

Exhibit A
Legal Description

Situated in the State of Ohio, County of Montgomery, Township of Jefferson and being Section 11, Town 3, Range 5 East and being a part of 1.723 acres, more or less, and more particularly described as follows:

Beginning at a stone S 86° 20' W, 243.30 feet from a stone in the Southeast corner of said section; thence S. 86° 20' W 74.35 feet to an iron pin; thence N 28° 20' E, 76 feet to an iron pin; thence 72° 25' W 262 feet to a cross in the center of the concrete pavement in the Germantown Road; thence N 31° 44' E along the center of said pavement 105 feet, more or less, to a point; thence S 56° 56' E, 30 feet to an iron pin; thence S 56° 56' E 202.9 feet, more or less to a point in the East line of said 1.723-acre tract; thence S 71° 54' W, 72.5 feet to the place of beginning. Subject to a right of way for a driveway across the Southeast side of the above described real estate on the Southeast side thereof, which right of way is described in a deed to Chester Brewer, appearing in Deed Book 1060, page 339 of the deed records of Montgomery County, Ohio.

5080 Germantown Pike
Dayton, OH 45418

Permanent Parcel Number G27015110069

Deed Reference: Volume 08-083834, Page 2