

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Montgomery, City of Clayton, and being within Section 34, Town 5, Range 5 East, and as shown by survey performed by M.L. Oxner, Registered Surveyor No. 6209, dated April 1989 and recorded as Survey Reference No. 89-51 of the Montgomery County Engineer's Record of Land Surveys, bounded and described as follows:

Commencing at an iron pin found which marks the Southwest corner of Section 34,

Thence with the South line of Section 34 and Westbrook Road South 89 degrees 47 minutes 20 seconds East 3096.28 feet to a railroad spike set which marks the southwest corner and true point of beginning of the hereinafter described parcel.

Thence North 00 degrees 16 minutes 09 seconds East, passing an iron pin found at 13.66 feet, and iron pin set at 20.00 feet in all, 175.71 feet to an iron pin set;

Thence North 41 degrees 34 minutes 23 seconds East 155.16 feet to an iron pin set on the right-of-way line of State Route 49 (aka Salem Pike);

Thence with said right-of-way line South 50 degrees 43 minutes 42 seconds East 56.74 feet to a PK nail set in the centerline of a concrete driveway;

Thence South 22 degrees 50 minutes 42 seconds West, passing an iron pin set at 256.14 feet, in all 277.81 feet to a railroad spike set in Westbrook Road and south line of Section 34 North 89 degrees 47 minutes 40 seconds West 39.86 feet returning to the true point of beginning, containing 0.5138 acres, more or less, of which 0.0202 acres being within the right-of-way of West Brook Road.

Permanent Parcel Number: M60103208-0022

More commonly known as: 6074 Salem Pike, Clayton, OH 45315

Prior Deed: Instrument #09-005342 & Book 93-0715, Page A03