

EXHIBIT A

Legal Description

Property Address: 2455 Maysville Pike, Zanesville, OH 43701

Parcel ID Nos.: 62-62-73-04-30-000 (2455 Maysville Pike, Zanesville, OH 43701) 62-62-74-01-02-003 (Vacant land)

Prior Deed Reference: Fee simple title vested in Sup Soggy Doggy, LLC, an Ohio limited liability company, per General Warranty Deed dated October 7, 2022 and recorded October 7, 2022 in Book 3107, Page 253, and October 7, 2022 in Book 3107, Page 182 in the records in the Recorder of the Muskingum County, Ohio.

The Land is described as follows:

Parcel ID Nos.: 62-62-74-01-02-003 (All - 0.821 Acres), 62-62-73-04-30-000 (All - 1.069 Acres), 62-62-73-04-31-000 (All - 0.641 Acres)

Being a part of Lot 13 and all of Lot 14 of Meriam Heights Subdivision (Plat Book 5, Page 77); Vacated portions of Van Sant Street conveyed to B and H Properties as record in O.R. Volume 2534, Page 81 and in O.R. Volume 2550, Page 532; and the parcel conveyed to B and H Properties in O.R. Volume 2500, Page 515. Situated in the Northwest Quarter of Section 1, Township 15, Range 14, of the Congress Lands East of the Scioto River, Springfield Township, Muskingum County, Ohio and being further described as follows:

Commencing at an existing iron pin (5/8 inch rebar with cap) at the Northwest corner of Lot 44 of H.G. Slack's Subdivision of Meriam Heights Subdivision (Plat Book 7, Page 6) of the Muskingum County Plat Records;

Thence with the West line of Lot 44, South 03 degrees 07 minutes 27 seconds West 45.14 feet to an existing iron pin (5/8 inch rebar with cap), said iron pin being the place of beginning of the parcel herein intended to be described;

Thence continuing with the West line of said Lot 44, South 02 degrees 45 minutes 18 seconds West, passing an existing iron pin (5/8 inch rebar with cap) at 94.72 feet, a total distance of 119.94 feet to a point at the center of Van Sant Street (50 feet wide - vacated);

Thence with the center of the vacated portion of Van Sant Street (O.R. Volume 2534, Page 81), South 87 degrees 14 minutes 47 seconds East 78.24 feet to an existing iron pin (5/8 inch rebar with cap);

Thence continuing with the center of said vacated street (O.R. Volume 2550, Page 532), South 86 degrees 58 minutes 14 seconds East 59.22 feet to an existing iron pin (5/8 inch rebar with cap);

Thence with the extended East line of Lot 14 of Meriam Heights Subdivision (West line of Lot 13 as conveyed to David Leroy Sr. and Penny R. McFee in O.R. Volume 1530, Page 962), South 03

degrees 03 minutes 20 seconds west 124.74 feet to an existing iron pin (5/8 inch rebar with cap, passing an existing iron pin (3/4 inch pipe) at 24.33 feet;

Thence traversing through the above said Lot 13, South 86 degrees 59 minutes 33 seconds East 150.38 feet to an existing iron pin (3/4 inch pipe);

Thence with the East line of said Lot 13, South 02 degrees 52 minutes 03 seconds West 182.09 feet to an existing iron pin (1-1/4 inch pipe) on the north right-of-way line of U.S. Route 22 (Maysville Pike);

Thence with the said North right-of-way line the following four courses and distances:

1. North 84 degrees 44 minutes 11 seconds West 20.00 feet to a point
2. With a curve to the left having a radius of 554.00 feet (chord bearing south 83 degrees 29 minutes 28 seconds west 196.75 feet, delta angle of 20 degree 27 minutes 24 seconds) an arc distance of 197.80 feet to a point;
3. South 73 degrees 00 minutes 05 seconds West 77.20 feet to an existing iron pin (5/8 inch rebar with cap);
4. South 72 degrees 37 minutes 52 seconds West 16.15 feet to a point in the center of Shawnee Run;

Thence leaving the said right-of-way and with the center of the said Run (east line of a parcel conveyed to Zane Amusement Co. in Deed Volume 1049, Page 205) the following five courses and distances:

1. North 09 degrees 33 minutes 46 seconds West 92.89 feet to a point, said point being South 82 degrees 00 minutes 28 seconds West 10.00 feet from an existing iron pin (5/8 inch rebar with cap);
2. North 08 degrees 00 minutes 27 seconds West 165.90 feet to an existing iron pin (5/8 inch rebar with cap);
3. North 11 degrees 33 minutes 47 seconds West 153.66 feet to a point, said point being South 67 degrees 06 minutes 09 seconds West 10.00 feet from an existing iron pin (5/8 inch rebar with cap);
4. North 22 degrees 41 minutes 26 seconds West 101.59 feet to a point, said point being South 87 degrees 14 minutes 57 seconds West 10.00 feet from an existing iron pin (5/8 inch rebar with cap);
5. North 15 degrees 16 minutes 04 seconds East 19.86 feet to a point on the South line of a parcel conveyed to Joe McClelland Inc. by Deed Volume 1153, Page 556.

Thence leaving the said Run and with the South line of the said Joe McClelland Inc. parcel, South 77 degrees 54 minutes 03 seconds East, passing an existing iron pin (5/8 inch with cap) at 12.00 feet, a total distance of 145.22 feet to the place of beginning.

Containing 2.531 acres total, of which 0.821 acres is in parcel number 62-62-74-01-02-003, 1.069 acres is in parcel number 62-62-73-04-30-000, and 0.641 acres is in parcel number 62-62-73-0431-000. Subject to all applicable easements.

