Exhibit A

Pre-Approved For Transfer
Highland County Map Office
Date: 06/29/2026
By:

DESCRIPTION OF LAND

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN HIGHLAND COUNTY, OHIO.

SITUATED IN THE TOWNSHIP OF CLAY, COUNTY OF HIGHLAND, STATE OF OHIO, BEING A PART OF V.M.S. NO. 1233 AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS.

BEGINNING AT A SPIKE FOUND IN THE CENTERLINE OF SOUTH GATH ROAD, (COUNTY ROAD NO. 2-A), SAID SPIKE BEING THE SOUTHEASTERLY CORNER OF A 0.615 ACRE TRACT AS CONVEYED TO DOUGLAS WOLFE, ET. UX. (O.R. 051, PAGE 769), THENCE WITH WOLFE'S EASTERLY LINE N. 05° 41' 52" E. PASSING A 1/2" IRON PIN FOUND IN CONCRETE AT 23.62 FEET, A TOTAL DISTANCE OF 179.80 FEET TO A ½" IRON PIN FOUND, SAID IRON PIN BEING IN THE SOUTHERLY LINE OF A 24.737 ACRES "SECOND PARCEL, TRACT ONE", AS CONVEYED TO MAX R. CONE, ET UX. (D.B. 306, PAGE 765); THENCE WITH CONE'S LINE S. 83°23'04" E, A DISTANCE OF 183.06 FEET TO A ½" IRON PIN FOUND IN CONCRETE; THENCE CONTINUING WITH CONE'S LINE S. 68°24'27" E., A DISTANCE OF 184.85 FEET TO A 5/8" IRON PIN FOUND, SAID IRON PIN BEING THE NORTHWESTERLY CORNER OF A 0.352 ACRE TRACT AS CONVEYED TO SONJA R. CLINTON (O.R. 109, PAGE 133); THENCE WITH CLINTON'S WESTERLY LINE S. 32°31'12" W., PASSING A 5/8" IRON PIN FOUND AT 162.92 FEET, A TOTAL DISTANCE OF 184.99 FEET TO A R.R. SPIKE FOUND IN THE AFOREMENTIONED SOUTH GATH ROAD, THENCE WITH THE CENTERLINE OF SOUTH GATH ROAD NO. 64° 18'30" W., A DISTANCE OF 113.08 TO A 5/8" IRON PIN FOUND, SAID IRON IN MARKING A POINT OF INTERSECTION OF A CURVE IN SAID ROAD, THENCE CONTINUING WITH THE CENTERLINE OF SOUTH GATH ROAD, N. 84° 14'33" W., A DISTANCE OF 171.10 FEET TO THE BEGINNING, CONTAINING 1.332 ACRES OF LAND. BEARINGS ARE BASED UPON THE RECORD BEARING (S. 25° 52'30" W.) OF THE WESTERLY LINE OF THE 0.667 ACRE TRACT AS FOUND IN O.R. 109, PAGE 131.

THE ABOVE DESCRIPTION CONTAINS ALL THAT REMAINS OF THE ORIGINAL 100 ACRE TRACT AS CONVEYED TO HAROLD EARLY NAGLY AND RECORDED IN DEED BOOK 161, PAGE 284 OF THE HIGHLAND COUNTY RECORDER'S OFFICE. 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 40 FEET IN WIDTH, WHICH IS NORTHERLY AND PARALLEL TO THE CENTERLINE OF GATH ROAD OVER THE SOUTHERLY PORTION OF THE ABOVE DESCRIBED 1.332 ACRE TRACT. LAND SURVEYED IN NOVEMBER 1995, UNDER THE DIRECTION OF ERIE N. LUTZ REGISTERED PROFESSIONAL SURVEYOR NO. 7232, THE SURVEY PLAT OF WHICH IS REFERRED TO AS DRAWING NO. S95-372 ON FILE IN THE OFFICE OF MCCARTY ASSOCIATES, HILLSBORO, OHIO. THE ABOVE DIVISION IS THE 3RD DIVISION OF A 25.308 ACRES CONTIGUOUS TRACT OF LAND AND IS SUBJECT TO THE PROVISIONS OF THE HIGHLAND COUNTY REGULATIONS FOR MINOR SUBDIVISIONS.

PARCEL NUMBER: 05-23-000-162.00

PROPERTY ADDRESS: 1285 GATH SOUTH ROAD
SARDINIA, OH 45171

PRIOR DEED REFERENCE NO: BOOK 827, PAGE NUMBER 840 AND INSTRUMENT NUMBER 201200006761