

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

Situated in the City of Kettering, County of Montgomery, State of Ohio

And being Lot Numbered One Hundred One (101) on a Plat known as Richmond Heights, as recorded in Plat Book "R", Page 57, of the Plat Records of Montgomery County, Ohio, except Twenty (20) feet taken off the West end of the West half of said lot. This lot was formerly located in Van Buren Township and is the same premises deeded to Joseph C. Hammermeister and Margaret Hammermeister, husband and wife, in Deed recorded in Deed Book 1474, at Page 447.

Parcel No. N64 00406 0176

Street Address: 1425 Horlacher Avenue, Dayton, OH 45420