

EXHIBIT A

Situated in the Township of Jefferson, County of Madison, State of Ohio, lying in Virginia Military Survey No. 2445, and being all that remains of an original 35.35 acre tract (PID 08-00732.00) being conveyed to Josh Sheppard Properties, LLC, by deed of record in Official Record 335, Page 1925 (all records hereon are from the Recorder's Office, Madison County, Ohio), said 16.673 acre tract being more particularly described as follows:

Beginning for reference at PK nail found at the centerline intersection of Plain City Georgesville Road (County Road 7) with Roberts Road (Township Road 148);

Thence South 54° 24' 11" West a distance of 1961.86 feet, along the centerline of said Roberts Road, to a railroad spike found at the northwest corner of a 7.3945 acre tract being conveyed to Mihn Slaughter by deed of record in Official Record 319, Page 1517 at the TRUE POINT OF BEGINNING;

Thence South 23° 11' 25" East a distance of 952.37 feet, passing a 3/4 inch iron pin found at a distance of 871.86 feet, along the west line of said 7.3945 acre tract, to a point in the bank of the Little Darby Creek at the low water mark and the northerly lines of a 36.30 acre tract being conveyed to the Central Ohio Anglers and Hunters Club Company by deed of record in Deed Book 155, Page 29;

Thence the following three courses and distances along the low water mark of the Little Darby Creek:

- 1) South 69° 28' 57" West a distance of 837.91 feet to a point;**
- 2) South 85° 09' 41" West a distance of 123.22 feet to a point;**
- 3) North 75° 21' 54" West a distance of 170.71 feet to a 3/4 inch iron pin found at the southeast corner of a 3.8489 acre tract being conveyed to Dion A. and Laura M. Grener by deed of record in Official Record 284, Page 1905;**

Thence the following two courses and distances along the east lines of said 3.8489 acre tract:

- 1) North 23° 31' 50" East a distance of 312.44 feet to a 3/4 inch iron pin found;**
- 2) North 03° 20' 05" East a distance of 459.69 feet to a railroad spike found in the centerline of said Roberts Road;**

Thence North 54° 24' 11" East a distance of 671.72 feet, along the centerline of said Roberts Road, to the TRUE POINT OF BEGINNING, containing 16.673 acres more or less. Being subject to all easements, restrictions, and rights-of-way of record.

Bearings are based on the bearing of North 54° 24' 11" East for the centerline of Roberts Road as observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

All set iron rebar are 5/8 inch, 30 inch long, having a yellow I.D. cap stamped "BLUE 8382".

The description is based on an actual field survey as performed by Blue-J Surveying LLC in June, 2019 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.