

Exhibit A

Legal Description

Situated in Davis and O'Bannon Military Survey No.: 1647. Franklin Township, Clermont County, Ohio and being more particularly described as:

Beginning at a P.K. Nail set on the Tangent line of a curve on U.S. No. 52, and P.K. Nail also being in the centerline of Center Street in the Village of Utopia; thence with the centerline of said Center Street, S 8° 00' 00" West, 196.20 feet to a Railroad Spike; thence leaving said Center Street and with the South line of a 0.87 acre parcel originally conveyed in Deed Book 260, page 551, N 80° 25' 00" West, Passing a set iron pin at 30.01 feet, for a total distance one 218.19 feet to a set iron pin on the East Bank of a Creek; thence with the West line of said 0.87 acre parcel N 11° 30' 00" East, passing a set iron pin at 117.91 feet and the East end of a Wingwall at 123.6 feet, for a total distance of 158.82 feet to a small spike set in the centerline of U.S. No. 52, thence with the center line of said U.S. 52, N 89° 22' 00" East, 210.80 feet to the point of beginning, containing 0.8669 acres of land.

The above description being subject to a 40 foot wide parcel of land for right-of-way purposes lying along the South side of centerline of U.S. No. 52, and also a 30 foot wide right-of-way parcel on the West side of the centerline of Center Street, be the same more or less, but subject to all legal highways.

Being the result of a survey and plat by Mark P. Scott, Ohio Registered Land Surveyor No. 7407, said survey being dated January 4, 1994
PIN: 082119A020