

Exhibit "A"
Property Description

TRACT 1:

Situate in the Township of Washington in the County of Shelby and State of Ohio.

Being part of the northeast quarter of Section 30, Town 7, Range 6 East, in Washington Township, Shelby County, Ohio, and being more fully described as follows:

Commencing at a spike at the intersection of the West line of the above described quarter section and the centerline of the Fessler-Buxton Road (County Rd. #111); Thence South along the West line of said quarter section 927.00 feet to an iron pin; Thence East with an internal angle of $88^{\circ}-50'$, 418.61 feet to an iron pin; Thence in a northeasterly direction with an internal angle of $106^{\circ}-21'30''$, 748.00 feet to a spike in the centerline of the Fessler-Buxton Road; Thence in a northwesterly direction with an internal angle of $92^{\circ}-33'$ and following the centerline of said road, 645.21 feet to the place of beginning.

Containing 10.0 acres more or less and being subject to all legal highway right-of-ways.

Being part of the premises conveyed by Deed recorded in Volume 150, Page 593 of the Shelby County Deed Records.

A Survey of this property was made by: James O. Fultz, Reg. Surveyor #5564.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in the State of Ohio, County of Shelby and Township of Washington, to-wit:

Being part of a tract of land in the Northeast quarter of Section 30, Town 7, Range 6E, Washington Township, Shelby County, Ohio, as described in Deed Volume 189, Page 419 and being more fully described as follows:

Commencing for reference at the Southwest corner of the Northeast quarter of said section;

Thence North $2^{\circ}02'11''$ West, 472.7 feet with the West line of said quarter to a point marking the principal place of beginning, witness an iron pipe found South $86^{\circ}57'17''$ West, 0.57 feet;

Thence North $2^{\circ}02'11''$ West 925.30 feet with the West line of said quarter to a railroad spike

DESCRIPTION APPROVED
SHELBY COUNTY ENGINEER
BY JO DATE 11-20-19

found in the centerline of Fessler-Buxton Road (Co. Rd. #111);

Thence South 74° 15' 00" East, 307.00 feet with the centerline of aforesaid road to a P.K. nail set;

Thence South 17° 19' 59" West 881.41 feet to the principal place of beginning, containing 3.104 acres, more or less, and subject to all legal rights-of-way, easements, and restrictions of record.

Grantor acquired title to the above described tract by deed recorded in Shelby County, Ohio, Volume 189, Page 419. The above description was prepared May 21, 1990, by Mark B. Studebaker, Registered Surveyor #7074 from a survey made by same on May 21, 1990. Bearings used within are based on South 74° 15' 00" East on the centerline of Fessler-Buxton Road, from an unrecorded Survey by G. Fernandez for John and Ethel Jones, reference Deed Volume 150, Page 593.

Plat Volume 22, Page 213.

TRACT 2:

Situated in the State of Ohio, County of Shelby and Township of Washington, to-wit:

Being part of a tract of land in the Northeast quarter of Section 30, Town 7, Range 6E, Washington Township, Shelby County, Ohio, as described in Deed Volume 189, Page 419 and being more fully described as follows:

Commencing for reference at the Southwest corner of the Northeast quarter of said section;

Thence North 2° 02' 11" West, 472.7 feet with the West line of said quarter to a point marking the principal place of beginning, witness an iron pipe found South 86° 57' 17" West, 0.57 feet;

Thence North 2° 02' 11" West 925.30 feet with the West line of said quarter to a railroad spike found in the centerline of Fessler-Buxton Road (Co. Rd. #111);

Thence South 74° 15' 00" East, 307.00 feet with the centerline of aforesaid road to a P.K. nail set;

Thence South 17° 19' 59" West 884.41 feet to the principal place of beginning containing 3.104 acres, more or less, and subject to all legal rights-of-way, easements, and restrictions of record.

Grantor acquired title to the above described tract by deed recorded in Shelby County, Ohio, Volume 189, Page 419. The above description was prepared May 21, 1990, by Mark B.

Studebaker, Registered Surveyor #7074 from a survey made by on May 21, 1990. Bearings used within are based on South 74° 15' 00" East on the centerline of Fessler-Buxton Road, from an unrecorded survey by G. Fernandez for John and Ethel Jones, reference Deed Volume 150, Page 593.

Plat Volume 22, Page 213.

Permanent Parcel Number: 58-26-30-200-010 & 58-26-30-200-011

More commonly known as: 9534 Fessler-Buxton Road and 9604 Fessler-Buxton Road, Piqua, OH 45356

Prior Deed: OR Book 2015, Page 47