

EXHIBIT A

Legal Description:

Situate in the State of Ohio, County of Delaware, Township of Berkshire, in the west part of Lot 19, Section 4 (Quarter Twp 4), Township 4 North, Range 17 West, United States Military Lands, and being out of the 54.625 acre tract (54.217 acres by 1992 survey) conveyed to Douglas D. Hall and Belinda S. Bowling-Hall, by deed of record in Deed Book 542, Page 651, Recorder's Office, Delaware County, Ohio, and being more particularly described as follows:

Beginning for reference at an iron pin at the southeast corner of said Lot 19; thence North 07°55' 16" East, a distance of 909.42 feet to a found iron pin at the northeast corner of a 94.626 acre tract now or formerly in the name of Larry & Elanna Grover; thence with the north line of said 94.626 acre tract, North 82°33'17" West, a distance of 1481.58 feet to a found stone (highest point on stone used in survey) at the southeast corner of said 54.217 acre tract; thence with the east line of said 54.217 acre tract, North 07°28'47" East, a distance of 1035.34 feet to a set iron pin at the TRUE POINT OF BEGINNING, being the most southerly corner of a proposed 5.067 acre tract out of said 54.217 acre tract; thence with said east line of said 54.217 acre tract and the west line of a 117.98 acre tract now or formerly in the name of Watson Southworth Ltd., Inc. of record in Deed Book 438, Page 424.

South 07°28'47" West, a distance of 134.52 feet to a set iron pin at the northeast corner of a proposed 6.726 acre tract out of said 54.217 acre tract; thence with a line of said proposed 6.726 acre tract and across said 54.217 acre tract,

South 54°00' 01" West, a distance of 207.44 feet to a set iron pin being an angle point in the north line of said proposed 6.726 acre tract; thence continuing with a northeast line of said 6.726 acre tract and across said 54.217 acre tract,

North 35°59'59" West, a distance of 900.00 feet, to the most northerly corner of said proposed 6.726 acre tract, at a point in the Big Walnut Creek bottoms being the center of Big Walnut Creek in 1873, and the west line of said 54.217 acre tract, passing a set iron pin on the southeast right of way line of Joe Walker Road at 770.00 feet and the northwest right of way line of Joe Walker Road at 830.00 feet; thence with 1873 center of said Big Walnut Creek, the west line of said 54.217 acre tract and a line of a 74.5 acre tract now or formerly owned by Henry S. & Helen K. Nincehelter of record in Deed Book 206, Page 537,

North 50°28' 50" East, a distance of 300.57 feet to the most westerly corner of said proposed 5.067 acre tract; thence with the southwest line of said proposed 5.067 acre tract, South 35°59' 59" East, a distance of 820.84 feet to the TRUE POINT OF BEGINNING, passing the northwest right of way line of Joe Walker Road at 86.10 feet, and a set iron pin on the southeast right of way line of Joe Walker Road at 146.10 feet, containing 6.158 acres more or less and being subject however to all legal highways and easements of record. All Deed Books mentioned are in

the Recorder's Office, Delaware County, Ohio. Bearings are based on a survey of the 94.626 acre tract adjacent and to the south of said 54.217 acre tract of record in Deed Book 451, Page 9. All set iron pins are 5/8x30" rebars with yellow plastic caps embossed "Thomas Engr & Surveying" This description is based on a field survey of March 1992 by Robert G. Watts, PLS #4138.

Parcel Number(s): 417-414-01-004-003

Property Address: 970 Joe Walker Road, Sunbury, OH 43074

Deed Reference Number: dated May 8, 2014, filed May 13, 2014, recorded in Official Records Volume 1285, Page 1109, Delaware County, Ohio records