

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the Southeast Quarter of Section Twenty-One (21), Town Four (04), Range Five (05) East, City of Trotwood, Montgomery County, Ohio:

Being part of a 268.889 acre tract, known as Parcel II, as conveyed to Steven M. and Judy K. Belvo and described in Instrument Reference Number Deed 10-022838 in the office of the Montgomery County Recorder, and being more particularly described as follows:

Commencing an iron rod found with aluminum cap stamped "City of Dayton Monument" in a cast monument box at the southeast corner of said Southeast Quarter, at the intersection of Union Road with Little Richmond Road;

Thence North $00^{\circ}51'15''$ East 898.00 feet along the east line of said quarter, in Union Road, to a railroad spike set, being the TRUE POINT OF BEGINNING for the tract herein described, witness an iron pin set North $89^{\circ}08'45''$ West 20.00 feet;

Thence North $89^{\circ}08'45''$ West 507.00 feet along a new division line, to an iron pin set;

Thence North $00^{\circ}51'15''$ East 315.00 feet along a new division line, to an iron pin set;

Thence South $89^{\circ}08'45''$ East 507.00 feet along a new division line, to a railroad spike set, witness an iron pin set North $89^{\circ}08'45''$ West 20.00 feet;

Thence South $00^{\circ}51'15''$ West 315.00 feet along the east line of said quarter, in Union Road, to the point of beginning containing 3.666 acres, more or less, having 0.145 acres, more or less, within the right-of-way of Union Road, and being subject to all legal highways and easements of record.

Permanent Parcel Number: H33 02209 0080

More commonly known as: V/L Union Road, Trotwood, OH 45426

Prior Deed: Instrument No. 10-036651