EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the County of Fayette in the State of Ohio: And in the Village of Jeffersonville: FIRST TRACT: Beginning at a stake in the line of Rocbuck Alley 15 feet from the center of the "D.T. and I. RR"; Thence with the line of said alley S. 47 deg. 30` W. 159 1/2 feet to the Northeast side of Maple Street; Thence with the line of said street S. 42 deg. 30` E. 66 feet to the Southwest corner of Lot No. 6; Thence with the line of said Lot No. 6 N 47 deg. 30` E. 159 1/2 feet to a stake 25 from the center of said Railroad 66 feet to the beginning, containing 3867 square poles, being Lot No. 5 in the Bendel and Rocbuck`s Addition to the Village of Jeffersonville.

SECOND TRACT: Beginning at a stake Northeast corner to Lot No. 5; Thence S. 47 deg. 30`W. 159 1/2 feet to a stake S.E. corner to Lot No. 5 on the Northeast side of Maple Street; Thence with the line of Maple Street S. 42 deg. 30` E. 66 feet to a stake in the Northwest side of an alley; Thence with the line of said alley N. 47 deg. 30` E. 159 feet to a stake 25 feet from the center of the S. S. Railroad; Thence with the course of said Railroad 66 feet to the beginning, containing 38.61 square poles, being Lot No. 6 in the Bendel and Rocbuck`s Addition to the Village of Jeffersonville, EXCEPTING from Lot No. 6 forty-four feet by 159 1/2 feet next to the alley heretofore conveyed by William R. Spengler and Gertrude L. Spengler, husband and wife, to Cora E. Ferree by deed dated November 2, 1926 and recorded in Vol. 52 Page 154 of the Deed Records of Fayette County, Ohio. reference to which is hereby made for a more particular description of the excepted portion. Both tracts being the same premises conveyed by William R. Spengler and Gertrude L. Spengler to Rachel Benton by deed dated February 15, 1944 recorded in Vol 72 Page 308, Deed Records of Fayette County, Ohio.

Permanent Parcel Number: 080-009-0-03-530-00
More commonly known as: 30 Maple Street, Jeffersonville, OH 43128
Prior Deed: OR Book 196, Page 2034.