

Exhibit "A"

Land Description

Situated in the Township of Jefferson, County of Madison, State of Ohio, and being part of Virginia Military Survey Number 7876, being more particularly described as follows:

Being a part of a 2.272-acre tract of land (PID: 08-00959.000) described to West Jefferson Plumbing and Heating, Inc. Official Record 346, Page 2690 of the Recorder's Office, Madison County, Ohio.

Commencing at a found 1-inch diameter steel rebar in a monument box at the intersection of the centerline of right of way of Enterprise Parkway (60 feet wide per Plat B-374) with the centerline of right of way of U.S. Route 40 (135 feet wide per Ohio Department of Transportation Plans), also being the centerline of the westerly bound lanes of U.S. Route 40;

Thence leaving the said 1-inch diameter steel rebar, North 86 degrees 24 minutes 45 seconds East (N 86°24'45" E), along the centerline of right of way of U.S. Route 40, a distance of 760.57 feet (760.57') to a point at the northwesterly corner of the said 2.272-acre tract;

Thence leaving the centerline of right of way of said U.S. Route 40, South 03 degrees 35 minutes 15 seconds East (S 03°35'15" E), along the westerly property line of the said 2.272-acre tract, a distance of 54.16 feet (54.16') to a point in the centerline of the easterly bound lanes of U.S. Route 40, being the **Point of Beginning** of the tract herein described;

Thence leaving the westerly property line of the said 2.272-acre tract, North 86 degrees 23 minutes 56 seconds East (N 86°23'56" E), along the centerline of the easterly bound lands of U.S. Route 40, a distance of 200.00 feet (200.00') to a point on the westerly property line of a 5.681-acre tract of land described to Philemon H. Taylor in Deed Book 298, Page 25;

Thence leaving the said easterly bound lanes of U.S. Route 40, South 03 degrees 35 minutes 15 seconds East (S 03°35'15" E), along the westerly property line of the said 5.681-acre tract, passing over a set mag nail at a distance of 40.88 feet (40.88'), a total distance of 440.88 feet (440.88') to a set 5/8-inch diameter steel rebar w/ orange plastic cap inscribed "GHG LLC" at the southwest corner of the said 5.681-acre tract, also being on the northerly property line of a 169.024-acre tract of land described to M & E Family LLC in Official Record 111, Page 1964;

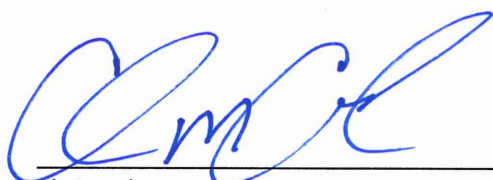
Thence leaving the southwest corner of the said 5.681-acre tract, South 86 degrees 24 minutes 45 seconds West (S 86°24'56" W), along the northerly property line of the said 169.024-acre tract, a distance of 200.00 feet (200.00') to a found 3/4-inch diameter steel pipe, bent to the southwest, at the southeasterly corner of a 2.272-acre tract of land described to West Jefferson Church of Christ in Deed Book 200, Page 137;

Thence leaving the northerly property line of the said 169.024-acre tract, North 03 degrees 35 minutes 15 seconds West (N 03°35'15" W), along the easterly property line of the said 2.272-acre tract of land, passing over a found 1-inch diameter steel pipe at a distance 400.84 feet (400.84'), a total distance of 440.84 feet (440.84') to the **Point of Beginning**, consisting of 2.024-acres (or 88,172 square feet), more or less.

The bearings are based on the centerline of right-of-way of U.S. Route 40 as being North 86 degrees 24 minutes 45 seconds East (N 86°24'45" E) as determined by a Global Positioning Survey utilizing the Ohio Department of Transportation Virtual Reference System as performed by the Gandee Heydinger Group in January of 2019. All other angles calculated from this bearing.

Surveyor Certificate:

I, Christopher M. Cook, Ohio Professional Land Surveyor No. 8424, hereby certify that the land description above was prepared under my direction based upon a field survey of the subject property, completed in January 2019, and as a result a survey plat was completed to accompany this description.



Christopher M. Cook, P.S.
Ohio Professional Surveyor No. 8424

5/14/2019

Date

