

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the County of Montgomery, State of Ohio and Township of Perry and in Section 24, Town 5, Range 4 East, and being bounded and described as follows:

Starting at an iron pin at the centerline intersection of Diamond Mill and Little Richmond Roads;

Thence South 89° 45' West along the centerline line of said Little Richmond Road a distance of 500 feet to a railroad spike, said spike being the point of beginning;

Thence South 89° 45' West along the centerline of said Little Richmond Road a distance of 318.70 feet to a railroad spike;

Thence North 3° 50' west parallel with the centerline of said Diamond Mill Road a distance of 174.00 feet to an iron pin;

Thence North 85° 45' East parallel with the centerline of said Little Richmond Road a distance of 318.70 feet to an iron pin;

Thence South 3° 50' East parallel with the centerline of said Diamond Mill Road a distance of 174.00 feet to the place of beginning, containing 1.273 acres, more or less.

Save and Except the following outsale:

Situated in the Southeast quarter of Section 24, Town 5, Range 4 East in Perry Township, Montgomery County, Ohio;

Being apart of a 1.279 Acre Tract as conveyed to Robert and Pauline H. Greene and recorded in Deed Book 2398, Page 448 of the Deed Records of Montgomery County, Ohio; and being more fully bounded and described as follows:

Commencing at an iron pin at the southeast corner of said Section 24, being also the intersection of the centerline of Little Richmond Road and the centerline of Diamond Mill Road, Thence South 89° 30' 00" West along the centerline of Little Richmond Road and the South line of said

Section 24 a distance of 499.92 feet to a railroad spike at the southeast corner of said 1.273 Acre Tract;

Thence Continuing South  $89^{\circ} 30' 0''$  West along the South line of said Section 24, thence centerline of Little Richmond Road and the South line of said 1.273 Acre Tract a distance of 173.63 feet to the point of beginning;

Thence continuing South  $89^{\circ} 30' 00''$  West along the South line of said Section 24, the centerline of Little Richmond Road, and the South line of said 1.273 Acre Tract a distance of 70.00 feet to a point, thence North  $0^{\circ} 30' 00''$  West a distance of 30.00 feet to an iron pin in the present Right of Way line of Little Richmond Road;

Thence continuing North  $0^{\circ} 30' 00''$  West along a new right of way line a distance of 10 feet to an iron pin;

Thence North  $89^{\circ} 30' 00''$  East along a new right of way line a distance of 70.00 feet to an iron pin;

Thence South  $0^{\circ} 30' 00''$  East a distance of 10.00 feet to an iron pin in the present right of way line of Little Richmond Road;

Thence continuing South  $0^{\circ} 30' 00''$  East a distance of 30.00 feet to the point of beginning.

Containing 0.064 acres, more or less, of which the present road occupies 0.048 acres, more or less. Subject to all legal highways, easements, restrictions and protective covenants of records.

Permanent Parcel Number: L53 02812 0037

More commonly known as: 10055 Little Richmond Road, Brookville, OH 45309

Prior Deed: OR 96-0763, Page C07 and OR 88-0486, Page D11