

EXHIBIT A

Situate in the State of Ohio, County of Muskingum, Township of Wayne, and bounded and described as follows:

Being part of Section 4, Township 12N, Range 13W, Congress Lands East of the Scioto River Survey and being all of a 0.54 acre tract of land, now or formerly conveyed to 1710 South River, LLC, by a deed recorded in Official Record 2597, Page 918 of the records of the Muskingum County Recorder's Office, more fully described as follows:

Commencing at a 1 inch diameter pipe found at the southwest corner of Lot #1 of Sandy Ridge Subdivision recorded in Plat Book 7, Page 54;

Thence South 03° 27' 25" West, a distance of 30.00 feet to a point on the centerline of Sharon Ave (State Route #146), and being the PLACE OF BEGINNING of the property herein described;

Thence South 88° 53' 40" East, a distance of 7.60 feet along said Sharon Avenue to the northeasterly corner of said 1710 South River property, and the northwesterly corner of a 0.22 acre tract of land, now or formerly conveyed to Paul Construction Company, Inc., by a deed recorded in Official Record 2375, Page 308 of the records of the Muskingum County Recorder's Office;

Thence South 03° 04' 25" West, a distance of 389.93 feet to a capped rebar set on the southeasterly corner of the subject property and the northerly line of a 4.67 acre tract of land, now or formerly conveyed to Paul Construction Company, Inc., by a deed recorded in Official Record 2265, Page 85 of the records of the Muskingum County Recorder's Office, leaving said Sharon Ave, along the easterly line of the subject property and the westerly line of a 0.22 acre tract of land, now or formerly conveyed to Paul Construction Company, Inc., by a deed recorded in Official Record 2375, Page 308 of the records of the Muskingum County Recorder's Office, passing a 5/8 inch rebar found bent at 35.39 feet, and a capped "Linn Engineering" 5/8 inch rebar found at 163.28 feet, on the northwesterly corner of a 0.31 acre tract of land, now or formerly conveyed to Paul Construction Company, Inc., by a deed recorded in Official Record 2375, Page 308 (exception) of the records of the Muskingum County Recorder's Office;

Thence North 89° 56' 30" West, a distance of 60.00 feet to a 3/4 inch pipe found bent on the southwest corner of the subject property and the northerly line of a 4.67 acre tract of land, now or formerly conveyed to Paul Construction Company, Inc., by a deed recorded in Official Record 2265, Page 85 of the records of the Muskingum County Recorder's Office;

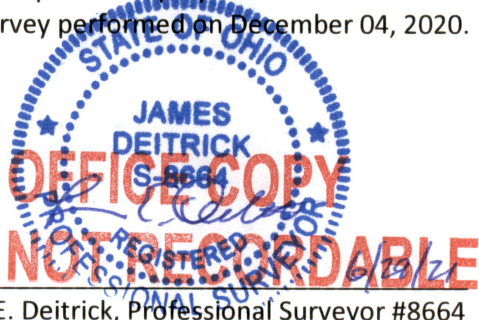
Thence North 03° 03' 45" East, a distance of 391.03 feet along the westerly line of the subject property and the easterly line of a 0.541 acre tract of land, now or formerly conveyed to Cody A and Maranda E Starnier, by a deed recorded in Official Record 2914, Page 488 of the records of the Muskingum County Recorder's Office, to the centerline of Sharon Avenue, passing a capped rebar set at 361.03 feet;

Thence South 88° 53' 10" East, a distance of 52.43 feet along the centerline of said Sharon Avenue, returning to the PLACE OF BEGINNING and containing 0.54 acres, of which 0.04 acres are within the road right of way of Sharon Avenue.

The above described area is all of Muskingum County Auditor's Permanent Parcel Number 73-03-08-34-000.

The basis of bearing in this description is based on the Ohio State Plane Coordinates, South Zone, NAD83(2011). "Capped rebar set" in this description refers to a 30 inch long x 5/8 inch diameter steel rebar set flush, capped with a pink plastic cap marked "UTI Boundary Monument."

The description was prepared in December 2020 by James E. Deitrick, P.S. No. 8664, and is based on a field survey performed on December 04, 2020.



DESCRIPTION
APPROVED

By:

Handwritten signature: A. E. 7/15/2021

James E. Deitrick, Professional Surveyor #8664