

## **Exhibit A**

### **Legal Description**

Situate in the City of Kettering, County of Montgomery, State of Ohio, and being Lot Numbered One Hundred Eleven (111) Carrmonte Plat as recorded in Plat Book "G", Page 24 of the Plat Records of Montgomery County, Ohio.

Current/Owner Deed Reference: Owens Limited Family Partnership by virtue of a General Warranty Deed dated November 10, 2000 and recorded May 18, 2001 in Instrument No. 01-055207.

Premises commonly known as:                    2243 South Dixie Drive, Dayton, Ohio 45409

Parcel Number:                                    N64 00302 0078