

EXHIBIT A

DESCRIPTION OF THE LAND

Situated in the City of Trotwood, County of Montgomery, State of Ohio

TRACT 1:

SITUATE IN THE CITY OF TROTWOOD, COUNTY OF MONTGOMERY AND STATE OF OHIO, AND BEING LOT NUMBERED 52 OF THE ALBERTS FULL ACRE SUBDIVISION, AS RECORDED IN PLAT BOOK "J", PAGE 78 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO.

THIS PARCEL IS ALSO KNOWN OF RECORD AS:

SITUATE IN THE CITY OF TROTWOOD, IN THE COUNTY OF MONTGOMERY AND STATE OF OHIO. LOCATED IN SECTION 12, TOWN 4, RANGE 5 EAST, CITY OF TROTWOOD, COUNTY OF MONTGOMERY AND STATE OF OHIO AND BEING KNOWN AS LOT NUMBER 52 OF THE ALBERTS FULL ACRE SUBDIVISION AS RECORDED IN PLAT BOOK "J", PAGE 78 OF THE PLAT RECORDS OF SAID COUNTY AND BEING THE SAME TRACT OF LAND CONVEYED TO BARNABY'S, INC. BY DEED AND RECORDED IN DEED BOOK 2504, PAGE 351 OF THE DEED RECORDS OF SAID COUNTY, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWEST CORNER OF SAID LOT NUMBER 52, SAID IRON PIN BEING LOCATED S 49° 51' 27" E A DISTANCE OF 147.93 FEET FROM THE NORTHWEST CORNER OF LOT NUMBER 51 OF SAID PLAT; SAID CORNER BEING ALSO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SALEM AVENUE WITH THE EAST RIGHT-OF-WAY LINE OF FAIRGREEN DRIVE, THENCE S 49° 51' 27" E WITH THE NORTH LINE OF SAID LOT NUMBER 52 AND THE SOUTH RIGHT-OF-WAY LINE OF SALEM AVENUE, A DISTANCE OF 147.93 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF SAID LOT NUMBER 52, THENCE SOUTH 0° 00' 02" WEST WITH THE EAST LINE OF SAID LOT NUMBER 52, A DISTANCE OF 385.00 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER THEREOF, THENCE N 49° 51' 27" W WITH THE SOUTH LINE OF SAID LOT NUMBER 52 A DISTANCE OF 147.93 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER THEREOF, THENCE N 0° 00' 02" E WITH THE WEST LINE OF SAID LOT NUMBER 52, A DISTANCE OF 385 FEET TO THE PLACE OF BEGINNING, CONTAINING 21,883.28 SQUARE FEET OF LAND, MORE OR LESS.

PROPERTY ADDRESS: 4380 SALEM AVE.
PARCEL NO.: H33301004-0047

TRACT 2

TRACT 2:

SITUATE IN THE CITY OF TROTWOOD, COUNTY OF MONTGOMERY, AND STATE OF OHIO, AND BEING PART OF LOT NUMBERED 51 ON EMMA E. ALBERT'S FULL ACRE SUBDIVISION, AS RECORDED IN PLAT BOOK "J", PAGE 78 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO. THE PART OF SAID LOT HEREBY CONVEYED BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT RUNNING THENCE SOUTH WITH THE EAST

LINE OF SAID LOT, 196 FEET TO A CORNER; THENCE WEST, AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 56.666 FEET TO A CORNER; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 246 FEET TO THE NORTH LINE OF SAID LOT; THENCE SOUTHEASTWARDLY WITH THE NORTH LINE OF SAID LOT, 73.965 FEET TO THE NORTHEAST CORNER OF SAID LOT TO THE PLACE OF BEGINNING.

PROPERTY ADDRESS: 4388 SALEM AVE.
PARCEL NO.: H33301004-0046

TRACT 3

TRACT 3:

SITUATE IN THE TOWNSHIP OF MADISON, COUNTY OF MONTGOMERY AND STATE OF OHIO, AND BEING LOTS NUMBERED ONE (1), TWENTY-EIGHT (28), AND TWENTY-NINE (29) ON THE NORTH SALEM HEIGHTS PLAT AS RECORDED IN PLAT BOOK "U", PAGE 8 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO.

PROPERTY ADDRESS: 4421 SALEM AVE.

PARCEL NOS.: H33301005-0001, H33301005-0028, H33301005-0029

The property address and tax parcel identification number listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness.

Property Address: 4388, 4380, 4421 Salem Ave., Trotwood, OH 45416

Parcel No.: H33301004-0047 and H33301004-0046 and H33301005-0001 and H33301005-0028 and H33301005-0029