

Exhibit A

Legal Description

Situated in Union Township, Miami County, Ohio, and being a part of the Northeast and Northwest Quarters of Section Nine (9), Town Six (6), Range Five (5), East, and as shown by survey filed in Volume No. Eighteen (18), on Plat No. Two Hundred (200), of the Miami County Engineer's Record of Land Surveys and being all of Tract No. Eleven (11) (0.981 Acres) and part of Tract No. Eighteen (18) (9.607 Acres), as shown by survey filed in Volume No. Fifteen (15), on Plat No. One Hundred One (101), of the Miami County Engineer's Record of Land Surveys, and being more particularly described as follows:

Starting at an iron pin in the Southwest corner of the Northwest Quarter of Section Nine (9), Town Six (6), Range Five (5) East;

thence North 89° and 00' East along the one-half (1/2) Section Line a distance of 2091.84 feet to a corner post;

thence North 0° 50' and 40' West a distance of 1114.68 feet to an iron pin and the point of beginning of the tract of land herein described;

thence North 0° 50' and 40' West a distance of 223.24 feet to a corner stone; thence North 89° 20' and 13' East a distance of 440.06 feet to an iron pin;

thence South 43° and 06' East a distance of 707.19 feet to an iron pin;

thence South 45° 46' and 40' West parallel to the center line of the Calumet Road a distance of 325.00 feet to an iron pin;

thence South 43° and 06' East a distance of 285.00 feet to an iron railroad spike in the center line of the Calumet Road; thence South 45° 46' and 40' West along the center line of the Calumet Road a distance of 150.00 feet to an iron railroad spike;

thence North 43° and 06' West a distance of 848.22 feet to an iron pin and the point of beginning, containing 10.588 acres of land in all and subject to all legal highways, easements and all restrictions of record.

The description for this tract of land is based on a survey made by Ralph T. Snider, Surveyor.

Permanent Parcel Number(s): L32-050700

Premises commonly known as: 3440 Calumet Rd, Ludlow Falls, OH 45339

END OF LEGAL DESCRIPTION