

Exhibit A
Legal Description

SITUATED IN THE VILLAGE OF PHILLIPSBURG, COUNTY OF MONTGOMERY, STATE OF OHIO

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6, RANGE 4 EAST, AND COMMENCING AT A POINT 30 FEET NORTH OF A STONE IN THE CENTER OF THE PHILLIPSBURG AND WEST BALTIMORE PIKE;

RUNNING THENCE NORTH ALONG THE SECTION LINE 129 FEET TO A STAKE;

THENCE EAST 78 FEET TO A STAKE;

THENCE SOUTH 129 FEET TO A STAKE;

THENCE WEST 78 FEET TO THE PLACE OF BEGINNING, CONTAINING 23/100 ACRE, MORE OR LESS.

ALSO THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATE IN THE TOWNSHIP OF CLAY, COUNTY OF MONTGOMERY AND STATE OF OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 6, RANGE 4 EAST, AND COMMENCING AT A POINT 30 FEET NORTH OF THE CENTER OF THE PHILLIPSBURG AND WEST BALTIMORE PIKE IN THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 23/100 ACRE TRACT;

RUNNING THENCE NORTH 129 FEET TO A STAKE;

THENCE EAST 19.9 FEET TO A STAKE;

THENCE SOUTH 129 FEET TO A STAKE;

THENCE WEST 19.9 FEET TO THE PLACE OF BEGINNING, CONTAINING 059/1000 ACRE, MORE OR LESS.

THE TOTAL REAL ESTATE CONVEYED HEREIN CONTAINS 0.290 ACRE, MORE OR LESS.
PROPERTY ADDRESS: 76 W MAIN ST., PHILLIPSBURG, OH 45354
PARCEL NO.: C08 00115 0001