

## EXHIBIT A

### LEGAL DESCRIPTION

Situated in the Township of Turtle Creek in the County of Shelby and the State of Ohio:

Part of the SW 1/4 of Section 17, T 8, R 6 E, Turtle Creek Twp., Shelby County, Ohio.

Beginning at an iron pin in the southwest corner of the southwest quarter of said section 17; thence due north along the west line of said Section 17, 640.09 ft. to an iron pin;

thence due east, 208.71 ft. to an iron pin;

thence S. 10°-04' E, 478.10 ft. to an iron pin;

thence S. 0°-03' W. 165.00 ft. to a spike on the south line of said section 17 (centerline Cisco Rd.);

thence N 89°-57' W, along said south line 292.95 ft. to the place of beginning.

Containing 3.818 Ac. more or less, being subject to the road and utilities easements as shown on plat and being part of the premises recorded in Vol. 215 Page 471 of the Shelby County Deed Records.

This description prepared by William G. Fultz, Jr., Reg. Surveyor #5173.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:**

**SITUATED** in the Southwest Quarter of Section 17, Township 8 North, Range 6 East; Turtle Creek Township, Shelby County, Ohio and being a part of a 3.818 acre tract of land as recorded in Deed Volume 227, Page 857 of the Shelby County Deed Records and being more fully described as follows:

Beginning at an iron pin in the Southwest corner of the Southwest quarter of said Section 17 as established by John W. Whitlow on an unrecorded plat at the Shelby County Engineers Office dated August 28, 1975;

Thence North 2° 44' 55" East, 639.50 feet along the West line of said quarter section as established by William G. Fultz Jr., Plat Vol. 13, Page 190,

SHELBY COUNTY ENGINEER  
BY JD DATE 2-11-19

December 17, 1977, said line being the Grantor's West property line, to the Grantor's North property line;

Thence, South 87° 40' 46" East, 13.61 feet along the Grantor's North property line to a railroad spike set in Hardin-Wapakoneta Road and passing for reference an iron pin found at 0.14 feet;

Thence, South 5° 54' 10" East, 647.13 feet with Hardin-Wapakoneta Road to a railroad spike set on the Grantor's South property line and also being the South line of said quarter section;

Thence, North 87° 09' 58" West, 110.95 feet with the Grantor's South property line and the South line of said quarter section to the place of beginning. Containing 0.915 acres more or less, all of which lies within the road right of way for Hardin-Wapakoneta Road.

Grantor acquired title to the above described tract by Deed Volume 227, Page 857, Shelby County, Ohio.

The above description was prepared by Thomas L. Coverstone, Ohio Registered Surveyor No. 7100 on December 30, 1992 based on a field survey made by same December 28, 1992 and recorded in Plat Volume 23, Page 411. The starting bearing for reference of North 2° 44' 55" East is assumed.

Property commonly known as: 8080 Hardin Wapakone, Sidney, OH 45365

Permanent Parcel Number: 48-18-17-300.006

Prior Deed Reference: OR Volume 227, Page 857  
OR Volume 2115, Page 446

**END OF LEGAL DESCRIPTION**

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