

Exhibit A

Pre-Approved For Transfer Highland County Map Office Date: <u>04-15-25</u> By: <u>ETA</u>
--

A CERTAIN TRACT OR PARCEL OF LAND IN HIGHLAND COUNTY, IN THE STATE OF OHIO, DESCRIBED AS FOLLOWS:

PARCEL I:

SITUATE IN THE TOWNSHIP OF DODSON, COUNTY OF HIGHLAND, STATE OF OHIO, BEING PART OF WATKIN'S MILITARY SURVEY NO. 2748, AND ALSO BEING PART OF AN ORIGINAL 4.000 ACRES TRACT CONVEYED TO CANDI MCCOPPIN AS RECORDED IN O.R. VOLUME 393, PAGE 122 AND O.R. VOLUME 226, PAGE 56, HIGHLAND COUNTY DEED RECORDS AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE (FOUND) IN THE CENTERLINE OF U.S. ROUTE 50, SAID SPIKE BEING THE NORTHEAST CORNER OF THE ORIGINAL 4.000 ACRE TRACT OF WHICH THIS IS A PART, SAID SPIKE ALSO BEING A CORNER OF ARTHUR LOWELL WAYNE LUDWICK, ET AL. (O.R. VOLUME 410, PAGE 54, PARCEL 1, H.C.D.R.), THENCE LEAVING SAID U.S. ROUTE NO. 50 AND WITH SAID LOWELL WAYNE LUDWICK, ET AL. FOR THE NEXT TWO (2) CALLS, S. 04 DEG. 20 MIN. 11 SEC. W., PASSING A 5/8" REBAR (FOUND) AT 30.00 FEET, A TOTAL DISTANCE OF 437.20 FEET TO A 5/8" REBAR (FOUND); THENCE N. 88 DEG. 24 MIN. 48 SEC. W. 258.63 FEET TO A 5/8" REBAR (SET); THENCE WITH A NEW DIVISION LINE THROUGH THE TRACT OF WHICH THIS IS A PART, N. 02 DEG. 01 MIN. 14 SEC. E., PASSING A 5/8" REBAR (SET) AT 420.39 FEET, A TOTAL DISTANCE OF 449.98 FEET TO A SPIKE (SET) IN THE CENTERLINE OF SAID U.S. ROUTE NO. 50; THENCE WITH THE CENTERLINE OF SAID U.S. ROUTE NO. 50, S. 85 DEG. 39 MIN. 49 SEC. E. 276.51 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.723 ACRES, MORE OR LESS AND BEING SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

THE ABOVE DESCRIPTION IS THE 1ST DIVISION OF A 4.590 ACRE CONTIGUOUS TRACT OF LAND IS SUBJECT TO THE PROVISION OF THE HIGHLAND COUNTY REGULATIONS FOR MINOR SUBDIVISIONS.

BEARINGS ARE BASED ON THE N. 85 DEG. 39 MIN. 49 SEC. W. LINE AS RECORDED IN O.R. VOLUME 226, PAGE 56, H.C.D.R. THE ABOVE SURVEY WAS PERFORMED UNDER THE SUPERVISION OF GERALD HART WALLINGFORD, REGISTERED LAND SURVEYOR 6658 ON MARCH 12, 2003.

TAX PARCEL ID: 09-14-000-022.05

PRIOR DEED REFERENCE NO: Book 1009, Page Number 5094

PARCEL II:

SITUATE IN THE TOWNSHIP OF DODSON, COUNTY OF HIGHLAND, STATE OF OHIO, BEING PART OF WATKIN'S MILITARY SURVEY NUMBER 2748, AND ALSO BEING ALL OF AN ORIGINAL 0.59 ACRE TRACT (O.R. VOLUME 164, PAGE 727) AND PART OF AN ORIGINAL 4.000 ACRE TRACT (O.R. VOLUME 393, PAGE 122 AND O.R. VOLUME 226, PAGE 56, HIGHLAND COUNTY DEED RECORDS) AS CONVEYED TO CANDI MCCOPPIN AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE (FOUND) IN THE CENTERLINE OF U.S. ROUTE NO. 50, SAID SPIKE BEING THE NORTHWEST CORNER OF SAID 0.59 ACRE TRACT, SAID SPIKE ALSO BEING A CORNER OF BEATRICE HAWTHORNE (O.R. VOLUME 128, PAGE 900, AND O.R. VOLUME 130, PAGE 833, H.C.D.R.), THENCE WITH THE CENTERLINE OF SAID U.S. ROUTE NO. 50, S. 85 DEG. 39 MIN. 49 SEC. E., PASSING A SPIKE (FOUND) AT 148.76 FEET, A TOTAL DISTANCE OF 180.85 FEET TO A SPIKE (SET); THENCE LEAVING SAID U.S. ROUTE NO. 50 AND WITH A NEW DIVISION LINE THROUGH SAID 4.000 ACRE TRACT OF WHICH THIS IS A PART, S. 02 DEG. 01 MIN. 14 SEC. W., PASSING A 5/8" REBAR (SET) AT 29.59 FEET, A TOTAL DISTANCE OF 449.98 FEET TO A 5/8" REBAR (SET) IN THE LINE OF ARTHUR LOWELL WAYNE LUDWICK, ET AL. (O.R. VOLUME 410, PAGE 54, H.C.D.R.); THENCE WITH SAID ARTHUR LOWELL WAYNE LUDWICK, ET AL, N. 88 DEG. 24 MIN. 48 SEC. W. 177.46 FEET TO A 5/8" REBAR (FOUND) IN THE LINE OF SAID BEATRICE HAWTHORNE; THENCE WITH SAID BEATRICE HAWTHORNE, N. 01 DEG. 36 MIN. 55 MIN. E., PASSING A 5/8" REBAR (FOUND) AT 209.04 FEET, A TOTAL DISTANCE OF 458.64 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.590 ACRES FROM SAID 0.590 ACRE TRACT AND 1.278 ACRES FROM SAID ORIGINAL 4.000 ACRE TRACT, THEREBY CONVEYING A TOTAL OF 1.868 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

THE ABOVE DESCRIPTION IS THE 2ND DIVISION OF A 4.590 ACRE CONTIGUOUS TRACT OF LAND AND IS SUBJECT TO THE PROVISION OF THE HIGHLAND COUNTY REGULATIONS FOR MINOR SUBDIVISIONS.

BEARINGS ARE BASED ON THE N. 85 DEG. 39 MIN. 49 SEC. W. LINE AS
RECORDED IN O.R. VOLUME 226, PAGE 56, H.C.D.R. THE ABOVE SURVEY WAS
PERFORMED UNDER THE SUPERVISION OF GERALD HART WALLINGFORD,
REGISTERED LAND SURVEYOR 6658, ON MARCH 12, 2003.

COMMONLY KNOWN AS: 3310 U.S. ROUTE 50 HILLSBORO, OH 45133

TAX PARCEL ID: 09-14-000-023.00

PRIOR DEED REFERENCE NO: Book 1009, Page Number 5094