All iron pins set are 5/8 inch diameter by 30-inch-long rebar with identification caps Baseline PS6923-PS8536.

Bearings are based on Ohio State Plane Coordinate System 1983 (2011), Ohio South Zone, Grid, derived from a GPS observation.

I, Michael D. Nichols, PS6923, hereby certify to the best of my knowledge and belief the survey and description to be correct as prepared by me, this 12th day of May, 2022, from a field survey completed by me on the 12th day of November, 2018.

Auditor's Parcel Number: 62-73-04-30-000

Prior Instrument Reference: Book 3094 Page 747 Muskingum County Official Records.

Excepting therefrom:

Auditor's Parcel Number 62-62-74-01-02-001 (Part) to be combined with Auditor's Parcel Number 62-62-73-04-30-000

Being a part of the tract conveyed to Zane Amusement Co. in Deed Volume 1049, Page 205 of the Muskingum County Deed Records, situated in the Northwest Quarter of Section 1, Township 15, Range 14, of the Congress Lands East of the Scioto River, Springfield Township, Muskingum County, Ohio and being further described as follows:

Beginning at an existing iron pin (3/4 inch pipe) at the northwest corner of Lot 14 of Meriam Heights Subdivision (Plat Book 5, Page 77);

Thence with the West line of the said Lot 14, South 03 degrees 43 minutes 28 seconds West 340.12 feet to an existing iron pin (5/8 inch rebar) on the North right of way line of U.S. Route 22 (Maysville Pike);

Thence leaving the West line and with the said right of way line, South 73 degrees 35 minutes 37 seconds West 16.15 feet to a point in the center of Shawnee Run;

Thence with the approximate center of said Shawnee Run the next five courses and distances:

1. North 08 degrees 35 minutes 30 seconds West 92.89 feet to a point, said point being South 82 degrees 57 minutes 48 seconds West 10.00 feet from an iron pin set;
2. North 07 degrees 02 minutes 12 seconds West 165.90 feet to an iron pin set;
3. North 10 degrees 35 minutes 35 seconds West 153.66 feet to a point, said point being South 68 degrees 06 minutes 27 seconds West 10.00 feet from an iron pin set;
4. North 21 degrees 43 minutes 00 seconds West 101.59 feet to a point, said point being South 88 degrees 13 minutes 44 seconds West 10.00 feet from an iron pin set;
5. North 16 degrees 14 minutes 35 seconds East 19.86 feet to a point, said point being South 76 degrees 55 minutes 45 seconds East 148.24 feet from an existing iron pin (axle);

Thence leaving the said stream and with the south line of a tract conveyed to Joe McClelland Inc. (Deed Volume 1153, Page 556), South 76 degrees 55 minutes 45 seconds East 145.22 feet to an iron pin set on the West line of Lot 44 of H.G. Slack's Subdivision of Meriam Heights Subdivision (Plat Book 7, Page 6), passing an iron pin set at 12.00 feet;

Thence with the said West line of Lot 44, South 03 degrees 43 minutes 28 seconds West, passing an iron pin set at 94.71 feet, a total distance of 144.48 feet to the place of beginning.

Containing 0.821 acres, subject to all applicable easements. Not to be used as a separate building site or transferred an independent parcel without Planning Commission approval in accordance with applicable subdivision regulations.

All iron pins set are 5/8 inch x 30 inch rebar with plastic identification caps (Baseline PS6923-PS8536)

Bearings are based on the previous survey of 11.17 more or less acres as completed by T. H. Linn PS7113.

I hereby certify to the best of my knowledge and belief the survey and description to be correct as prepared by me, this 30th day of July 2013, from a field survey completed the 26th day of July 2013, Jason Leachman Registered Surveyor 8536.

Auditor's Parcel Number: 62-74-01-02-000

Prior Instrument Reference: Book 2500 Page 515 and Book 3107, Page 182 Muskingum County Official Records.

and also the following described property:

Auditor's Parcel Number 62-62-74-01-02-001 (Part) to be combined with Auditor's Parcel Number 62-62-73-04-30-000

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Beginning at an existing iron pin (3/4 inch pipe) at the northwest corner of Lot 14 of Meriam Heights Subdivision (Plat Book 5, Page 77);

Thence with the West line of the said Lot 14, South 03 degrees 43 minutes 28 seconds West 340.12 feet to an existing iron pin (5/8 inch rebar) on the North right of way line of U.S. Route 22 (Maysville Pike);

Thence leaving the West line and with the said right of way line, South 73 degrees 35 minutes 37 seconds West 16.15 feet to a point in the center of Shawnee Run;

Thence with the approximate center of said Shawnee Run the next five courses and distances:

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4. North 21 degrees 43 minutes 00 seconds West 101.59 feet to a point, said point being South 88 degrees 13 minutes 44 seconds West 10.00 feet from an iron pin set;
5. North 16 degrees 14 minutes 35 seconds East 19.86 feet to a point, said point being South 76 degrees 55 minutes 45 seconds East 148.24 feet from an existing iron pin (axle);

Thence leaving the said stream and with the south line of a tract conveyed to Joe McClelland Inc. (Deed Volume 1153, Page 556), South 76 degrees 55 minutes 45 seconds East 145.22 feet to an iron pin set on the West line of Lot 44 of H.G. Slack's Subdivision of Meriam Heights Subdivision (Plat Book 7, Page 6), passing an iron pin set at 12.00 feet;

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Auditor's Parcel Number: 62-74-01-02-003

Prior Instrument Reference: Book 2500 Page 515 and Book 3107, Page 253 Muskingum County Official Records.

DESCRIPTION

APPROVED

By: D.M. Barnhard
5-17-2022 ED