

EXHIBIT A

LEGAL DESCRIPTION

Situate in the Township of Concord, County of Miami, State of Ohio and being a 1.289 acre tract in the northeast quarter of Section 33, Town 5, Range 6 East and further bounded and described as follows:

Beginning at a point at the southeast corner of the northeast quarter of Section 33 and on the centerline of County Road 25A; thence North $00^{\circ} 22' 04''$ west for 1272.53 feet along the centerline of County Road 25A to a P.K. Nail found; thence north $35^{\circ} 16' 00''$ west for 1505.68 feet along the original centerline of County Road 25A to a P.K. Nail set marking the true place of beginning; thence South $54^{\circ} 44' 00''$ west for 200.00 feet to an iron pin set passing an iron pin set at 30.00 feet on the right of way ; thence north $35^{\circ} 16' 00''$ west for 351.40 feet to an iron pin set; thence north $89^{\circ} 59' 40''$ East for 244.94 feet to a P.K. Nail set on the centerline of County Road 25A passing an iron pin set at 208.20 feet on the right of way line; thence south $35^{\circ} 16' 00''$ east for 210.00 feet along the original centerline of County Road 25A to the P.K. Nail set marking the place of beginning. Containing a total of 1.289 acres and subject to all legal easements, rights of way and restrictions of record. According to a survey performed by Michael W. Cozatt, Professional Surveyor 6001, 476 Swails Road, Troy, Ohio 45373 on July 6, 1999, as filed on Volume 45, Page 84 of the Miami County Engineer's Record of land Surveys.

Parcel No. C06081905