

EXHIBIT "A"

A part of the Southeast quarter of Section 18, Township 4 south, Range 4 east, Harrison Township, Harrison County, Indiana and being a 2.619 acres, more or less, tract of ground shown on the Plat of an Original Survey by William P. McCarty (LS #20000231), Project #20-186A (dated January 2, 2021), (basis of bearing is Indiana State Plane Coordinate System, East Zone NAD 1893), all reference monuments and courses herein are as shown on said plat of survey, and more particularly described as follows: Commencing at the Northeast corner of the Southwest quarter of the Southeast quarter of Section 18, said point being marked by a mag nail found; thence with the quarter quarter line, North 88° 51' 54" west 417.75 feet to a mag nail set and THE TRUE POINT OF BEGINNING, thence South 00° 07' 02" east 210.00 feet to a 5/8" rebar set; thence South 64° 22' 02" west 301.44 feet to the center of State Highway #337; thence with the above mentioned centerline, North 32° 29' 53" west 415.22 feet to a mag nail found at the intersection of State Highway #337 and Pleasure Ridge Road; thence with the quarter quarter line and Pleasure Ridge Road, South 88° 51' 54" east 494.52 feet to the true point of beginning.

Containing 2.619 acres, more or less. (Known as Tract #1 on said survey)

Subject to any and all easements, agreements and restrictions of record that may apply to the above described real estate.