

EXHIBIT A

LEGAL DESCRIPTION

LOCATION: 470 Kolb Drive, Fairfield, OH 45014

All that tract or parcel of land lying in and being in Section 20, Town 2, Entire Range 2, City of Fairfield, Butler County, Ohio, also being part of Lot 483 of the lots for the City of Fairfield, Ohio, more particularly described as follows:

Commencing at the southwest corner of said Section 20, also being the center line of Gilmore Road; thence along the center line of Gilmore Road, N 04° 00' 00" E a distance of 1138.50 feet to a point; thence N 80° 01' 34" E a distance of 67.50 feet to a point being the northwest corner of an adjacent 3.5731 acre parcel; thence along the property line of said adjacent parcel N 80° 01' 34" E for a distance of 430.00 feet to the true place of beginning;

thence from said true place of beginning, N 80° 01' 34" E for a distance of 280.91 feet to an iron pin;

thence continuing S 09° 58' 26" E for a distance of 372.32 feet to an iron pin located in the northern right of way line of Kolb Drive;

thence continuing along the said right of way line S 84° 10' 28" W for a distance of 77.82 feet to a point;

thence continuing along the said right of way line S 84° 05' 18" W for a distance of 246.42 feet to a point;

thence continuing with a new division line N 09° 58' 26" W for a distance of 149.47 feet to a point;

thence continuing along a new division line N 80° 01' 34" E for a distance of 42.51 feet to a point;

thence continuing along a new division line N 09° 58' 26" W for a distance of 199.76 feet to the true place of beginning;

Said tract contained 2.4834 acres (108,177 sq. ft.), more or less, and is subject to all easements and deed restrictions of record and to the Regulations of the City of Fairfield Planning Commission.