

Exhibit A

County Warren
City of Mason
Roadway Improvement Plans

LEGAL DESCRIPTION

PARCEL NO. 8-WD

OWNER: Reber Auto Body & Repair
TYPE OF INTEREST: Warranty Deed

Situated in Section 30, Town 4, Range 2, City of Mason, Warren County, State of Ohio, and being a 0.010 acre tract of land in part of Lot #120 as known and designated on the list of lots in said City of Mason and the lands of Reber Auto Body & Repair as recorded in Official Records 049, Page 739 of the Warren County Ohio Records and further described as follows:

Beginning at the Southwest corner of aforementioned Lot #120, said point being at the intersection of the Easterly right-of-way line of Mason-Montgomery Road and the Northerly right-of-way line of Main Street (S.R. #42) and at a point 48.28 feet left of centerline station 112+08.03 of the City of Mason Roadway Improvement Plans;

thence along said Easterly right-of-way line, North 06°37'10" West, 35.00 feet;
thence North 03°46'31" East, 0.92 feet;
thence leaving said Easterly right-of-way line, along a curve to the left having a radius of 30.00 feet, an arc length of 49.47 feet, a chord bearing of South 66°29'39" East, a chord distance of 44.05 feet to a point in the aforementioned Northerly right-of-way line of Main Street (S.R. #42);
thence along said Northerly right-of-way line, South 60°03'32" West, 26.82 feet;
thence South 70°15'28" West, 14.00 feet to the point of beginning containing 428.64 square feet or 0.010 acres of land and being subject to all easements and right-of-ways of record.

Owner claims title by instrument of record in Official Records 049, Page 739 recorded in the Warren County Ohio Records. Auditors Parcel No. 16-30-153-004.

The above description is based upon a survey of the City of Mason Roadway Improvement Plans by Bayer-Becker Engineers, under the direction of Todd K. Turner Registered Surveyor #7684 in the State of Ohio.