

File No.: 25-33694

EXHIBIT A

The Land is described as follows:

Part of the East Half of the Southwest Quarter of Section 8, Township 20 North, Range 9 West of the Second Principal Meridian, in Warren County, Indiana, being the Subject Tract of a survey certified by Karl B. Rhoads, PS #LS22100009, on 09/12/2024 during project number 240394 by Deckard Surveying (all references to monuments and courses herein are as shown on the plat of said survey) described as follows: Beginning at the Southwest corner of said Half-Quarter, witnessed by an uncapped rebar lying 2.28 feet South and 1.22 feet West therefrom; thence North 00 degrees 05 minutes 27 seconds East (grid bearing based on InGCS "Warren" zone, NAD83 2011 Epoch 2010.00) along the West line of said Half-Quarter 370.24 feet to a magnetic spike with washer stamped "Deckard Firm #0044A"; thence leaving said West line and running South 89 degrees 30 minutes 04 seconds East 413.21 feet to a 5/8" X 24" rebar with a yellow cap stamped "Deckard Firm #0044A" (hereinafter referred to as "Deckard Rebar"); thence South 00 degrees 05 minutes 27 seconds West 370.24 feet to a Deckard Rebar on the South line of said Half-Quarter; thence North 89 degrees 30 minutes 04 seconds West along said South line 413.21 feet to the point of beginning, containing 3.512 acres, more or less. Situated in Warren County, Indiana.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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