

Joshua J. Epling # 0079568
Tiffany & Bosco P.A.

EXHIBIT A



0.074 Acres

Situate in the City of Piqua, Miami County, Ohio. Being Part Inlot 834 of the City of Piqua conveyed to Nicole Beth Brown and Levi Cole Brown by 2023OR-01304 of the Deed Records of Miami County, Ohio, and being a tract of land more particularly described as follows:

All of the Plats and Deeds referenced hereon, are recorded in the Plat and Deed Records of Miami County, Ohio.

Starting for Reference at a 1/2" iron pin found at the intersection of the east right of way line of Gordon Street (having a width of 40 feet) and the north line of a public alley (having a width of 12 feet) said point also being the southwest corner of a Part Inlot 834 conveyed to Jane Ann Cassady by Deed Book 76-547:

Thence, N 85°31'00"E, with the north line of said public alley, for a distance of 3.00 feet to a 5/8" iron pin set at the southeast corner of said Cassady Part Inlot 834 and being the *True Point of Beginning*:

Thence, from said *True Point of Beginning*, N 04°30'00"W, with the east line of said Cassady Part Inlot 834, for a distance of 69.00 feet to a 5/8" iron pin set at the southwest corner of Part Inlot 834 conveyed to Komerstone Holdings, LLC by 2019OR-02863, witness a square bar found S 69°45'10"W a distance of 0.76 feet::

Thence, N 85°31'00"E, with the south line of said Komerstone Holdings, LLC Part Inlot 834, for a distance of 47.00 feet to a 5/8" iron pin set at the southeast corner of said Komerstone Holdings, LLC Part Inlot 834 and on the west line of Inlot 833 conveyed to Richard A. Solomon and Robert C. Solomon by O.R.140-11, witness a square bar found S 36°31'30"E a distance of 0.43 feet:

Thence, S 04°30'00"E, with the west line of said Inlot 833, for a distance of 69.00 feet to a 5/8" iron pin found at the southwest corner of said Inlot 833 and on the north line of said public alley:

Thence, S 85°31'00"W, with the north line of said public alley, for a distance of 47.00 feet to the *True Point of Beginning*, Containing 0.074 acres. Subject to all legal conditions, easements and right-of-ways pertaining to the premises herein described. This description prepared by McDougall - Marsh Land Surveyors. Based on a field survey made by same in November 2025, under the direct supervision of Thomas K. Marsh P.S. #7735. All iron pins set are 30" x 5/8" capped "Marsh 7735." Bearings are based on the north line of said public alley (S 85°31'00"W) as recorded in Lot Survey 14-137 of the Survey Records of Miami County, Ohio. Plat of Survey recorded in the Miami County Engineer's Record of Land Surveys, Volume 64, Page 3.

Thomas K. Marsh
Thomas K. Marsh P.S. #7735

Date: 11/19/25



DESCRIPTION APPROVED
MIAMI COUNTY ENGINEER
BY JC DATE 11/21/25