

## EXHIBIT A

### Legal Description:

BEING SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF HIGHLAND & STATE OF OHIO, BEING PART OF V.M.S. NO. 2305, AND BEING ALL OF A ORIGINAL 22 POLES TRACT (23-10-000-087.00) & ALL OF A ORIGINAL 1.65 ACRES TRACT (23-10-000-088.00) IN O.R. 153 PG. 699 OWNED BY ALLEN W. & TERESA SHOEMAKER AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE FOUND IN THE CENTERLINE OF U.S. ROUTE NO. 124 (60' R/W) BEING A CORNER TO A T-2 229 & 14-160 ACRES TRACT OWNED BY ELMER CLINTON WILSON IN O.R. 1015 PG. 1620 (23-10-000-089.00) BEING THE TRUE POINT OF BEGINNING;

THENCE WITH THE CENTERLINE OF SAID U.S. ROUTE NO. 124 N 53°18'28" W A DISTANCE OF 563.15' TO A SPIKE SET BEING A CORNER T-1 ORIGINAL 50.000 ACRES TRACT OWNED BY ELMER CLINTON WILSON IN O.R. 1015 PG. 1620 (23-10-000-086.00);

THENCE WITH SAID WILSON T-1 50.000 ACRES TRACT FOR THE NEXT THREE (3) CALLS N 74°06'54" E A DISTANCE OF 168.23' TO A 5/8" REBAR SET;

THENCE S 12°23'06" E A DISTANCE OF 54.45' TO A 5/8" REBAR SET;

THENCE N 77°24'09" E A DISTANCE OF 265.65' TO A 5/8" REBAR SET BEING A CORNER TO SAID WILSON T-2 229 & 14-160 ACRES;

THENCE WITH SAID WILSON T-2 229 & 14-160 ACRES TRACT LINE S 02°46'59" E A DISTANCE OF 387.75', WHICH IS THE TRUE POINT OF BEGINNING, CONTAINING 1.903 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS & RESTRICTIONS OF RECORD.

BEARINGS ARE BASED UPON THE N 53°18'28" W LINE STATE PLANE COORDINATE SYSTEM NAD 83 (2018) OHIO SOUTH.

AN ACTUAL FIELD SURVEY WAS PERFORMED UNDER THE SUPERVISION OF TY R. PELL, REGISTERED LAND SURVEYOR NO. 7524, ON JULY 20, 2025 AS FOUND IN FILE NO. A-25-301.