

Exhibit A
Legal Description

Situated in the City of Huber Heights, County of Montgomery, State of Ohio

Situate in the City of Huber Heights, County of Montgomery, State of Ohio, located in Section 21, Town 2, Range 8 MRS, being part of Lot 10 of the Jacob Huber Plat as recorded in Plat Book M, Page 70 more particularly described as follows:

Beginning at the Southwest corner of Herbert C. Huber Plat Number 33 Section 2 as recorded in Plat Book XX, Page 22 and on the centerline of Brandt Pike (State Route 201);

Thence South 86°21'07" East a distance of 40.00 feet to the TRUE PLACE OF BEGINNING;

Thence South 86°21'07" East a distance of 436.71 feet;

Thence South 04°00'00" West a distance of 239.08 feet;

Thence North 86°04'20" West a distance of 436.71 feet;

Thence North 04°00'00" East a distance of 236.95 feet to the TRUE PLACE OF BEGINNING.

Containing 2.386 Acres.

Parcel Number P70 01808 0020
Street Address: 5480 5500 Brandt Pike

AND

Legal Description

Situated in the City of Huber Heights, County of Montgomery, State of Ohio

NOTE: The Parcel # covered in said report is a portion of the below described legal description

Situate in the City of Huber Heights, County of Montgomery, State of Ohio, located in Section 21, Town 2, Range 8 MRS, being part of Lot 10 of the Jacob Huber Plat as recorded in Plat Book M, Page 70 more particularly described as follows:

Beginning at the Southwest corner of Herbert C. Huber Plat Number 33 Section 2 as recorded in Plat Book XX, Page 22 and on the centerline of

Brandt Pike (State Route 201);

Thence South $86^{\circ}21'07''$ East a distance of 40.00 feet to the TRUE PLACE OF BEGINNING;

Thence South $86^{\circ}21'07''$ East a distance of 436.71

feet; Thence South $04^{\circ}00'00''$ West a distance of

239.08 feet; Thence North $86^{\circ}04'20''$ West a distance

of 436.71 feet; Thence North $04^{\circ}00'00''$ East a

distance of 236.95 feet to the TRUE PLACE OF

BEGINNING.

Containing 2.386 Acres.

Parcel: P70 01808 0010

Street Address: 5460 5474 Brandt Pike, Dayton, OH 45424