

Legal Description

Exhibit A

Situated in the Village of Germantown and Township of German, County of Montgomery, State of Ohio

Situate in Section 12, Town 3, Range 4, E., Village of Germantown and German Township, Montgomery County, Ohio, and being part of a 20.568 acre tract of land conveyed to Lee M. and Joyce A. Emert by deed recorded in I.R. Deed # 05-049351 of the Montgomery County Deed Records; said tract also being Lot #1808 of the Village of Germantown and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of Little Twin Road and the North line of Section 12; said spike also being at the Northeast corner of a 4.7786 acre tract of land conveyed to Neal J. and Cheryl E. Barkalow by deed recorded in M.F. # 91-164A08 of the Montgomery County Deed Records;

Thence S 12 $\overline{1}$ 28' 17" E with the centerline of Little Twin Road and said Barkalow North line for a distance of 536.14 feet to a PK nail set at the intersection of the centerlines of Diamond Mill Road and Little Twin Road;

Thence S 12 $\overline{1}$ 05' 16" E with the centerline of Diamond Mill Road for a distance of 316.26 feet to a PK nail set at the true place of beginning for the herein described tract;

Thence from said true place of beginning, continuing with the centerline of Diamond Mill Road, S 12 $\overline{1}$ 05' 16" E for a distance of 469.43 feet to a PK nail set at the Northeast corner of a 4.63 acre tract of land conveyed to Dayton Power & Light Company by deed recorded in Deed Book 2404, Page 382 of the Montgomery County Deed Records;

Thence S 81 $\overline{1}$ 31' 38" W with said Dayton Power & Light North line and its extension for a distance of 966.96 feet (passing an iron pin set at 30.06 feet on the West right-of-way of Diamond-Mill Road) to an iron pin set on the East line of a 23.998 acre tract of land conveyed to Weidle Sand & Gravel Inc. by deed recorded in M.F. # 84-175E03 of the Montgomery County Deed Records;

Thence N 3 $\overline{1}$ 12' 36" W with said Weidle East line for a distance of 530.48 feet to an iron pin set;

Thence N 85 $\overline{-}$ 22' 24" E with a new division line for a distance of 890.71 feet (passing an iron pin set at 860.45 feet on the West right-of-way of Diamond Mill Road) to the true place of beginning, containing 10.622 acres (10.298 acres in the Village of Germantown, 0.324 acres in German Township), more or less, subject however to all highways, easements, and restrictions of record.

The above legal description is the result of a field survey, August, 2007, by John T. Burkhardt, Professional Land Surveyor No. 6487. All iron pins set are 5/8" x 30" rebar capped "JTB S-6487". As filed in the Montgomery County Engineer's Record of Land Surveys Volume 2007, Page 0359.

Basis of Bearing: North property line / Section line per M.F. # 91-164.A08 (bearing N 85° 30' 35" E)

Parcel Number: D13 00210 0009

Street Address: 6861 Diamond Mill Road, Germantown, OH 45327