

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Situated in the County of Montgomery, in the State of Ohio and in the City of Union:

Being all of Lot Numbered 77 on the Plat known and designated as Springview Acres Plat, as recorded in Plat Book "00", Page 56, of the Plat Records of Montgomery County, Ohio, excepting therefrom the following described real estate;

Beginning at the northwest corner of said Lot Numbered 77;

Thence South 3 degrees, 1 minute West with the West line of said lot for a distance of 166.58 feet to the southwest corner thereof, thence in an easterly direction with the South lot line for a distance of 1.63 feet to a point;

Thence North 5 degrees, 28 minutes East for a distance of 166.42 feet to a point in the north lot line;

Thence in a westerly direction with the north lot line on a curve to the left, having a radius of 225 feet, for a distance of 8.55 feet to the place of beginning.

Subject to all covenants, conditions, reservations, restrictions, and easements of record, and further subject to all legal highways.

Permanent Parcel Number: M58 00104 0029

More commonly known as: 111 Charles Place, Union, OH 45322

Prior Deed: Instrument No. 10-034445