

EXHIBIT A

Description of Land

SITUATE IN THE VILLAGE OF MT. ORAB, PIKE TOWNSHIP, BROWN COUNTY, OHIO AND BEING A PART OF LOT NO. 142 OF WILHOIT HEIGHTS SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SMITH AVENUE AT THE SOUTHWEST CORNER OF LOT NO. 142 OF WILHOIT HEIGHTS SUBDIVISION; THENCE WITH THE WEST LINE OF SAID LOT NO. 142, N. 28 DEG. 19' E. 150.00' TO THE NORTHWEST CORNER OF SAID LOT NO. 142; THENCE WITH THE NORTH LINE OF SAID LOT NO. 142, S. 61 DEG. 51' E. 100.00'; THENCE WITH A SEVERANCE LINE THROUGH SAID LOT NO. 142, S. 28 DEG. 19' W. 150.00' TO A POINT IN THE NORTH LINE OF SMITH AVENUE; THENCE WITH THE NORTH LINE OF SAID SMITH AVENUE, N. 61 DEG. 51' W. 100.00' TO THE PLACE OF BEGINNING AND CONTAINING 0.344 ACRES OF LAND, MORE OR LESS. BEING THE RESULT OF A PLAT DATED DECEMBER, 1973 MADE BY GEORGE M. CARTER, REGISTERED SURVEYOR NO. 5210.

PARCEL NUMBER: 30-057370.0000

PROPERTY ADDRESS: 411 SMITH AVE  
MOUNT ORAB, OH 45154

DEED REFERENCE: O.R. BOOK 513, PAGE 5377

APPROVED FOR TRANSFER  
Date 1-29-24  
By [Signature]  
Tax Map Dept.  
Brown Co.