

**Exhibit A**  
**Legal Description**

Situated in the Township of Harrison, County of Montgomery, State of Ohio  
Located in Section 6, Town 2, Range 6 East, Harrison Township, Montgomery County, Ohio,  
being all of a  
0.477 acre tract of land (by deed) as conveyed to Melissa D. Orange by deed recorded on  
Microfiche No.  
94-0080B09 of the Montgomery County Deed Records and being more particularly described as  
follows:  
Beginning at a found iron pin (1" dia.) in a monument box, said pin being the Northwest corner  
of said  
Section 6;  
Thence, with the North line of said Section 6, North 88 degrees 03 minutes 39 seconds East for  
334.80  
feet to a mag nail found, said mag nail being at the intersection of the North line of said Section  
6 and  
the centerline of State Route 48, said mag nail being centerline station 1021+29.70 as shown by a  
previous survey filed under Volume 2003, Page 0401 of the Montgomery County Engineer's  
Record of  
Land Surveys;  
Thence, with the centerline of said State Route 48, South 39 degrees 50 minutes 0 seconds East  
for  
500.05 feet to a mag nail found, said mag nail being the Southwest corner of a 3.270 acre tract of  
land  
conveyed to North Face Investments, LLC. by deed recorded on Microfiche No. 01-0414B12 of  
the  
Montgomery County Deed Records, passing a mag nail found at the Westernmost corner of said  
3.270  
acre tract at 369.03 feet along this course;  
Thence, with the South line of said 3.270 acre tract, North 83 degrees 06 minutes 05 seconds  
East for  
13.64 feet to a mag nail set at the Northwest corner of said 0.477 acre tract, said mag nail being  
also the  
TRUE PLACE OF BEGINNING of the herein described tract;  
Thence, continuing with the South line of said 3.270 acre tract and with the North line of said  
0.477 acre  
tract, North 83 degrees 06 minutes 05 seconds East for 282.63 feet to an iron pin found (3/4"  
dia.), said  
pin being the Northeast corner of said 0.477 acre tract, passing a point at the intersection of said  
line  
with the Eastern right-of-way line of said State Route 48 at 31.64 feet along this course, said  
point being  
witnessed by an iron pin found (5/8" dia.) North 05 degrees 53 minutes 42 seconds West a  
distance of  
0.43 feet from said point;  
Thence, with the South line of said 0.477 acre tract and with the West line of a 0.754 acre tract of  
land

conveyed to Jamie R. Murray by deed recorded on Microfiche No. 92-0514B07 of the Montgomery County Deed Records, South 48 degrees 12 minutes 46 seconds West for 248.80 feet to a mag nail set in the centerline of said State Route 48, said mag nail being a Southerly corner of said 0.477 acre tract and the Northwest corner of said 0.754 acre tract, passing an iron pin found (5/8" dia.) in the Eastern right-ofway line of said State Route 48 at 210.78 feet along this course; Thence, with the centerline of said State Route 48 and with the Westernmost line of said 0.477 acre tract, North 39 degrees 50 minutes 0 seconds West for 151.18 feet to a mag nail set, said mag nail being the Westernmost corner of said 0.477 acre tract

Form 5007339 (7-1-14) Page 4 of 6 Preliminary Judicial Report (4-15-10)  
Ohio

Thence, with a Westerly line of said 0.477 acre tract, North 06 degrees 24 minutes 12 seconds East for 15.85 feet to the TRUE PLACE OF BEGINNING, containing 0.4815 acres more or less and subject to any easements, restrictions, conditions, and legal highways of record pertaining to the above described tract.

The above description is in conformance with a field survey made on May 29, 2008 under the direct supervision of David R. Winemiller, Ohio Registered Land Surveyor No. 7197. Bearings were made to agree with the centerline of State Route 48 recorded as (South 39 degrees 50 minutes 0 seconds East) on Microfiche No. 01-0414B12 of the Montgomery County Ohio Deed Records.

The above description is shown by a field survey filed as 2008-0190 of the Montgomery County Engineer's Record of Land Surveys.

Parcel No. E20 01006 0064

Street Address: 7400 North Main Street, Dayton, OH 45415