

EXHIBIT A

Property Address: 4864 West Wenger Road, Clayton, OH 45315
Parcel #: M60-03109-0062

Situated in the State of Ohio, City of Clayton, County of Montgomery:

Situate in the Northwest Quarter of Section 28, Town 5, Range 5 East, City of Clayton, Montgomery County, State of Ohio, and being the balance of land left on the 45 acre tract originally conveyed to George D. and Rosella Crooks, by deed recorded in Deed Book 661, Page 193, of the Montgomery County Deed Records, and being more fully bounded and described as follows:

Beginning at an iron pin in the centerline of Wenger Road and in the North line of said Section 28, at the Northwest corner of 31.9 acre tract previously conveyed by said Crooks to C. Robert and Thebma J. Bliser by deed recorded in Deed Book 2112, Page 540, of the Montgomery County Deed Records, said beginning point being North 88 degrees 30 minutes East 838.0 feet from a railroad spike at the northwest corner of said Section 28,

Thence with the West line of said Bliser 31.9 acre tract, South 2 degrees 14 minutes 35 seconds East, 742.89 feet to an iron pin at the Southwest corner thereof, and in the South line of said Crooks 45 acre tract,

Thence with the South line of said Crooks 45 acre tract South 88 degrees 40 minutes 56 seconds West, 364.02 feet to an iron pin at the Southeast corner of the 2.049 acre tract previously conveyed by said Crooks to Eugene W. and Deloris K. Robbins by Deed recorded in Deed Book 1955, page 371, of the Montgomery County Deed Records.

Thence with the East line of said Robbins 2.049 acre tract, North 02 degrees 14 minutes 35 seconds West 241.73 feet to an iron pin at the Southwest corner of the 1.315 acre tract conveyed to Ronald R. and Carol A. Witherspoon by Deed recorded in Deed Book 2410, Page 309 of the Montgomery County Deed Records.

Thence with the South line of said Witherspoon 1.315 acre tract and continuing with the South line of the 1.515 acre tract conveyed to Paul E. and Ruth V. Crooks by Deed recorded in Deed Book 2173, Page 236, of the Montgomery County Deed Records, North 88 degrees 30 minutes East, 261.0 feet to an iron pin at the Southeast corner thereof,

Thence with the East line of said Crooks 1.515 acre tract, North 2 degrees 14 minutes 35 seconds West 300.00 feet to an iron pin at the Northwest corner thereof, in the centerline of said Wenger Road, and in the North line of said Section 28,

Thence with the centerline of said Wenger Road and with the North line of said Section 28, North 88 degrees 30 minutes East, 100.0 feet to the place of beginning, containing 3.172 acres more or less.