

Legal Description

Exhibit A

Situated in the Village of Phillipsburg, County of Montgomery, State of Ohio

Being a part of the Southwest Quarter of Section 2, Township 6, Range 4 East, and commencing at a point 30 feet North of a stone in the center of the Phillipsburg and West Baltimore Pike;

Running thence North along the Section line 129 feet to a stake;

Thence East 78 feet to a Stake;

Thence South 129 feet to a stake;

Thence West 78 feet to the place of beginning, containing 23/100 acre, more or less.

Also the following described real estate:

Situate in the Township of Clay, County of Montgomery and State of Ohio, and bounded and described as follows:

Being a part of the Southwest Quarter of Section 2, Township 6, Range 4 East, and commencing at a point 30 feet North of the center of the Phillipsburg and West Baltimore Pike in the East boundary line of the above described 23/100 acre tract;

Running thence North 129 feet to a Stake;

Thence East 19.9 feet to a stake;

Thence South 129 feet to a stake;

Thence West 19.9 feet to the place of beginning, containing 059/1000 acre, more or less.

The total real estate conveyed herein contains 0.290 acre, more or less.

Property Address: 76 W Main St., Phillipsburg, OH 45354

Parcel No.: C08 00115 0001