

# **Exhibit A**

## **Legal Description**

Situate in the City of Miamisburg, County of Montgomery and State of Ohio, in Section 30, Town 2, Range 5, M.R.S., being part of City Lot #3631 (3.0 acres) which was conveyed to Thomas P. Croskey by deed recorded in Microfiche No. 00-304-B06, said part Lot #3631 (0.364 acres) being more fully bounded and described as follows: Beginning at a one-inch (1) iron rod (found) at the intersection of the South line of Lot #3631 with the East line of Somerset Drive, said point of beginning also; 1) located in the North line of the Oak Knoll Plat, Section 2, as recorded in Plat Book #86, Page 24, 2) located at the northwest corner of City Lot #4102; Thence, along the South line of Part Lot #3631, along the North line of Lot #4102, and along the North line of said Oak Knoll Plat, Section 2, N. 83 degrees 32 40 E., a distance of 324.23 feet to a one-half inch (1/2) iron pipe (set), said iron pipe being the true point of beginning and the southwest corner of the 0.364 acre tract herein described, said true point of beginning being witnessed by one-half inch (1/2) iron pipe (found) at the northwest corner of City Lot #4000, bearing N. 88 degrees 32 40 E., a distance of 17.50 feet; Thence, along a new division line, N. 03 degrees 32 49 W., a distance of 77.42 feet to a one-half inch (1/2) iron pipe (set), said iron pipe being the northwest corner of the 0.364 acre tract herein described; Thence, along a new division line, N. 88 degrees 34 38 E., a distance of 183.40 feet to a one-half inch (1/2) iron pipe (set) located in the Westerly right-of-way line of South Linden Avenue, said one-half inch (1/2) iron pipe being the northeast corner of said 0.384 acre tract herein described and said westerly right-of-way line being 35.00 feet (measured perpendicularly) from the centerline of South Linden Avenue (width of right-of-way varies); Thence along said Westerly right-of-way line of South Linden Avenue, and parallel to the Centerline of South Linden Avenue, S. 32 degrees 18 28 E., a distance of 90.00 feet to a one-half (1/2) iron pipe (set), said iron pipe being the Southeast corner of the 0.364 acre tract herein described, and said iron pipe being witnessed by a one and one-half (1 1/2) long masonry nail (set) in the centerline of South Linden Avenue, bearing N. 88 degrees 32 40 E., a distance of 40.77 feet, said iron pipe being also located in the South line of said Part Lot #3631, and the North line of said Oak Knoll Plat, Section One, as recorded in Plat Book #83, Page 49; Thence along the south line of said Plat Lot #3631, along the north line of said Oak Knoll Plat, Section One, and along the North line of Lots 4002, 4001, 4000 and 4102, S. 88 degrees 32 40 W., a distance of 226.73 feet to the true point of beginning, containing 0.364 acres. Above description based on a field survey by the undersigned made in February and March 2001. the basis of the bearings obtained from Oak Knoll Plat, Section One, as recorded in Plat Book #83, Page 49 which shows the North line of the plat having a bearing of N. 88 degrees 32 48 E.

Permanent Parcel Number(s): K46 00614 0086

Premises commonly known as: 975 South Linden Ave, Miamisburg, OH 45342

**END OF LEGAL DESCRIPTION**