

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the County of Montgomery in the State of Ohio and in the City of Trotwood:

And in the southeast Quarter of Section 23, Town 4, Range 5 East, and bounded and described as follows:

Tract 20 and 21, Beginning at a point in the South Line distant westwardly from the southeast corner thereof, and beginning point being also in the center of the Little Richmond Road.

Thence south 88 deg. 30 min. west, with the centerline of said road, for a distance of 200.00 feet to a point.

Thence north 1 deg. 30 min west, for a distance of 175.00 feet to a point;

Thence north 88 deg. 30 min. west, parallel to the centerline of said road, for a distance of 200.00 feet to a point.

Thence south 1 deg. 30 min. east, for a distance of 175.00 feet to the place of beginning, containing 0.8 acres, more or less, reserving 35.0 feet taken by parallel lines off of the south side of the above described tract for the north half of the said Little Richmond Road and reserving 5.0 feet taken by parallel lines-off of the north side of the above described tract for public utility easement.

Permanent Parcel Number: H33 02211 0026

More commonly known as: 5071 Little Richmond Road, Trotwood, OH 45426

Prior Deed: Instrument No. 11-021396