

Exhibit A

Legal Description

DESCRIPTION OF A 3.002 ACRE TRACT

Situated in the State of Ohio, County of Delaware, Township of Berlin, located in Farm Lot 30, Quarter Township 3, Township 4 North, Range 18 West, U.S. Military Lands, and being part of an original 6.349-acre tract presently owned by Rebecca Jane Koch Krupar & James Matthew Krupar as recorded in Official Record 6, Page 1308, Delaware County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at a PK/Mag Nail found at the intersection of the centerline of Peachblow Road (Co. Rd. 98) with a corner common to Farm Lots 19, 20, 29, & 30.

thence North $85^{\circ} 27' 53''$ West 164.00 feet, along the centerline of Peachblow Road and north line of Farm Lot 30, to a PK/Mag Nail set marking northeast corner of said original 6.349-acre tract and the northwest corner of a 1.113-acre tract presently owned by Carl & Catherine Woodruff, as recorded in Official Record 555, Page 730, and being the TRUE PLACE OF BEGINNING of the herein described tract: thence South $03^{\circ} 12' 03''$ West 501.91 feet, across said original 6.349-acre tract, to an iron pin set (passing an iron pin set at 30.00 feet).

thence South $85^{\circ} 27' 53''$ East 268.11 feet, across said original 6.349-acre tract, to an iron pin set in the west line of a 1.347-acre tract presently owned by Carl & Catherine Woodruff, as recorded in Official Record 656, Page 273;

thence South $00^{\circ} 36' 23''$ West 172.09 feet, along the west line of said 1.347-acre tract, to an iron pin found in the south line of said original 6.349 acre tract and a north line of an original 145.432 acre tract presently owned by Peachblow Land LLC, as recorded in Official Record 1728, Page 328 marking the southwest corner of said 1.354 acre tract;

thence North $85^{\circ} 27' 53''$ West 335.92 feet, along the south line of said original 6.349-acre tract and a north line of said original 145.432-acre tract, to an iron pin found marking the southwest corner of said original 6.349 acre tract;

thence North $03^{\circ} 12' 03''$ East 673.65 feet, along the west line of said original 6.349-acre tract and a east line of said original 145.432 acre tract (passing an iron pin found at 643.65 feet), to a PK/Mag Nail set in the centerline of Peachblow Road and north line of Farm Lot 30 marking the northwest corner of said original 6.349 acre tract;

thence South $85^{\circ} 27' 53''$ East 60.02 feet, along the centerline of Peachblow Road and north line of Farm Lot 30, to the true place of beginning, containing 2.000 acres.

Basis of bearings from GPS observation (Ohio SPC north zone) based on the centerline of Peachblow Road being North $85^{\circ} 27' 53''$ West.

All iron pins set are 5/8" rebar, 30" long and capped "PATRIDGE SURVEYING". All iron pins found are Y1" diameter.

The above described was prepared from survey by Bradley J. Patridge P.S. 7068, in March 2023. All referenced documents are on file at the Delaware County Recorder's Office, Delaware, Ohio.

DESCRIPTION OF A 2.000 ACRE TRACT

Situated in the State of Ohio, County of Delaware, Township of Berlin, located in Farm Lot 30, Quarter Township 3, Township 4 North, Range 19 West, U.S. Military Lands, and being part of an original 6.349 acre tract presently owned by Rebecca Jane Koch Krupar & James Matthew Krupar as recorded in Official Record 6, Page 1308, Delaware County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at a PK/Mag Nail found at the Intersection of the centerline of Peachblower Road (Co. Rd. 98) with a corner common to Farm Lots 19, 20, 29, 30.0;
thence North 85° 27' 53" West 422.65 feet, along the centerline of Peachblow Road and north line of Farm Lot 30, to a PK/Mag Nail set marking the TRUE PLACE OF BEGINNING of the herein described tract:
thence South 03° 12' D3" West 501.91 feet, across said original 6.349-acre tract, to an iron pin set (passing an Iron pin set at 30.00 feet);
thence South 85° 27' 53" East 268.11 feet, across said original 6.349-acre tract, to an iron pin set in the west line of a 1.347 acre tract presently owned by Carl & Catherine Woodruff, as recorded in Official Record 856, Page 273;
thence South 00° 36' 23" West 172.09 feet, along the west line of said 1.347-acre tract, to an iron pin found in the south line of said original 6.349 acre tract and a north line of an original 145,432 acre tract presently owned by Peachblow Land LLC, as recorded in Official Record 1728, Page 328 marking the southwest corner of said 1.354 acre tract;

thence North 85° 27' 53" West 335.92 feet, along the south line of said original 6,349-acre tract and a north line of said original 145.432 acre tract, to an iron pin found marking the southwest corner of said original 6.349 acre tract;

thence North 03° 12' 03" East 673.65 feet, along the west line of said original 6.349-acre tract and an east line of said original 145.432 acre tract (passing an iron pin found at 643.65 feet), to a PK/Mag Nail set in the centerline of Peachblow Road and north line of Farm Lot 30 marking the northwest corner of said original 6.349 acre tract;

thence South 85° 27' 53" East 60.02 feet, along the centerline of Peachblow Road and north line of Farm Lot 30, to the true place of beginning, containing 2.000 acres.

Basis of bearings from GPS observation (Ohio SPC north zone) based on the centerline of Peachblow Road being North 85° 27' 53" West.

All iron pins set are 5/8" rebar, 30" long and capped "PATRIDGE SURVEYING". All iron pins found are Y4" diameter.

The above described was prepared from survey by Bradley J. Patridge P.S. 7068, in March 2023.

All referenced documents are on file at the Delaware County Recorder's Office, Delaware, Ohio.

Permanent Parcel No(s): 418-330-01013-000

Premises commonly known as: 1522 Peachblower Rd. Lewis Center, OH 43035

Prior Reference Deed: Instrument 2023-00018941 Bk 2051 PG 2216-2220

END OF LEGAL DESCRIPTION