

# Exhibit A

## Legal Description

Pre-Approved For Transfer Highland County Map Office
Date: 12/18/2025
By: [Signature]

SITUATED IN THE TOWNSHIP OF NEW MARKET, COUNTY OF HIGHLAND, STATE OF OHIO, BEING A PART OF V.M.S. NO. 3845, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL (SET) IN THE CENTERLINE OF WARLAMOUNT ROAD (TOWNSHIP ROAD NO. 217-A), SAID MAG NAIL BEING THE NORTHWESTERLY CORNER OF A 7.82 ACRES TRACT AS CONVEYED TO DAVID C. LONG, ET UX (D.B. 364, PAGE 483);

THENCE WITH LONG'S WESTERLY LINE S 06 DEG. 26 MIN. 59 SEC. W, PASSING A 1/2" IRON PIN (FOUND) AT 14.33 FT., A TOTAL DISTANCE OF 262.91 FT TO A 1/2" IRON PIN (FOUND), SAID IRON PIN BEING THE NORTHEASTERLY CORNER OF A 5 ACRES TRACT AS CONVEYED TO IVAN DALE BAYLESS, ET UX (D.B. 357, PAGE 101);

THENCE WITH BAYLESS' NORTHERLY LINE N 75 DEG. 41 MIN 48 SEC. W, A DISTANCE OF 313.51 FT TO A 5/8" IRON PIN (SET);

THENCE WITH A NEW DIVISION LINE N 06 DEG. 27 MIN, 26 SEC. E, PASSING A 5/8" IRON PIN (SET) AT 249.18 FT., A TOTAL DISTANCE OF 264.33 FT. TO A MAG NAIL (SET) IN THE CENTERLINE OF THE AFOREMENTIONED WARLAMOUNT ROAD;

THENCE WITH THE CENTERLINE OF WARIAMOUNT ROAD S 75 DEG. 26 MIN. 22 SEC. E, A DISTANCE OF 313.68 FT TO THE BEGINNING, CONTAINING 1.879 ACRES OF LAND.

THE ABOVE DESCRIPTION IS SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY AND ROAD PURPOSES HEREIN GRANTED TO THE HIGHLAND COUNTY BOARD OF COMMISSIONERS, SAID EASEMENT BEING A STRIP OF LAND 25 FEET IN WIDTH SOUTHERLY AND PARALLEL TO THE CENTERLINE OF WARIAMOUNT ROAD OVER THE NORTHERLY PORTION OF THE ABOVE DESCRIBED 1.879 ACRES TRACT.

SUBJECT TO ALL OTHER LEGAL EASEMENTS AND RIGHTS OF WAY OF RECORD.

BEARINGS ARE BASED UPON THE RECORD BEARING (S 75 DEG. 28 MIN. 22 SEC. E) OF THE CENTERLINE OF WARIAMOUNT ROAD ACCORDING TO THE 1.000 ACRES TRACT AS FOUND IN OFFICIAL RECORD 243, PAGE 256.

THE ABOVE DESCRIPTION IS A PART OF THE 5.00 ACRES TRACT AS CONVEYED TO JOHN W. GORMAN AND CYNTHIA K. GORMAN AND RECORDED IN OFFICIAL RECORD 098, PAGE 944 OF THE HIGHLAND COUNTY RECORDER'S OFFICE.

LAND SURVEYED IN FEBRUARY 2001, UNDER THE DIRECTION OF ERIC N. LUTZ, REGISTERED PROFESSIONAL SURVEYOR NO. 7232, THE SURVEY PLAT OF WHICH IS REFERRED TO AS DRAWING NO. S01-111 ON FILE IN THE OFFICE OF MCCARTY ASSOCIATES, HILLSBORO, OHIO.

THE ABOVE DESCRIPTION IS THE 2ND DIVISION OF A 5.00 ACRES CONTIGUOUS TRACT OF LAND AND IS SUBJECT TO THE PROVISIONS OF THE HIGHLAND COUNTY REGULATIONS FOR MINOR SUBDIVISIONS.

Parcel: 30-14-000-337.00

Being know as 5271 Wartlamount Road. Hillsboro, OH 452133