

## EXHIBIT A

### LEGAL DESCRIPTION

Beginning at a post approximately 1030 ft. north of US 60 right-of-way along the property line separating the western boundary of Tract #2 and Juniper Hills Park point being the northwest corner of Tract #2; thence with the fenced boundary of Juniper Hills Park, N 85 degrees 31' 27" W 181.03 ft. to an iron post being the corner of the Juniper Hills golf course; thence with the boundary of the Juniper Hills golf course the following: N 30 degrees 49'43" E 155.09 ft. to a post; N 18 degrees 10'34" E 31.62 ft. to a post; N 00 degrees 57'13" E 210.52 ft. to an iron pin; N 04 degrees 51'54" E 128.52 ft. to a steel post at the northeast boundary of the Juniper Hills golf course adjacent to an abandoned roadbed; thence with the center line of the roadbed N 07 degrees 08'10" W 298.88 ft. to a pin in the center of Brown's Ferry Road; thence with said road the following: N 23 degrees 00'00" E 87.62 ft. to a pin in the road; thence N 31 degrees 16'00" E 631.12 ft. to a pin in the road; thence leaving the road N 52 degrees 43'45" E 163.88 ft. to an iron pin adjacent to a stone fence; thence with the stone fence N 58 degrees 28'19" E 138.11 ft. to an iron pin; thence with fence S 78 degrees 16'57" E 111.76 ft. to the end of the stone fence; thence S 16 degrees 34'30" E 15.77 ft. to the center line of a creek; thence with the center of the creek the following: N 88 degrees 12'38" E 144.93 ft.; S 52 degrees 37'05" E 192.18 ft. S 57 degrees 27'14" E 95.44 ft.; S 80 degrees 26'10" E 236.46 ft. to an eight inch Hackberry, point being the boundary of US 60 right-of-way; thence with the western right-of-way boundary the following: S 18 degrees 03'38" E 612.64 ft.; S 28 degrees 48'00" E 154.00 ft.; S 03 degrees 08'00" E 179.00 ft. to a twelve inch Hackberry located at the northern edge of a creek, point being the boundary of the Berry Hill (Commonwealth of Ky.) Property; thence leaving the right-of-way and following the northern edge of the creek the following: S 39 degrees 06'57" W 135.64 ft.; S 49 degrees 27'53" W 332.83 ft.; S 75 degrees 56'02" W 280.29 ft.; S 57 degrees 19'22" W 128.79 ft. to a post in the creek being the end of a wood fence; thence with the wood fence the following: S 63 degrees 50'15" W 139.97 ft. to a Black Walnut; thence N 85 degrees 31'27" W 169.92 ft. to a post in the wood fence, point being the northeast boundary of Tract #2; thence with said boundary along a wood fence N 85 degrees 31'27" W 498.06 ft. to a post being the point of beginning containing 46.09 acres, per the survey dated July 6, 1976.

This tract was formerly described as a tract of land containing about 47 acres of land, more or less, and including a right-of-way over and along the present avenue or roadway leading from the said tract of land above described to the Frankfort and Louisville Turnpike Road.

There is excepted and not conveyed hereby the following described property: Being all of Tract 1-A as shown on the consolidated plat of a portion of Tracts 1 and 2 of the John Paul Broderson property as consolidated with Juniper Hills Municipal Park of record in Plat Cabinet B, Slide 130, in the Office of the Franklin County Court Clerk. Being the same property conveyed to City of Frankfort, Kentucky, by John Broderson, et ux by deed dated November 15, 1990, and of record in Deed Book 370, Page 324, in the Office of the Franklin County Clerk.

Less and excepting therefrom so much as was conveyed in Deed Book 495, Page 598, Deed Book 503, Page 660, Deed Book 503, Page 508, Deed Book 504, Page 675, Deed Book 506, Page 272, Deed Book 507, Page 385, Deed Book 508, Page 4, Deed Book 508, Page 560, Deed Book 508, Page 689, Deed Book 508, Page 781, Deed Book 510, Page 736, Deed Book 516,

Page 466, Deed Book 515, Page 522, Deed Book 513, Page 208, Deed Book 517, Page 633, Deed Book 518, Page 190, Deed Book 519, Page 125, Deed Book 521, Page 408, Deed Book 520, Page 260, Deed Book 521, Page 405, Deed Book 522, Page 731, Deed Book 523, Page 769, Deed Book 524, Page 338, Deed Book 526, Page 121, Deed Book 528, Page 242 and Deed Book \_\_\_\_\_, Page \_\_\_\_\_ (to be added, when received, for parcel #062-00-00-017.58), all in the Office aforesaid.