

EXHIBIT "A"

LEGAL DESCRIPTION

Situate in the County of Montgomery, State of Ohio, and Township of Miami;

Being in Section 11, Town 2, Range 5, MRS, and being a part of the 160 acre tract as described in Deed Book 1265, Page 524 of the deed records of said County, and being more particularly bounded and described as follow:

Beginning at an iron pin in the south line of Section 11 and bearing North 89 deg 19' West 435.6 feet distant from the southeast corner of said section;

Thence continuing with the south line of Section 11, North 89 deg 19' West for a distance of 100 feet to a point; Thence North 1 deg 44' West for a distance of 672.26 feet to a point;

Thence parallel with and 50 feet distant from the south line of a 5.5 acre tract as described in Deed Book 1531, Page 364, of the deed records of said County;

South 88 deg 51' East for a distance of 100 feet to an iron pin; Said point bears North 88 deg 51' West 435.60 feet from the east line of Section 11;

Thence parallel with and 435.6 feet distant from the east line of Section 11;
South 1 deg 44' East for a distance of 671.45 feet to the place of beginning, containing 1.54 Acres, more or less, subject to all easements and conditions of record.

The Grantor reserves to the Grantee the right of ingress and egress, over a 50 foot strip reserved by the Grantor for road purposes, described as follows:

Beginning at the Northwest corner of the herein described tract;

Thence North 1 deg 44' West for a distance of 50 feet; Thence South 88 deg 51' East for a distance of 535.60 feet to the centerline of Washington Church Road;

Thence South 1 deg 44' East for a distance of 50 feet; Thence North 88 deg 51' West for a distance of 535.60 feet to the place of beginning.

Permanent Parcel Number: K45 02603 0032

More commonly known as: 9923 Washington Church Road, Miamisburg, OH 45342

Prior Deed: Instrument No. 2009-00071410