

Exhibit "A"
Property Description

Situated in the Village of Russia, in the County of Shelby and State of Ohio.

Being part of the Northwest quarter of Section 14, Town 10, Range 4 E, in the Village of Russia, Loramie Township, Shelby County, Ohio, and being more fully described as follows:

Commencing at the intersection of the South Right-of-way line of the Pennsylvania Central R.R. and the east line of Lynn Street in the Village of Russia, Ohio; Thence South, along said east line of Lynn Street, 84 feet to an iron pin; Thence East, with an interior angle of 80 degrees 10 minutes 165 feet to the center of the Brese Ditch; Thence North, with an interior angle of 54 degrees 41 minutes along the center of said Ditch, 100.5 feet to a point on the south right-of-way line of said Railroad; Thence West, with an interior angle of 118 degrees 02 minutes along said right-of-way line, 100 feet to the place of beginning.

Containing .26 of an acre, more or less, and being part of the premises recorded in Volume 127 page 345 of the Shelby County Deed Records.

This description was prepared by W.G. Fultz, Sr., Reg. Eng. #2001, Reg. Sur #1227.

Permanent Parcel Number: 24-2414176.001
More commonly known as: 108 Lynn Street, Russia, OH 45363

Prior Deed: OR Book 2255, Page 754

DESCRIPTION APPROVED
SHELBY COUNTY ENGINEER
BY: BSA DATE: 11-7-23