

Exhibit A
Legal Description

SITUATED IN THE CITY OF VANDALIA, COUNTY OF MONTGOMERY AND STATE OF OHIO

BEING LOT NUMBER SIXTY ONE (61) EAST VANDALIA HEIGHTS PLAT, SECTION 3, AS RECORDED IN PLAT BOOK RR, PAGE 47 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO. EXCEPTING THEREFROM

SITUATE IN SECTION 15, TOWN 3, RANGE 6 EAST, FIRST MERIDIAN., CITY OF VANDALIA, COUNTY OF MONTGOMERY, STATE OF OHIO, BEING PART OF LOT 61 OF THE EAST VANDALIA HEIGHTS PLAT SECTION THREE, AS RECORDED IN PLAT BOOK RR, PAGE 47 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO AND BEING A DEDICATION OF ROADWAY RIGHT OF WAY ALONG BROWN SCHOOL ROAD, SAID BROWN SCHOOL ROAD AND ALL HEREINAFTER DESCRIBED STATIONING AND OFFSET DISTANCES BEING DEFINED BY A CENTERLINE PLAT PREPARED BY HLS SURVEYORS & ENGINEERS IN APRIL 2004, FILED AS SUR 2004-0180 OF THE MONTGOMERY COUNTY ENGINEER'S SURVEY RECORDS, SAID PART LOT 61 CONTAINING 0.0089 ACRES AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A CHISELED "X" (SET) IN CONCRETE AT THE SOUTHEASTERLY CORNER OF SAID LOT 61, SAID CHISELED "X"

LYING IN THE EXISTING WESTERLY RIGHT OF WAY OF BROWN SCHOOL ROAD, SAID CHISELED "X" ALSO LYING AT STATION 29+33.42 AND 30.00 FEET LEFT OF THE EASTERLY LINE OF SECTION 15, THE CENTERLINE OF SURVEY, AND THE CENTERLINE OF CONSTRUCTION, AS DELINEATED IN SAID BROWN SCHOOL ROAD CENTERLINE PLAT, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED 0.0089 ACRE TRACT;

THENCE, WITH THE SOUTHERLY LINE OF SAID LOT 61, SOUTH 85 DEGREES 51 MINUTES 50 SECONDS WEST, A DISTANCE OF 5.69 FEET TO A 5/8" REBAR (SET), SAID REBAR LYING IN THE PROPOSED WESTERLY RIGHT OF WAY OF BROWN SCHOOL ROAD, SAID POINT ALSO LYING AT STATION 29+33.42 AND 35.69 FEET LEFT;

THENCE, WITH THE PROPOSED WESTERLY RIGHT OF WAY OF BROWN SCHOOL ROAD, NORTH 05 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 15.41 FEET TO A 5/8" REBAR (SET), SAID REBAR LYING AT STATION 29+48.59 AND 33.00 FEET LEFT;

THENCE, WITH THE PROPOSED WESTERLY RIGHT OF WAY OF BROWN SCHOOL ROAD, NORTH 04 DEGREES 04 MINUTES 10 SECONDS WEST, A DISTANCE OF 110.34 FEET TO A 5/8" REBAR (SET), SAID REBAR LYING IN THE NORTHERLY LINE OF SAID LOT 61, SAID POINT ALSO LYING IN THE SOUTHERLY RIGHT OF WAY OF LARRY AVENUE, SAID POINT ALSO LYING AT STATION 30+58.93 AND 33.00 FEET LEFT;

THENCE, WITH THE SOUTHERLY RIGHT OF WAY OF LARRY AVENUE AND WITH THE EXISTING WESTERLY RIGHT OF WAY OF BROWN SCHOOL ROAD, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 31 DEGREES 47 MINUTES 18 SECONDS, ARC LENGTH OF 11.10 FEET, A CHORD BEARING OF SOUTH 19

DEGREES 57 MINUTES

49 SECONDS EAST AND A CHORD DISTANCE OF 10.95 FEET TO A CHISELED "X" (SET) IN CONCRETE, SAID CHISELED "X" LYING AT STATION 30+48.40 AND 30.00 FEET LEFT;

THENCE, WITH THE EXISTING WESTERLY RIGHT OF WAY BROWN SCHOOL ROAD, SOUTH 04 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF 114.98 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.0089 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

BASIS OF BEARINGS ESTABLISHED AS NORTH 04 DEGREES 04 MINUTES 10 SECONDS WEST ALONG THE EASTERLY LINE OF NORTH BROWN SCHOOL ROAD, AS DELINEATED ON A PLAT OF SURVEY BY BCR LAND SURVEYING COMPANY, AS FILED AS SUR 2001-530 OF THE MONTGOMERY COUNTY ENGINEER'S SURVEY RECORDS. ALL 5/8" REBAR (SET) ARE 5/8" X 30" REBAR

WITH A YELLOW PLASTIC CAP STAMPED "D. REYNOLDS PS 8126".

THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, DAVID M. REYNOLDS, DATED MARCH 2004.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED HEREIN ARE PROVIDED SOLELY FOR INFORMATION PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS.

Parcel Number: B02 00304 0001

Property Address: 117 South Brown School Road, Vandalia, OH 45377