

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Situate in the City of Kettering, County of Montgomery and State of Ohio, and being Unit Numbered Fifty-Four (54) Coach House Manor condominium as recorded in Plat book 91, Page 104 and as amended in Plat Book 95, Page 33 of the plat record of Montgomery County, Ohio, the Declaration of which is recorded at Deed No. 72-29-A12 as amended at Deed Microfiche No. 73-530-C04; and amended by an amendment recorded as Deed No. 76-480 A01 all of the Deed Records of Montgomery County, Ohio together with the undivided interest in the common areas and facilities as defined in the Declaration of Condominium Ownership as an appurtenance to the above described unit.

Premises known as: 5611 Coach Drive East, Unit B, Kettering, OH 45440  
Permanent Parcel No.: N64-502-14-0054  
Prior Deed: Instrument Number 10-55012