

## **EXHIBIT A-LEGAL DESCRIPTION**

SITUATE IN THE COUNTY OF MONTGOMERY AND STATE OF OHIO AND BEING A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN SECTION 15, TOWN 2, RANGE 7, M.R.S., IN THE COUNTY OF MONTGOMERY, IN THE CITY OF RIVERSIDE AND IN THE STATE OF OHIO: BEING PART OF THE 3/349 ACRE TRACT CONVEYED TO ELIZABETH E. SHORT BY DEED RECORDED IN DEED BOOK 1973, PAGE 574 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO AND BEING A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING FOR REFERENCE AT THE INTERSECTION OF THE CENTERLINES OF LINDEN AVENUE AND TULIP LANE, SAID INTERSECTION BEING CENTERLINE STATION 7+73.55 OF LINDEN AVENUE AND 30+00 OF TULIP LANE AS SHOWN ON THE OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAN FOR U.S. ROUTE 35 (LIMITED ACCESS);

THENCE FROM SAID STARTING POINT N. 67 DEG. 41'40" W. WITH THE CENTERLINE OF LINDEN AVENUE A DISTANCE OF 50.31 FEET TO A POINT BEING THE SOUTHWARD EXTENSION OF THE WEST LINE OF SAID SHORT TRACT;

THENCE N. 02 DEG. 24'04" E. WITH SAID WESTWARD EXTENSION AND THE WEST LINE OF SHORT TRACT A DISTANCE OF 42.54 FEET TO THE INTERSECTION OF SAID LINE AND THE NORTH RIGHT-OF-WAY LINE OF LINDEN AVENUE SAID POINT BEING 40.00 FEET LEFT OF THE CENTERLINE STATION 7+08.75 OF LINDEN AVENUE; AND THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE FROM SAID TRUE POINT OF BEGINNING N. 02 DEG. 34'04" E. WITH THE EAST LINE OF THE LAND CONVEYED TO WILSON AND WILSON A DISTANCE OF 283.78 FEET TO THE INTERSECTION OF SAID LINE AND THE SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF U.S. ROUTE 35;

THENCE S. 49 DEG. 38'36" E. WITH THE SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF U.S. ROUTE 35 A DISTANCE OF 157.91 FEET TO AN ANGLE POINT;

THENCE S. 38 DEG. 59'38" E. CONTINUING WITH SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND THE SOUTH LINE OF RANGE "A" OF SAID ROUTE 35 A DISTANCE OF 132.12 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE S. 32 DEG. 41'43" E. CONTINUING WITH SAID SOUTH LINE A DISTANCE OF 70.05 FEET TO AN ANGLE POINT IN SAID LIMITED ACCESS RIGHT-OF-WAY LINE;

THENCE S. 17 DEG. 59'21" E. CONTINUING WITH SAID SOUTH LINE A DISTANCE OF 90.13 FEET TO AN ANGLE POINT IN SAID LIMITED ACCESS RIGHT-OF-WAY LINE;

THENCE 66 DEG. 13'17" W. WITH A WEST LINE OF SAID LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID RAMP "A" A DISTANCE OF 63.20 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LINDEN AVENUE;

THENCE N. 67 DEG. 41'40" W. WITH THE NORTH RIGHT-OF-WAY LINE OF LINDEN AVENUE (PARALLEL WITH AND 40.00 FEET NORTH OF THE CENTERLINE OF SAID ROAD) A DISTANCE OF 241.25 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.296 ACRES OF LAND.

SUBJECT TO ALL LEGAL CONDITIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN INSTRUMENT NO. 20-107435 OF THE MONTGOMERY COUNTY, OHIO RECORDS.

Parcel #: 1394-15-6-7