

EXHIBIT "A"

LEGAL DESCRIPTION

DESCRIPTION OF LAND

Parcel 1

Situated in the Township of Harrison, County of Montgomery and State of Ohio:

And being Lot Numbered One Hundred Forty-One (141) on the plat made by Alton F. Hill Jr., and known as Hillcrest Plat, being a subdivision of 43.1 acres in the northwest quarter of Section 18, Town 2, Range 6 etc., which plat is recorded in plat book "N", Page 1 of the plat records of said county.

Parcel 2

Situated in Harrison Township, Montgomery County and State of Ohio:

And being all of Lot 142 and 45 feet taken by parallel lines off the West side of Lot 113, Hillcrest Plat, recorded in Plat Book N, Page 1, Montgomery County Plat records bounded and described as follows:

Beginning at an iron pin at the Northwest corner of Lot 142. Thence East, with the North line of Lot 142 and the North line of Lot 113, 165 feet to an iron pin. Thence South, parallel with the West line of said Lot 142, 122.5 feet to an iron pin in the South line of Lot 113. Thence West, parallel with the North line Lots 142 and 113, 165 feet to the Southwest corner of Lot 142, in the East line of Deering Avenue, thence North with the East line of Deering Avenue and the West line of Lot 142, 122.5 feet to the place of beginning.

838 W. Hillcrest Avenue, Dayton, OH 45406

Instrument Parcel No.: E20 17195A0080