

EXHIBIT A

Legal Description:

Tract One:

Parcel One:

The following described real estate situate on the West side of County Road No. 1 Fractional Section 30, T.2, R. 17, Perry Township Lawrence County, Ohio, more particularly described as follows:

Beginning at an Iron Rod set on the west edge of the County Road R/W of County Road No. 1, being N. 5° 53' 33"E 390.005 feet from the Northeast corner of Lot 1 of Allied Heights Subdivision, Plat Book 7, Page 123, also being S. 20° 6' 08" W 119.74 feet from the intersection of Randall Street and County Road No. 1, also being the Northwest corner of Ivan and Debra Hanshaw, O.R. 43, Page 33, thence S. 5° 35' 42" W 34.95 feet to an Axle Found, Thence with the North line of parcel 15-137- 1500.001 (O.R. 345, Page 736) N 85° 41' 41" W 157.48 feet to an Iron Rod Set, thence N 3° 38' 34" W 34.03 feet to an Iron Rod Set, thence splitting parcel 15-137-1400.001 (O.R. 267, page 666) S. 86° 07' 48" E. 162.98 feet to the point of beginning ,containing 0.1263 Acres, more or less.

Parcel no.: 15-137-1400.002 (carried on Auditor's Duplicate as 0.08 ac.)

Saving & excepting the outconveyance in Deed Book, 632, Page 199 of 0.047 acres.

Parcel Two:

The following described real estate situate on the West side of County Road No. 1, in Frac. Section 30 T.2, R.17, Perry Township, Lawrence County, Ohio, being split from real estate conveyed to Donald Ray Fitzpatrick, Sr. in O.R. 249, Page 271, parcel 15-137-1500.000, more particularly described as follows;

Beginning in the center of County Road No. 1, at the Northeast corner of parcel 15-137-1500.000, at a point being N 10° 20' 50" E 356.95 feet from the Northeast corner of Lot No. 1 of the Allied Heights Subdivision No. 1, in Plat Book 7, Page 123, also being the Southeast corner of Ivan R. & Debra Joy Hanshaw, O.R. 43, Page 33 (parcel 15-137-0700.000) thence with the center of County Road No. 1, S 5° 03' 13" W 50.63 feet, Thence N 84° 36' 29" W passing a Steel Rod set at 30.74 feet, continuing 130.00 feet in all 160.74 feet to a Steel Rod set, thence S 5° 30' 59" W. 71.56 feet to a point in the South line of parcel 15-137-1500.000, thence N 83° 42' 13" W 7.78 feet to the Southwest corner of parcel 15-137-1500.000, thence

with the West line of parcel 15-137-1500.000, N 3° 45' 03" W 120.02 feet to the Northwest corner of parcel 15-137-1500.000, thence with the North line of parcel 15-137-1500.000, S 85° 41' 41" E 157.48 feet to an Axle at the Southwest corner of Ivan R. & Debra Joy Hanshaw, O.R. 43, Page 33,(parcel 15-137-0700.000), thence with said Hanshaw s. 85° 43' 26" E. 30.00 feet to die point of beginning containing 0.2285 Acres, more or less.

Parcel No.: 15-137-1500.001 (carried on Auditor's Duplicate as 0.21 ac.)

Save and except outconveyance of 0.022 ac. in Deed Book 632, Pg. 199.

Tract Two:

Situate on the West side of County Road 1 (Old US RT 52), in Fractional Section 30, Township 2, Range 17, Congress Lands East of the Scioto River; Perry Township, Lawrence County, Ohio, being a 0.088 acre part of Donald Ray Fitzpatrick, Sr.'s Official Record 267 Page 666 (#15-137-1400.001), more particularly described as follows:

Commencing at an iron pin found at the northwest corner of Lot 2 of the Allied Heights Subdivision No. 1 as recorded in Plat Book 7, Page 123. Thence along a random line N 29° 34' 36" E, 436.51' to an iron pin found on the west Right of Way of CR 1 (60' wide) at the northeast corner of Ruth C. Bales O.R. 451 Pg. 116 Parcel One, being the point of beginning for the parcel herein described;

Thence N 88° 19' 26" W, 130.84' along the north line of Ruth C. Bates O.R. 451 Pg. 116 Parcel One to an iron pin set.

Thence N 03° 16' 43" E, 29.68' along a new line through Donald Ray Fitzpatrick, Sr.'s O.R. 267 Pg. 666 to an iron pin set.

Thence S 88° 09' 08" E, 130.70' continuing along a new line through Donald Ray Fitzpatrick, Sr.'s O.R. 267 Pg. 666 to an iron pin set on the west right of way of CR 1.

Thence S 03° 01' 16" W, 29.29' along the west lines of the right of way of CR 1, and Ivan R. and Debra Joy Hanshaw's O.R. 43 Pg, 33 Second Tract to the point of beginning.

Containing 0.088 acres as surveyed by Stephen A. Caldwell S.I. under the direction and supervision of Robert A. Price P.S. 8362 in November 2010.

Iron Pins Set are 5/8 "x 30" steel rebar with plastic caps stamped "Triad Engineering".

Basis of Bearings being the west line of County Road 1 being S 03° 01' 16" W and are to be

used to determine angular relationships only.

LSOT: Official Record 681, Page 529, dated June 22, 2012, Office of the Recorder, Lawrence County, Ohio.

Parcel No. 15-137-1400.003

Parcel Number(s): 15-137-1400.002, 15-137-1400.003, 15-137-1500.001

Property Address: 2172 County Road 1, South Point, OH 45680

Deed Reference Number: dated September 22, 2017, filed October 8, 2017, recorded in Official Records Volume 916, Page 98, Lawrence County, Ohio records