

EXHIBIT A

Legal Description

SITUATED IN THE CITY OF HUBER HEIGHTS, COUNTY OF MONTGOMERY, STATE OF OHIO SITUATE IN SECTION 22, TOWN 2, RANGE 8 M.R.S., CITY OF HUBER HEIGHTS, COUNTY OF MONTGOMERY, AND STATE OF OHIO, AND BEING ALL OF A 0.281 ACRE PARCEL AS CONVEYED TO ALAN L. HOWELL BY DEED AS RECORDED IN DEED MF 99-739A02, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (ALL REFERENCES TO DEED BOOKS, OFFICIAL RECORDS, MICROFICHE NUMBERS, INSTRUMENT NUMBERS, SURVEY RECORDS AND/OR PLATS REFER TO THE MONTGOMERY COUNTY RECORDER'S OFFICE, MONTGOMERY COUNTY, OHIO) BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF BRANDT PIKE (ALSO KNOWN AS STATE ROUTE 201) WITH THE CENTERLINE OF CHAMBERSBURG ROAD, SAID CENTERLINE INTERSECTION BEING LOCATED 0.17' EAST OF AND 0.08' SOUTH OF A 3/4" IRON PIN LOCATED INSIDE A HIGHWAY MONUMENT BOX AS SHOWN ON SURVEY VOLUME 2012, PAGE 0348 OF THE MONTGOMERY COUNTY SURVEY RECORDS; THENCE ALONG THE CENTERLINE OF CHAMBERSBURG ROAD SOUTH 88 41'10" EAST PASSING A MAG NAIL FOUND AT A DISTANCE OF 240.00 FEET, A TOTAL DISTANCE OF 305.02 FEET TO A MAG NAIL SET IN THE CENTERLINE OF CHAMBERSBURG ROAD, SAID NAIL MARKING THE PROJECTION OF THE EAST PROPERTY LINE OF A 0.398 ACRE PARCEL AS CONVEYED TO ROBERT C. GOTWALD BY DEED AS RECORDED IN DEED MF 96-578E08; THENCE LEAVING THE CENTERLINE OF CHAMBERSBURG ROAD ALONG THE PROJECTION OF THE EAST LINE OF SAID GOTWALD PARCEL SOUTH 01 16'11" WEST A DISTANCE OF 35.00 FEET TO AN IRON PIN SET IN THE SOUTH RIGHT-OF-WAY LINE OF CHAMBERSBURG ROAD AT THE NORTHEAST CORNER OF SAID GOTWALD 0.398 ACRE PARCEL AND BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHAMBERSBURG ROAD THE FOLLOWING TWO (2) COURSES: 1) PARALLEL TO AND 35.00 FEET SOUTH OF THE CENTERLINE OF CHAMBERSBURG ROAD SOUTH 88 41'10" EAST A DISTANCE OF 68.78 FEET TO AN IRON PIN SET; 2) NORTH 74 36'50" EAST A DISTANCE OF 11.84 FEET TO AN IRON PIN SET AT A NORTHWEST CORNER OF A 2.409 ACRE PARCEL AS CONVEYED TO THE CITY OF HUBER HEIGHTS BY DEED AS RECORDED IN DEED MF 90-450C11; THENCE ALONG A WEST LINE OF SAID 2.409 ACRE CITY OF HUBER HEIGHTS PARCEL SOUTH 01 18'50" WEST A DISTANCE OF 156.68 FEET TO A 5/8" IRON PIN FOUND AT A CORNER OF SAID CITY OF HUBER HEIGHTS PARCEL; THENCE ALONG A NORTH LINE OF SAID 2.409 ACRE CITY OF HUBER HEIGHTS PARCEL NORTH 88 41'10" WEST A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF THE 0.398 ACRE GOTWALD PARCEL PREVIOUSLY REFERENCED; THENCE ALONG THE EAST LINE OF SAID 0.398 ACRE GOTWALD PARCEL NORTH 01 16'11" EAST A DISTANCE OF 153.28 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 0.282 ACRES (BY NEW SURVEY), MORE OR LESS. SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. BASIS OF BEARINGS: CENTERLINE OF CHAMBERSBURG ROAD AS SHOWN ON SURVEY VOLUME 2012, PAGE 0348 BEARING = SOUTH 88 41'10" EAST AN IRON PIN SET REFERS TO 5/8" DIAMETER BY 30" LONG REBAR WITH A PLASTIC IDENTIFICATION CAP STAMPED "HALEY-DUSA 6819". THIS DESCRIPTION IS BASED UPON A FIELD SURVEY CONDUCTED UNDER THE SUPERVISION OF JOHN P. HALEY, REGISTERED SURVEYOR, OHIO LICENSE NUMBER 6819, ON MARCH 1, 2013, AS FILED IN MONTGOMERY COUNTY ENGINEER'S OFFICE RECORD OF LAND SURVEYS, SURVEY RECORD VOLUME 2013, PAGE 0070.

Parcel Number: P70 03912 0081

Property Address: 6418 Chambersburg Road, Dayton, OH 45424