

Exhibit A
Legal Description

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

Situate in Section 12, Town 4, Range 5 East, Madison Township, Montgomery County, Ohio, being part of the 63.990 acre tract conveyed by deed to Development Enterprises Shiloh by deed recorded in Microfiche Number 77-82C10 of the deed records of Montgomery County, Ohio and being a tract of land more particularly described as follows:

Beginning in the centerline of Shiloh Springs Road at the Northwest corner of Shiloh-Wolf Plat recorded in Plat Book 133, Page 8 of the plat records of said County, said corner being S 82°30'30" W a distance of 500.00 feet from the intersection of the said centerline and the centerline of Wolf Road, said corner also being the apparent Northeast corner of said Section 12; thence from said point of beginning S 05°47'28" E with the West line of said plat and the West line of the land conveyed to Mark T. and Patricia T. Stevens by deed recorded in MF#87-701A10 a distance of 935.00 feet to an iron pin found at the Southwest corner of said Stevens tract; thence N 82°30'30" E with the South line of said Stevens tract a distance of 500.00 feet (passing an iron pin found at 469.99 feet) to a P.K. nail found in the centerline of Wolf Road at the Southeast corner of said Stevens tract; thence S 05°47'28" E with said centerline a distance of 250.37 feet to a P.K. nail found at the Southeast corner of said Development Enterprises-Shiloh tract; thence S 84°27'30" W with the North line of the land conveyed to H. Wampler Fruit Farms, Inc. by deed recorded Deed Book 1806, Page 53 a distance of 1099.79 feet (passing an iron pin found at 30.00 feet) to an iron pin set; thence N 05°47'28" W with new division line through said Development Enterprises-Shiloh tract parallel with the West line of said Shiloh - Wolf Plat a distance of 1112.92 feet to an iron pin set on the South line of the land conveyed to the Board of County Commissioners of Montgomery County by deed recorded in D.B. 2422, Pg. 76; thence N 82°30'30" E with said South line a distance of 579.15 feet to an iron pin set at the Southeast corner of said tract; thence N 07°29'30" W with the West line of said tract a distance of 35.00 feet to the centerline of Shiloh Springs Road; thence N 82°30'30" E with said centerline a distance of 22.15 feet to the point of beginning, containing 18.262 acres of land, subject to all legal conditions, easements and rights-of-way of record. This description prepared by McDougall Associates based on a survey made by same. All iron pins set are 30" x 5/8" capped "McDougall Associates." Bearings are based the West line of said Shiloh-Wolf Plat.

Kirk P. Diehl. P.S. #7032.

Property Address: Shilo Springs Road, Dayton, OH 45415
Parcel No.: H33-02112-0178