

Exhibit A
Legal Description

BEING PARCEL OF LAND SITUATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11,
T35, R7E, BATH TOWNSHIP, ALLEN COUNTY, OHIO, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF THE NORTH DIXIE HIGHWAY (SAID POINT LIES S 44 DEGREES 10' W OF A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11 BEING MEASURED AS 493.90' BETWEEN THE BEGINNING POINT AND THE POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11 WHICH POINT IS WESTERLY A DISTANCE OF 1343.40' FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11); THENCE CONTINUING S 44 DEGREES 10' W ALONG THE CENTERLINE OF THE NORTH DIXIE HIGHWAY FOR A DISTANCE OF 136.48' TO A POINT; THENCE N 45 DEGREES 50' W FOR A DISTANCE OF 481.96' TO A POINT; THENCE N 45 DEGREES 11' E FOR A DISTANCE OF 59.29' TO A POINT; THENCE N 51 DEGREES 06' E FOR A DISTANCE OF 77.77' TO A POINT; THENCE S 45 DEGREES 50' E FOR A DISTANCE OF 471.50' TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINS 1.50 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

NOTE: THE ABOVE DESCRIBED PREMISES WAS SURVERVED BY ROLLY E. PION, REGISTERED SURVEYOR NO. 5013, IN APRIL 1977.

PARCEL NO.: 37-1104-02-002.000

PROPERTY ADDRESS: 3917 NORTH DIXIE HIGHWAY, LIMA, OH 45801

PIROR DEED: OR 2021, PAGE 15497

<p style="text-align: center;">SHERIFF'S DEED Description Approved Allen County Engineer Tax Map Office</p>
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