

EXHIBIT A

SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWN 3, RANGE 4 EAST, GERMAN TOWNSHIP, MONTGOMERY COUNTY, OHIO BEING ALL OF THE 0.54 ACRE TRACT AS CONVEYED TO ROGER B. KENDRICK BY DEED RECORDED IN MICROFICHE NO. 85-118 D05 (1/2 INTEREST) AND IN INSTRUMENT NUMBER CERTIFICATE OF TRANSFER 04-050553 OF THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO AND BEING A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING FOR REFERENCE AT A STONE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24 AS SHOWN ON SURVEY RECORD 2002-567 OF THE MONTGOMERY COUNTY ENGINEER'S SURVEY RECORDS;

THENCE FROM SAID REFERENCE POINT N 03° 59' 57" E, A DISTANCE OF 27.00 FEET TO A MAG NAIL FOUND IN THE CENTERLINE OF GERMANTOWN-MIDDLETOWN ROAD (40° RIGHT OF WAY) THE SOUTHWEST CORNER OF THE 0.46 ACRE TRACT CONVEYED TO DARREL W. HARRISON AND KAREN ZIMMERMAN BY DEED RECORDED IN MICROFICHE NO. 90-307A05;

THENCE N 47° 14' 07" E WITH THE CENTERLINE OF GERMANTOWN-MIDDLETOWN ROAD A DISTANCE OF 28.41 FEET TO A MAG NAIL SET AT AN ANGLE POINT IN SAID CENTERLINE;

THENCE N 33° 15' 15" E CONTINUING WITH THE CENTERLINE OF GERMANTOWN-MIDDLETOWN ROAD A DISTANCE OF 210.70 FEET TO A MAG NAIL SET AT THE EASTERNMOST CORNER OF SAID 0.46 ACRE TRACT; SAID NAIL BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL;

THENCE FROM SAID TRUE POINT OF BEGINNING, N 66° 36' 26" W WITH THE NORTHEASTERLY LINE OF SAID 0.46 ACRE TRACT A DISTANCE OF 173.00 FEET (PASSING A 5/8" IRON PIN SET AT 20.30 FEET AT THE NORTHWESTERLY RIGHT OF WAY LINE OF GERMANTOWN-MIDDLETOWN ROAD) TO A 5/8" IRON PIN SET AT THE NORTHERNMOST CORNER OF SAID 0.46 ACRE TRACT;

THENCE N 04° 50' 03" W WITH THE EAST LINE OF THE 152.080 ACRE TRACT CONVEYED TO DONNA JEAN GUFFEY, TRUSTEE (1/2 INTEREST) BY DEED RECORDED IN INSTRUMENT NUMBER DEED 03-080041 AND JOHN DANIEL GUFFEY, TRUSTEE (1/2 INTEREST) BY DEED RECORDED IN INSTRUMENT NUMBER DEED 03-080043 AND AS SHOWN ON SURVEY RECORD 2002-567 A DISTANCE OF 56.00 FEET TO A 5/8" IRON PIN SET AT THE SOUTHWEST CORNER OF THE 0.34 ACRE TRACT CONVEYED TO DON YATES (AKA DONALD G. YATES) AND JUDY YATES (AKA JUDY E. YATES) BY DEED RECORDED IN MICROFICHE NO. 87-499 E08;

THENCE N 79° 29' 12" E WITH THE SOUTH LINE OF SAID 0.34 ACRE E TRACT A DISTANCE OF 208.80 FEET (PASSING A 5/8" IRON PIN SET AT 194.75 FEET AT THE WEST LINE OF A TEN FEET WIDE RIGHT OF WAY) TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF SAID 0.34 ACRE TRACT;

THENCE S 04° 56' 36" E WITH THE WEST LINE OF THE 0.434 ACRE TRACT CONVEYED TO SANDRA R. BROWN BY DEEDS RECORDED IN MICROFICHE NO. 92-527 D05 AND MICROFICHE NO. 93-80 B02 A DISTANCE OF 87.65 FEET (PASSING A 5/8" IRON PIN SET AT 54.04 FEET AT THE NORTHWESTERLY RIGHT OF WAY LINE OF GERMANTOWN MIDDLETOWN ROAD) TO A MAG NAIL SET IN THE CENTERLINE OF GERMANTOWN-MIDDLETOWN ROAD AT THE SOUTHERNMOST CORNER OF SAID 0.434 ACRE TRACT;

THENCE S 33° 15' 15" W WITH THE CENTERLINE OF GERMANTOWN-MIDDLETOWN ROAD A DISTANCE OF 90.00 FEET THE TRUE POINT OF BEGINNING, CONTAINING 0.519 ACRES OF LAND, SUBJECT TO ALL LEGAL CONDITIONS, EASEMENTS AND RIGHT OF WAY PERTAINING TO THE PREMISES HEREIN DESCRIBED. ALSO SUBJECT TO RIGHT OF WAY FOR ROADWAY PURPOSES OF THE ENTIRE EASTERN SIDE OF THE PREMISES HEREIN DESCRIBED AS RECORDED IN DEED BOOK 1525, PAGE 532 OF THE DEED RECORDS OF SAID COUNTY. THIS DESCRIPTION PREPARED BY NORFLEET, BROWN & PETEWLEZ, INC. BASED ON A SURVEY MADE BY SAME IS MAY 2005 UNDER THE DIRECT SUPERVISION OF KIRK D. DIEHL, P.S. #7032 ALL IRON PINS SET ARE 30" X 5/8" CAPPED "N.B.P.". BEARINGS ARE BASED ON THE CENTERLINE OF GERMANTOWN-MIDDLETOWN ROAD BEING 44° 20' 37" W AS SHOWN ON SURVEY RECORDS 2002567