

Exhibit A
Legal Description

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

Situated in Section 6, Township 2, Range 6 East, Harrison Township, Montgomery County, Ohio and being part of Lot 10 of Birdie I. Crusey Subdivision as recorded in Plat Book H, Page 18 and part of Poplar Street vacated by Res. No. 1141 (7/27/65), as conveyed to Olivia J. Hoecker recorded in Microfiche Number 98-0144 E10 (all references to deed books, official records, microfiche numbers, instrument numbers, survey records and/or plats refer to the Montgomery County Recorder's Office, Montgomery County, Ohio) and being more particularly described as follows;

Beginning at a 1/2" iron pin found at the Northern corner of Lot 1 of Siena Springs II Plat as recorded in Plat Book 176, Page 18, also being an Eastern corner of a 19.254 acre tract conveyed to Siena Homes as recorded in Microfiche Number 98-0144 E10, thence along the Northeast line of said Siena Homes tract North 45°05'31" West, 10.00 feet to a found 5/8" iron pin with a cap stamped "JUDGE ENG";

thence along the Northwest line of said vacated portion of Poplar Street right-of-way North 44°50'24" East, 154.32 feet to a MAG nail set at the Western corner of a 0.030 acre tract of land conveyed to The State of Ohio, Department of Transportation, for the new right-of-way line of State Route 48, as recorded in Instrument No. DEED-05-091307;

thence along said new right-of-way line the following Four (4) described courses;

- 1) South 45°06'19" East, 14.50 feet to a found MAG nail;
- 2) North 44°53'41" East, 20.88 feet to a set 5/8" iron pin with a cap stamped "CESO INC";
- 3) South 85°05'36" East, 14.19 feet to a set 5/8" iron pin with a cap stamped "CESO INC";
- 4) South 45°06'19" East, 50.93 feet to a 5/8" iron pin with an aluminum cap stamped "ODOT R/W DISTRICT 7" found at the Western corner of a tract of land conveyed to The State of Ohio, Department of Transportation, for the new right-of-way line of State Route 48, as recorded in Instrument No. DEED-05-091309 and being on the Northwest line of a tract of land conveyed to Eva L. Green as recorded in Microfiche No. 77-0355 E07;

thence along said Northwest line of said Green tract South 44°50'58" West, 184.33 feet to a 5/8" iron pin with a cap stamped "JUDGE ENG" found on the Northeast line of Lot 1 of said Siena Springs II Plat;

thence along said Northeast line North 45°05'31" West, 66.30 feet to the Point of Beginning, containing 0.312 acres (13582 sq. ft.), subject however to all covenants, conditions, restrictions and easements contained in any instrument of record pertaining to the above described tract of land.

Basis of bearings is a Southwest line (N 45°06'19" W) of a 0.030 acre tract of land conveyed to The State of Ohio, Department of Transportation, for the new right-of-way line of State Route 48, as recorded in Instrument No. DEED-05-091307 and shown on a survey recorded in the Montgomery County Records of Land Surveys recorded in Volume 2004, Page 0047-5.

This description was prepared by David R. Barnhart, P.S., #7646, Ohio, CESO, Inc., 1700 Lyons Road, Dayton, Ohio 45458 and is based on fieldwork in May 2007.

Parcel No. E20 17503A0005

Street Address: 6233 North Main Street, Dayton, OH 45415