



EXHIBIT A  
DESCRIPTION

H.R.C. Property Development LLC  
0.225Acre Parcel

Situated VMS 6288, Village of Summerford, Summerford Township, Madison County, State of Ohio, and being all of Lot 84 and part of that Vacated Alley shown on Slide #552 in Journal 37, Page 603, dated August 7, 1978, of the Village of Summerford, as recorded Plat Book 2, Page 221 of the Plat Records, and as conveyed to H.R.C. Property Development, LLC, as recorded in Official Record Volume 402, Page 1419, all references are the Records of the Madison County Recorder, said parcel being further described as follows:

Commencing at Madison County Engineer Monument No. 02-011; Thence, South 83° 47' 05" East, 436.84 feet, to an iron pin set at the northeast corner of Lot 35 of said Village of Summerford, said point also being on the south line of Old US Highway 40 (80 feet in width),

Thence, South 02° 51' 37" West, 148.50 feet, along the east line of said Lot 35, and across an Alley (16.5 feet in width), to an iron pin set at the northeast corner of Lot 85, of said Village of Summerford, said point being the **True Point of Beginning** for the parcel herein described;

Thence, North 87° 11' 36" East, 74.31 feet, along the south line of said Alley, to an iron pin set at the centerline of a Vacated Alley (16.5 feet in width);

Thence, South 02° 51' 37" East, 132.00 feet, along the centerline of a Vacated Alley, passing an iron pin set at 59.00 feet, to a point on the south line of said Village of Summerford;

Thence, South 87° 11' 36" West, 74.31 feet, along the south line of said Lot 84, to an iron pin set at the southeast corner of said Lot 85;

Thence, North 02° 51' 37" West, 132.00 feet, along the east line of said Lot 85, passing an iron pin set at 68.71 feet, to the **True Point of Beginning**;

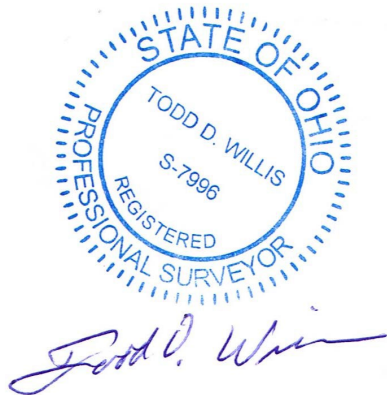
Containing 0.225 acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All iron pins set are 5/8" dia. x 30" long, rebar with Orange ID Cap, Stamped Willis S-7996

Bearings are based on the south line of Old US Highway 40 being North 87° 11' 36" East, Ohio State Plane Grid, South Zone NAD83(2011).

All of PN 24-00149.000

This Description is based on a survey made under the direct supervision of Todd D. Willis in April, 2025, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying



Date: 4-29-2025

EXHIBIT A  
DESCRIPTION

H.R.C. Property Development LLC  
0.200 Acre Parcel

Situated VMS 6288, Village of Summerford, Summerford Township, Madison County, State of Ohio, and being all of Lot 34 of the Village of Summerford, as recorded Plat Book 2, Page 221 of the Plat Records, and as conveyed to H.R.C. Property Development, LLC, as recorded in Official Record Volume 402, Page 1419, all references are the Records of the Madison County Recorder, said parcel being further described as follows:

Commencing at Madison County Engineer Monument No. 02-011; Thence, South  $83^{\circ} 47' 05''$  East, 436.84 feet, to an iron pin set at the northeast corner of Lot 35 of said Village of Summerford, said point also being on the south line of Old US Highway 40 (80 feet in width), said point being the **True Point of Beginning** for the parcel herein described;

Thence, North  $87^{\circ} 11' 36''$  East, 66.06 feet, along the south line of said Old US Highway 40, to an iron pin set at the northwest corner of an Alley (16.5 feet in width), said point also being the northeast corner of said Lot 34;

Thence, South  $02^{\circ} 51' 37''$  East, 132.00 feet, along the west line of said Alley, to an iron pin set on the north line of an Alley (16.5 feet in width), said point also being the southeast corner of said Lot 34;

Thence, South  $87^{\circ} 11' 36''$  West, 66.06 feet, along the north line of said Alley, to an iron pin set at the southeast corner of said Lot 35;

Thence, North  $02^{\circ} 51' 37''$  West, 132.00 feet, along the east line of said Lot 35, to the **True Point of Beginning**;

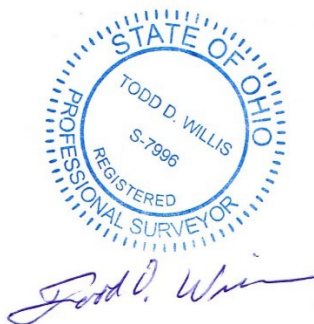
Containing 0.200 acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All iron pins set are 5/8" dia. x 30" long, rebar with Orange ID Cap, Stamped Willis S-7996

Bearings are based on the south line of Old US Highway 40 being North  $87^{\circ} 11' 36''$  East, Ohio State Plane Grid, South Zone NAD83(2011).

All of PN 24-00148.000

This Description is based on a survey made under the direct supervision of Todd D. Willis in April, 2025, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying



Date: 4-29-2025