

EXHIBIT A

SITUATED IN SECTION 18, TOWN 2, RANGE 3, ST. CLAIR TOWNSHIP, BUTLER COUNTY, OHIO AND BEING A 2.221 ACRE TRACT OF LAND IN PART OF THE LANDS OF WALTHAN E. AND JUDITH A. SHELTON AS RECORDED IN OFFICIAL RECORD 7650, PG. 467 OF THE BUTLER COUNTY OHIO RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOUND BY MEASURING FROM AN EXISTING SPIKE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF AFOREMENTIONED SECTION 18, SAID POINT BEING IN THE CENTERLINE OF BEISSINGER ROAD, ALONG THE NORTHERLY LINE OF SAID 1/4 OF SECTION 18 AND SAID CENTERLINE, NORTH 89°51'00" WEST, PASSING A SET MAG NAIL AT 752.75 FEET, 1015.75 FEET TO A SET MAG NAIL AND THE TRUE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING THUS FOUND, LEAVING SAID NORTHERLY LINE AND SAID CENTERLINE, SOUTH 00°02'00" EAST, 452.00 FEET TO A SET IRON PIN ON THE BOUNDARY OF THE AFOREMENTIONED LANDS OF WALTHAN E. AND JUDITH A. SHELTON;

THENCE ALONG SAID BOUNDARY, NORTH 89°51'00" WEST, 214.00 FEET TO A SET IRON PIN;

THENCE NORTH 00°02'00" WEST, 452.00 FEET TO A SET MAG NAIL ON THE AFOREMENTIONED NORTHERLY LINE OF SAID 1/4 OF SECTION 18 AND SAID CENTERLINE OF BEISSINGER ROAD;

THENCE ALONG SAID NORTHERLY LINE AND SAID CENTERLINE, SOUTH 89°51'00" EAST, 214.00 FEET TO THE POINT OF BEGINNING CONTAINING 96,727.50 SQUARE FEET OR 2.221 ACRES OF LAND AND BEING SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

THE ABOVE DESCRIPTION WAS PREPARED FROM A SURVEY DATED NOVEMBER 23, 2005, MADE BY TODD K. TURNER, REGISTERED SURVEYOR #7684 IN THE STATE OF OHIO.