

**Exhibit A**  
**Legal Description**

SITUATED IN THE TOWNSHIP OF PERRY, COUNTY OF MONTGOMERY, STATE OF OHIO

AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION THIRTY-SIX (36), TOWN FIVE (5), RANGE FOUR (4) EAST, ETC., AND BEGINNING AT A POINT IN THE EAST SECTION LINE, SAID POINT BEING 3227.26 FEET SOUTH OF A STONE AT THE NORTHEAST CORNER OF SAID SECTION; SAID POINT ALSO BEING 344 FEET NORTH FROM THE SOUTHEAST CORNER OF THE 95.41 ACRE TRACT OWNED FORMERLY BY CORA B. COPP (DEED VOLUME 599, PAGE 266);

THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID 95.41 ACRE TRACT A DISTANCE OF 385 FEET TO A POINT;

THENCE NORTHEASTWARDLY A DISTANCE OF 90 FEET TO A POINT;

THENCE EAST AND PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 355 FEET TO A POINT IN SAID SECTION LINE;

THENCE SOUTH WITH SAID SECTION LINE A DISTANCE OF 85 FEET TO THE PLACE OF BEGINNING, CONTAINING .70 ACRE, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD AND ALL ZONING AND LEGAL HIGHWAYS.

PROPERTY ADDRESS: 359 N. DIAMOND MILL RD., NEW LEBANON, OH 45345  
PARCEL NO.: L53 02912 0033