

EXHIBIT "A"

Situate in the State of Ohio, County of Montgomery, Village of New Lebanon and located in Section 35, Town 5 North, Range 4 East and being all of a 0.215 acre tract as described in Deed Microfiche 95-189 C08 and being more fully described as follows:

Beginning at a PK nail set at the Southwest corner of Kemper Kaye Plat as described in Plat Book EE, Page 15, being in the South line of Section 35 and being 11.00 feet South of the centerline of Main Street (US Route 33)

Thence South $85^{\circ} 30' 00''$ West with the South line of Section 35 (11.00 feet South and parallel to centerline of Main Street) for 55.00 feet to a PK nail set;

Thence North $4^{\circ} 50' 00''$ West with the East line of a 0.21 acre tract as described in Deed Microfiche 83-411 C01 and passing a 1" flat iron found at 44.00 feet for a total of 169.00 feet to a 'A' pin found at the Northeast corner of said 0.21 acre tract;

Thence North $85^{\circ} 30' 00''$ East with the South line of a 0.246 acre tract as described in Microfiche 83-411 C01 for 55.00 feet to a 'A' pin found at West line of Kemper Kaye Plat;

Thence South $4^{\circ} 50' 00''$ East with West line of Kemper Kaye Plat (Lot 4 thereof) and passing a Y2" pin found at 125.00 feet for a total of 169.00 feet to the point of beginning containing 0.213 acres of land more less.

Below is for information only and the company does not insure:

Commonly known as: 221 W. Main Street New Lebanon Ohio 45345
Parcel No. L52-00101-0058