

# **EXHIBIT "A"**

## **LEGAL DESCRIPTION**

All the following real estate being more particularly described as follows:

Situated in the Northwest Quarter of Section Twenty-Nine (29), Town Nine (9) North, Range One (1) East, Jefferson Township, Village of New Paris, Preble County, Ohio, being Tract 1, 2 and 3, which includes Part of Lot 214, part of Out Lot 46 and part of Out Lot 47, described in Official Records Volume 277, Page 2482, in the office of the Preble County Recorder, and being more particularly described as follows:

Commencing at a 2 1/2 inch nail found at the southeast corner of said northwest quarter and in the intersection of Spring Street and DiFererico Drive;

thence North 00°29'36" East 1232.22 feet along the east line of said quarter and along Spring Street to a point;

thence North 89°57'05" West 20.00 feet to a point on the west line of Out Lot 47 and the northeast corner of an 8 rod x 4 rod tract described in Official Records Volume 197, Page 668 (part Out Lot 47), being the TRUE POINT OF BEGINNING for the tract herein described, witness a 1 inch iron pipe found West 0.45 feet;

thence North 89°57'05" West 133.98 feet to a 1 inch iron pipe found at the northwest corner of the 8 rod x 4 rod tract;

thence South 00°29'36" West 70.77 feet along the west line of said tract to a point, witness a wood post found West 0.6 feet and South 0.6 feet;

thence South 89°50'32" West 271.07 feet along the south line of Tract 3 to the southwest corner of Tract 3;

thence North 00°07'54" East 197.79 feet to a 1 inch iron pipe found at the northwest corner of Tract 3 and on the north line of Out Lot 47;

thence North 89°47'52" East 169.67 feet along the north line of Out Lot 47 to a 1 inch iron pipe found;

thence South 89°35'39" East 71.36 feet along Out Lot 47 to a wood corner post found;

thence North 00°53'53" East 68.14 feet along the west line of a 5.61 foot strip described in Tract and the west line of Lot 214 to a 1 inch iron pipe found at the southwest corner of a 4.305 foot strip described in Tract 1;

thence North 89°29'57" East 164.81 feet to a point on the east line of Lot 214 and at the southeast corner of said 4.305 foot strip, witness a 1 inch iron pipe found west 0.7 feet;

thence South 00°29'36" West 196.07 feet along the west line of Spring Street, the east line of Lot 214 and the east line of Out Lot 47 to the point of beginning, containing 1.883 acres, more or less, all area exclusive of road right-of-way, being subject to legal easements of record.

Bearings are based upon the east line of the northwest quarter (North 00°29'36" East) per prior survey. The above description was written and surveyed by James F. Stayton, Registered Surveyor #6739 from a survey plat made September 20, 2010. and revised September 25, 2018.

Property Address: 408 South Spring Street, New Paris, Ohio 45347

Parcel ID: G23001402400026000

Prior Deed Reference: Instrument #201800004974, Recorder's Office, Preble County, Ohio.