

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Description of Land

Situated and being in the Township of Elizabeth, County of Miami, and State of Ohio: Being a part of the north half of Section 13, Town 2, Range 10; also being a part of a 205.738 Acre tract conveyed to Countrytyme Lebanon Ltd. (DB 756, Page 479 and 481) of the Official Records of Miami

County and further described as follows: Beginning at a Railroad Spike (found) at the northwest corner of said Section 13 and being the intersection of Tipp Elizabeth Road (40' R/W) and Gearhart Road (40' R/W); Thence with the centerline of said Tipp Elizabeth Road and being the north line of said Section S 85°40'28" E 2632.50 feet to a Mag nail (SET) being the Real Point of Beginning for the herein described Tract; Thence continuing along said north Section line and the centerline of said Tipp Elizabeth Road S 85°40'25" E 28.92 feet to a PK nail (found) at the half of said Section 13; Thence continuing along said north Section line and the centerline of said Tipp Elizabeth Road

S 85°00'00" E 221.13 feet to a Mag nail (SET); Thence with three new division lines 1. S 03°54'27" W 1797.45 feet, passing an Iron Pin (SET) at 44.15 feet, to an Iron Pin (SET); thence 2. N 85°40'28" W 250.01 feet to an Iron Pin (SET); Thence 3. N 03°54'27" E 1800.05 feet, passing an Iron Pin (SET) at 1745.32 feet, to the beginning containing 10.324 Acres, subject to a 20 feet Drainage Easement as follows:

Beginning at a Railroad Spike (found) at the northwest corner of said Section 13 and being the intersection of Tipp Elizabeth Road (40' R/W) and Gearhart Road (40' R/W); Thence with the centerline of said Tipp Elizabeth Road and being the north line of said Section S 85°40'28" E 1192.59 feet to a point being the Real Point of Beginning for the herein described centerline of a 20 feet Drainage Easement; Thence with the centerline of said 20 feet Drainage Easement being 10 feet on each side for the next Eleven calls 1. S 59°40'49" E 360.18 feet to a point; thence 2. S 85°55'17" E 143.98 feet to a point; thence 3. N 68°10'55" E 160.54 feet to a point; thence 4. S 85°59'42" E 92.34 feet to a point; thence 5. S 64°00'13" E 143.63 feet to a point; thence 6. S 34°45'48" E 62.69 feet to a point; thence 7. N 63°24'05" E 111.02 feet to a point; thence 8. N 33°38'42" E 82.44 feet to a point; thence 9. S 79°27'57" E 138.65 feet to a point; thence 10. S 86°43'58" E 473.54 feet to a point; thence 11. N 10°22'00" E 65.92 feet to the terminus containing 0.839 Acre. "Iron pin (SET)" designates a 5/8" x 30" reinforcement rod with a plastic ID cap labeled "Blankenship and Associates".

Permanent Parcel Number: E9-008820

More commonly known as: 0 Tipp Eliz Road, Troy, OH 45373

Prior Deed: Volume 765, Page 7.