

Exhibit A

Legal Description

Parcel One: Situate in the City of Xenia, County of Greene and State of Ohio and being described as follows: Beginning at the Northwest corner being part of Out Lot 6 and the South right-of-way of East Third Street, thence with the South Right-of-Way line of East Third Street South Seventy-Nine degrees Four Minutes (79° 4') East for a distance of One Hundred Sixty and 00/100 (160.00) feet to the true point of beginning; Thence still with said right-of-way South Seventy-Nine degrees Four Minutes (79° 4') East for a distance of Ninety-Seven and 23/100 (97.23) feet; Thence south Nine Degrees Twenty-Six minutes (9° 26') West for a distance of Three Hundred Three and 05/100 (303.05) feet to a point on the right-of-way of Pennsylvania Railroad; Thence with said railroad right-of-way North Eighty-Four degrees twenty-two minutes (84° 22') West for a distance of Ninety-Six and 41/100 (96.41) feet; Thence North Nine degrees Fifteen minutes (9° 15') East for a distance of Three Hundred Eleven and 98/100 (311.98) feet to the true place of beginning, containing Zero and 6826/10000 (0.6826) Acres more or less; subject however, to all legal easements of records. Plat Cabinet 31, Pages 53A-53B in the Official Records of Greene County, Ohio. Parcel Two: Situate in the City of Xenia, County of Greene, and in the State of Ohio and being part of Out Lot 6 in the southeast quarter of said city; Beginning at an iron pin in the north line of the Penn Central R.R. and being a corner to Milford T. and D. Brown, 0.6826 acre tract and Loren F. Browder, et al; thence the line of said R.R. and Browder, North 85° 01' 40" West, 40.30 feet to an iron pin; thence North 8° 34' 26" East, 127.91 feet to an iron pin; Thence South 81° 28' 40" East, 40.11 feet to an iron pin in the line of said Brown; thence with Browns line South 8° 31' 20" West, 125.42 feet to the place of beginning and containing one hundred and seventeen thousandths (0.117) of an acre of land be it the same more or less. The above described tract being a part of the premises of Out Lot 6 as transferred to Loren F. Browder et al as recorded in Volume 549, Page 506 of the Deed Records of Greene County, Ohio. Plat Cabinet 31, Pages 53A-53B in the Official Records of Greene County, Ohio. A parcel of land consisting of two (2) lots commonly known as: 721 East Third Street, Xenia, Ohio 45385

Permanent Parcel Number(s): M40000200110022900 and M40000200110023300

Premises commonly known as: 721 East Third Street, Xenia, OH 45385

END OF LEGAL DESCRIPTION