. **S 53° 39' 57" E, 192.57** feet, passing through the quarter section line between the Southwest and Southeast Quarters of Section 1 at a distance of 60.04 feet, along a southerly line of said Post & Custer lands to a point in Old Shreve Road (T.R. 226A) ~ witnessed by a cotton gin spike found S 36° 36' 51" W, 0.09 feet and a 5/8" capped pin with I.D. cap marked "GASBARRE" found N 53° 39' 57" W, 29.43 feet;
8. **S 21° 01' 31" W, 1203.73** feet, passing through the quarter section line between the Southeast and Southwest Quarters of Section 1 at a distance of 363.28 feet, along a new division line and in said Old Shreve Road to a mag nail found at the northeast corner of lands conveyed to Amanda J. & Aaron C. Doerfler in Volume 888; Page 1055 of said Official Records ~ witnessed by a 5/8" capped pin with I.D. cap marked "GASBARRE" found N 69° 46' 17" W, 43.52 feet;
9. **N 69° 46' 17" W, 269.00** feet along the northerly line of said Doerfler lands to a 5/8" capped pin with I.D. cap marked "GASBARRE" found;
10. **S 19° 52' 19" W, 350.09** feet along the westerly line of said Doerfler lands to a 5/8" capped pin with I.D. cap marked "GASBARRE" found;
11. **S 61° 36' 49" E, 227.00** feet along a southerly line of said Doerfler lands to a point ~ witnessed by a 5/8" rebar found S 61° 36' 49" E, 0.14 feet;
12. **N 68° 30' 38" E, 27.42** feet along a southerly line of said Doerfler lands to a 5/8" capped pin with I.D. cap marked "GASBARRE" found at a southeast corner thereof;
13. **N 18° 01' 12" E, 216.00** feet along an easterly line of said Doerfler lands to a 5/8" capped pin with I.D. cap marked "GASBARRE" found;

Continued on Page 3

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Page 3 (Description 149.697 ac.)

14. **S 71° 59' 00" E, 30.00** feet along a southerly line of said Doerfler to a mag nail found at a southeast corner thereof and in aforesaid Old Shreve Road;
15. **S 71° 56' 22" E, 1.98** feet along a new division line and in said Old Shreve Road to a cotton gin spike set;
16. **S 19° 03' 49" W, 45.29** feet along a new division line and in said Old Shreve Road to a cotton gin spike set at a point of curvature;
17. southeasterly, along a new division line and in said Old Shreve Road, **146.88** feet along the arc of a curve deflecting to the left, said curve having a radius of 119.37 feet, a central angle of 70° 30' 00" and a chord which bears S 16° 11' 11" E, 137.79 feet to a cotton gin spike set;
18. **S 51° 26' 11" E, 63.64** feet along a new division line and in said Old Shreve Road to a cotton gin spike set on the westerly line of lands conveyed to State of Ohio Department of Natural Resources in Volume 566; Page 429 of Wayne County Deed Records and in the intersection with Shreve Road (C.R. 226);
19. **S 38° 33' 49" W, 657.28** feet along the westerly line of said State of Ohio Department of Natural Resources lands and in said Shreve Road to a north line of lands conveyed to Jeffery P. Kendell in Volume 911; Page 2084 of said Official Records also being the section line between the Southwest Quarter of Section 1 and Northwest Quarter of Section 12 ~ witnessed by a 5/8" rebar with capped pin marked "SJL, INC" set S 89° 26' 08" W, 161.08 feet;
20. **S 89° 26' 08" W, 1369.87** feet along the north lines of said Kendell lands and lands conveyed to JR Acres, LLC in Volume 625; Page 1280 of said Official Records also being the section line between the Southwest Quarter of Section 1 and Northwest Quarter of Section 12 to a 5/8" rebar with I.D. capped pin marked "SJL, INC" set;
21. **N 05° 57' 16" W, 1344.60** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;

Continued on Page 4

Page 4 (Description 149.697 ac.)

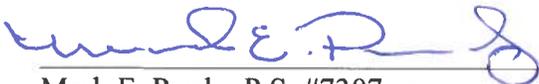
22. N 89° 28' 13" W, 1067.80 feet, passing through the section line between the Southwest Quarter of Section 1 and Southeast Quarter of Section 2 at a distance of 246.68 feet, along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on an easterly line of lands conveyed to Moorhead Family Farm, LTD in Volume 190; Page 432 of said Official Records;
23. N 22° 36' 27" E, 1457.95 feet along the easterly lines of said Moorhead Family Farm, LTD lands and lands conveyed to Monitor Land and Cattle, LLC in Volume 639; Page 2449 of said Official Records to a 5/8" rebar with I.D. cap marked "SJL, INC" set on the south line of lands conveyed to Mill Creek Farm, LLC in Volume 767; Page 53 of said Official Records also being the quarter section line between the Southeast and Northeast Quarters of Section 2;
24. N 89° 56' 46" E, 254.10 feet along the south line of said Mill Creek Farm, LLC lands also being the quarter section line between the Southeast and Northeast Quarters of Section 2 to the place of beginning and containing within said bounds 149.697 acres of land of which 6.083 acres in the Northwest Quarter of Section 1, 0.533 acres in the Southeast Quarter of Section 1, 126.398 acres in the Southwest Quarter of Section 1 and 16.682 acres of land in the Southeast Quarter of Section 2, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in August of 2023.

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Wayne County Survey Records Volume XX; Page 641 for survey.

Permanent Parcel Number: \_\_\_\_\_



Mark E. Purdy, P.S. #7307

