

Exhibit A Legal Description

Description of Land

Situated in Jackson Township, Guernsey County, Ohio and being 1.7039 Acres in the Northwest Quarter of Section 20, Township 1 North, Range 3 East, United States Military Lands Survey and being further bounded and described as follows:

Commencing at a 3/4" iron pin found at the Southwest corner of the Northwest 1/4 of Section 20, being on the Easterly line of lands now or formerly Board of Education of the Rolling Hills Local School District as found in Volume 283, Page 155 and being the Place of Beginning of the land herein described;

Course Number 1: Thence North 02° 22'07" East along said East line of lands now or formerly Board of Education of the Rolling Hills Local School District common with the Westerly line of said Northwest 1/4 of Section 20, a distance of 442.79 feet to a 1" iron pipe found at a Southwesterly corner of lands now or formerly J. Gary Watson as found in Official Records Book 74, Page 509;

Course Number 2: Thence South 87° 37'53" East along a Southerly line of said lands of now or formerly J. Gary Watson, passing through a 5/8" by 30" iron pin set and capped at a distance of 15.00 feet and the Southwesterly right of way of Marietta Road (also known as State Route 821)(80 feet wide), a total distance of 53.41 feet to the curved centerline thereof;

Course Number 3: Thence along said curved centerline of Marietta Road, deflecting to the left, an arc distance of 82.72 feet to a point of tangency therein, said curve having a radius of 572.98 feet, a delta angle of 08° 16'20" and a chord that bears South 28° 08'03" East, a distance of 82.65 feet;

Course Number 4: thence South 32° 16'13" East along said centerline of Marietta Road, a distance of 299.31 feet to a Northerly corner of lands of now or formerly Rolling Hills Local School District as found in Official Records Book 523, Page 819;

Course Number 5: thence South 53° 12'06" West along a Northwesterly line of said lands of now or formerly Rolling Hills Local School District, passing through a 1" iron pipe found at a distance of 23.90 feet, the said Southwesterly right of way of Marietta Road at a distance of 30.06 feet, a total distance of 132.72 feet to a 5/8" iron pin found "G. SALING 7192";

Course Number 6: thence South 01°40'57" West along a Westerly line of said lands of now or formerly Rolling Hills Local School District, a distance of 39.98 feet to a Northerly line of lands now or formerly Alva L. Schlosser as found in Official Records Book 85, Page 245;

Course Number 7: thence North 88°09'54" West along a Northerly line of said lands of now or formerly Alva L. Schlosser and lands of now or formerly Rolling Hills Local School District as found in Official Records Book 387, Page 643, a distance of 163.08 feet to the Place of Beginning and containing 74,222 Square Feet or 1.7039 Acres of land more or less of which 11,784 Square Feet or 0.2705 Acres of land lie within the right of way of Marietta Road and being subject to all easements, restrictions and right-of-way of record and being all of the property conveyed to Carl Homulos and Karen Long as found in Official Records Book 467, Page 1932.

This description is based upon a survey performed by Scott J. Casey, Professional Surveyor Number 8219 on September 24th of 2018, for Exacta Ohio 2132 East 9th Street, Cleveland Ohio 44115.

The Bearings for this survey are based on the South line of the Northwest Quarter of Section 20 as shown on the Plat of Survey prepared by Gary Saling, dated October 28 of 2014 on file with the Guernsey County Engineer's Office and should be used as an assumed meridian and are for the express purpose of showing angular measurements. All iron pins set are 5/8" diameter by 30" long rebar with plastic identification caps reading "Casey RS. 8219".

Permanent Parcel Number: 11-0000419.000
More commonly known as: 58153 Marietta Rd., Byesville, OH 43723
Prior Deed: OR Book 467, Page 1932.