

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the County of Montgomery, in the State of Ohio and in the Township of Perry:
Situating in the Northeast Quarter of Section 27, Town 5, Range 4 East, Perry Township,
Montgomery County, Ohio:

Beginning at a railroad spike in the North Line of said Section 27 in the centerline of Little Richmond Road, said point of beginning being North 88° 45' East, 325.0 feet from the Northwest corner of said Bowser 13 acre tract, said point of beginning also being the Northeast corner of the 6.44 acre tract conveyed to Jack L. and Lorraine Y. Rutan by deed recorded in Microfiche No. 744 26D04 of the deed records of said Montgomery County;

Thence with the East line of said Rutan 6.44 acre tract, passing an iron pipe at 30.00 feet South 0° 49' East, 862 feet to an iron pipe in the South line of said Bowser 13 acre tract;

Thence with the South line of said Bowser tract North 88° 45' East 333.0 feet to an iron pipe at the Southeast corner of the said Bowser tract, said iron pipe also being the Southwest corner of the tract of land conveyed to Florence Newbauer by deed recorded in Deed 2190, Page 383 of the deed records of said Montgomery County;

Thence with the East line of said Bowser tract and an iron pipe at the Southeast corner of the 0.838 acre tract conveyed to Richard D. and Peggy A. Garver by deed recorded in Deed Book 2502, Page 282 of the deed records of said Montgomery County, witness an iron pin, North 5.5 feet;

Thence with the South line of said Gaver tract, South 88° West 45', 125.0 feet to an iron pipe at the Southwest corner of said Gaver tract;

Thence with the West line of said Gaver tract passing iron pins at 4.4 feet and 272.56 feet and passing an iron pipe at 262.00 feet, North 0° 49' West, 292.00 feet to a railroad spike in the North line of said Section 27 and in the centerline of said Little Richmond Road;

Thence with the North line of said Section 27 and the North line of said Bowser 13 acre tract, South 88° 45' West, 208.00 feet to the place of beginning containing 5.75 acres of land more or less subject to all legal highways, easements and conditions of record.

Prepared from and based on a survey by Robert L. Hough, P.S. February 1975.

NOTE: PER THE MONTGOMERY COUNTY ENGINEER'S TAX MAP DEPARTMENT, THE LEGAL DESCRIPTION IS INSUFFICIENT AND A NEW SURVEY IS REQUIRED PRIOR TO NEXT TRANSFER.

Permanent Parcel No.: L53 02903 0007

Property Address: 12430 Little Richmond Road, Brookville, OH 45309

Prior Deed References: Deed Book 92-0348, Page B08