

Exhibit A

Legal Description

Situate in the Township of Jackson, County of Montgomery and State of Ohio, in Section 23, Town 4, Range 4, E., and being part of an 8.978 acre tract of land conveyed to Paul E. and Ramona L. Heflin by deed recorded in Deed Book 2407, Page 414 of the Montgomery County Deed Records; said tract being more particularly described as follows: Beginning at a railroad spike found at the intersection of the centerlines of Dayton-Farmersville Road (60' right-of-way) and Clayton Road (60' right-of-way); thence N. 60° 26' 17' E. with said centerline of Dayton-Farmersville Road for a distance of 1209.50 feet to a PK nail set at the southeast corner of a 4.00 acre tract of land conveyed to Robert A. and Deanna L. Fitzharris by deed recorded in I.R. Deed #03-081043 of the Montgomery County Deed Records said nail also being at the true place of beginning for the herein described tract; Thence from said true place of beginning, N. 0° 36' 50' E. with said Fitzharris east line for a distance of 720.21 feet (passing an iron pin set at 34.70 feet on the northwest right of way of Dayton-Farmersville Road) to an iron pin set; thence S. 90° 00' 00' E. with a new division line for a distance of 251.22 feet to an iron pin set on the west line of 79.049 acre tract of land (Exhibit 'B') conveyed to Judith Lynn Weller and Berneda L. Weller by deed recorded in MF#97-256 B06 of the Montgomery County Deed Records; thence S. 0° 36' 50' W. with said Weller west line for a distance of 576.84 feet (passing an iron pin set at 542.14 feet on the northwest right-of-way of Dayton-Farmersville Road) to a railroad spike found on the centerline of Dayton-Farmersville Road; thence S. 60° 26' 17' W. with said centerline for a distance of 290.58 feet to the true place of beginning, containing 3.740 acres, more or less. The above legal description is the result of a field survey, April 2004, by John T. Burkhardt, Professional Land Surveyor No. 5487. All iron pins set are 5/8' x 30' rebar capped 'JTB S-6487' Basis of Bearing: Centerline of Dayton-Farmersville road per Deed Book 2407, Page 414 (bearing S. 60° 26' 17' W).

Permanent Parcel Number(s): F22-01411-0049

Premises commonly known as: 11191 Dayton Farmersville Road, Farmersville, OH 45325

END OF LEGAL DESCRIPTION