

Exhibit "A"
Legal Description

Situate in the Township of German, County of Montgomery and State of Ohio and in Section 24, Town 3, Range 4 East, being a part of the 2.524 acre tract as described in Deed Book 1833, Page 560 of the Deed Records of said County and being more particularly described as follows:

Beginning at a point in the half section line and in the center of the Middletown and Germantown Road, in the southwest corner of the 4 acre tract as described in Book 1833, Page 560 of the Deed Records of said County; thence with the southeasterly line of said 4 acre tract and with the center of the Middletown and Germantown Road, North 47 deg. 08 East for a distance of 28.41 feet to a point; thence continuing with said southeasterly line, North 34 deg. 47' East for a distance of 293.89 feet to a point; The beginning point of there herein described tract;

Thence with the east line of the 4 acre tract and with the Grantor's west line and with the east line of a .54 acre tract, as described in Deed Book 1825, Page 312, the .34 acre tract as described in Deed Book 1853, Page 605 and the .34 acre tract as described in Deed Book 1734, Page 265, North 3 deg. 11' West for a distance of 228.0 feet to an iron pin; thence with the east line of the .34 acre tract as described in Deed Book 1875, Page 158, North 15 deg. 05' West for a distance of 83.40 feet to an iron pin in the northeast corner of said .34 acre tract and in the south line of the 2.93 acre tract as described in Deed Book 1901, Page 688, (witness an iron pin bearing South 76 deg. 49' West, 193 feet distant); thence with the Grantors north line and with the south line of the 2.93 acre tract, North 76 deg. 49' East for a distance of 65 feet to a point; thence continuing with the south line of said 2.93 acre tract South 46 deg. 42' East for a distance of 20.4 feet to a point; thence North 57 deg. 53' East for a distance of 75 feet to an iron pin; thence with the north line of the .25 acre tract as described in Deed Book 1690, Page 592 and with the .24 acre tract as described in Deed Book 1843, Page 610, South 50 deg. 11' West for a distance of 140 feet to a point in the northwest corner of the .24 acre tract; thence with the southwesterly line of the .24 acre tract, South 42 deg. 35' East for a distance of 147.6 feet to the center of the Middletown and Germantown Road; thence with the southeasterly line of the 2.524 acre tract and with the center of the Middletown and Germantown Road, South 34 deg. 47' West for a distance of 185.25 feet to the place of beginning, containing .434 of an acre, more or less. Subject to all legal highways, easements and conditions of record.

Also the following described real estate: Situate in Section 24, Town 3, Range 4 East, German Township, Montgomery County, Ohio and being a part of a tract of land containing 2.524 acres conveyed to Farmer H. Sorrell, et al, by Deed Recorded in Deed Book 1085, Page 159 of the Records of said County, bounded and descried as follows:

Beginning at a point in the centerline of the Germantown-Middletown Road, 225 feet southwestward from the southeasterly corner of said tract;

Thence North 46 deg. 35' West parallel with the northeasterly line of said tract, 148 feet to an iron pin; thence South 53 deg. 30' West parallel with said road 65 feet to an iron pin; thence South 42 deg. 35' East, 147.6 feet to a point on the centerline of said road; thence North 53 deg. 30' East along the centerline of said road 75 feet to the place of beginning, containing .24 of an acre, more or less.

Parcel No: D14 00904 0044, D14 00904 0076.

Property Address: 9543 Germantown Middletown Pike, Germantown, Ohio - 45327