

EXHIBIT A

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Situate in the City of Miamisburg, County of Montgomery, State of Ohio and being part lot numbered 6279 and all lot numbered 6280 of the consecutive numbers of lots on the revised plat of the said City of Miamisburg, Ohio, located on Precision Court, Miamisburg, Ohio, and more fully described as follows:

Located in Section 18, Town 2, Range 5 MRS, City of Miamisburg, Montgomery County, State of Ohio and being part of City of Miamisburg Lot Number 6279 and all of City of Miamisburg Lot Number 6280 of Interstate Technical Park Section Three as recorded in Plat Book 145, Page 11 of the Plat Records of Montgomery County, Ohio as conveyed to F.K.M. Co. by the Deed recorded on Microfiche No. 86-76 D05 of the deed records of Montgomery County, Ohio and being more particularly described as follows:

Beginning at an iron pin found at the Northwest corner of said lot number 6280 said point also being the Southwest corner of City of Miamisburg Lot Number 6281 of said Interstate Technical Park and lying on the East right-of-way line of Precision Court; thence leaving the East right-of-way line of Precision Court along the South line of said lot number 6281 and the North line of said lot number 6280 North 90 degrees 00 minutes 00 seconds East 505.80 feet to an iron pin found at the Southeast corner of said lot number 6281 and the Northeast corner of said lot number 6280; thence along the East line of said lot number 6280 the following three courses: South 01 degrees 50 minutes 13 seconds West, 234.79 feet to an iron pin found; thence South 88 degrees 26 minutes 47 seconds East, 35.00 feet to iron pin found; thence South 01 degrees 50 minutes 13 seconds West, 150.16 feet to an iron pin found at the Southeast corner of said lot number 6280; thence along a South line of said lot number 6280 North 88 degrees 09 minutes 47 seconds West 168.59 feet to an iron pin found at an angle point in the South line of said lot number 6280; thence along the South line of said lot number 6280 and its extension, being the South line of said lot number 6279 South 83 degrees 50 minutes 13 seconds West, 452.99 feet to an iron pin set; thence leaving the South line of said lot number 6279 along a new division line North 00 degrees 00 minutes 00 seconds East 271.07 feet to the Northwest corner of said lot number 6279 and the Northeast corner of City of Miamisburg Lot Number 6278 of said Interstate Technical Park, said point also lying on the South right-of-way line of Precision Court; thence along the North line of said lot number 6279 and the South right-of-way line of Precision Court on a curve to the left with a radius of 60.00 feet, internal angle of 72 degrees 53 minutes 31 seconds (long chord bearing North 84 degrees 00 minutes 48 seconds East 71.29 feet) along the arc for 76.33 feet to an iron pin found at the Northeast corner of said lot number 6279 and a Southwest corner of said lot number 6280; thence continuing along the right-of-way line of Precision Court and the West line of said lot number 6280 the following two courses: on a curve to the left with a radius of 60.00 feet, internal angle of 47 degrees 34 minutes 02 seconds (long chord bearing North 23 degrees 47 minutes 01 seconds East 48.39 feet) along the arc for 49.81 feet to an iron pin set; thence North 00 degrees 00 minutes 00 seconds East, 106.14 feet to the point of beginning, containing 5.205 acres, more or less.

The above described tract of land is part of City of Miamisburg Lot Number 6279 and all of City of Miamisburg Lot Number 6280 as conveyed to F.K.M. Co. by the deed recorded on Microfiche No. 86-76 D05 in the deed records of Montgomery County, Ohio.

Basis of bearings Plat Book 145, Page 11 of the Plat Records of Montgomery County, Ohio.

Parcel Number: K46 01521 0003

Property Address: 680 Precision Court, Miamisburg, Ohio 45342