

EXHIBIT A
Legal Description

SITUATED IN THE TOWNSHIP OF BUTLER, COUNTY OF MONTGOMERY, STATE OF OHIO AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWN 3, RANGE 6, EAST, BUTLER TOWNSHIP, MONTGOMERY COUNTY, OHIO, AND BEING A PART OF A 11.11 ACRE TRACT WHICH IS DESCRIBED IN DEED BOOK 818, PAGE 7, OF THE RECORDS OF SAID COUNTY. THAT PART OF SAID 11.11 ACRES HEREBY CONVEYED IS MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A STONE SET FOR THE SOUTHWEST CORNER OF SAID 11.11 ACRES, SAID CORNER IS LOCATED IN THE CENTER OF THE LITTLE YORK ROAD A DISTANCE OF 778.90 FEET, MEASURED ALONG SAID CENTERLINE, FROM THE EAST LINE OF SAID SECTION. THENCE NORTH 1 08' WEST ALONG THE WEST LINE OF SAID 11.11 ACRES FOR A DISTANCE OF 1293.4 FEET TO THE NORTHWEST CORNER THEREOF. SAID CORNER IS LOCATED A DISTANCE OF 1387.6 FEET SOUTH FROM THE NORTH LINE OF SAID SECTION. THENCE NORTH 88 05' EAST ALONG THE NORTH LINE OF SAID 11.11 ACRES FOR A DISTANCE OF 134.0 FEET TO A CORNER. THENCE SOUTH 1 08' EAST AND PARALLEL TO SAID WEST LINE FOR A DISTANCE OF 1275.9 FEET TO A CORNER ON THE SOUTH LINE OF SAID 11.11 ACRES AND IN THE CENTER OF THE LITTLE YORK ROAD. THENCE SOUTH 80 38' WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 135.4 FEET TO THE POINT OF BEGINNING. CONTAINING 3.92 ACRES AND SUBJECT TO ALL LEGAL HIGHWAYS.

Parcel Number: A01 00309 0089

Property Address: 3209 Little York Road, Dayton, OH 45414