

Legal Description

Exhibit A

Situated in the Township of Harrison, County of Montgomery and State of Ohio:

And known as being situated in Section 11, Township 2, Range 6 East, and being part of the 18.848 acres tract as described in Deed Book 1885, Page 715 of the Montgomery County Deed Records, Being more particularly described as follows:

Beginning in the centerline of Webster Street and in the West line of said Section 11 a distance of 225.00 feet Southwardly from a corner of the Expressway North Industrial Park as recorded in Plat Book 70, Page 7 of the Montgomery County Plat Records, said beginning point being also the Southwest corner of a 0.885 acre tract as described in Deed Book 2128, Page 339 of the Montgomery County Deed Records;

Thence North 89 degrees 24' East with the South line of said 0.885 tract for a distance of 290.00 feet to the Southeast corner thereof and to the West line of Lot 1 of said Expressway-North Industrial Park;

Thence South 0 degrees 36' East with the West line of said Lot 1 for a distance of 133.75 feet to the Southwest corner thereof and to a line of the said 18.848 acre tract for a distance of 290.00 feet to a corner thereof and to the centerline of Webster Street;

Thence North 0 degrees 36' West with the centerline of Webster Street and with the West line of said Section 11 and with a West line of the said 18.848 acre tract for a distance of 133.62 feet to the place of beginning. Containing 0.890 acres or less. Subject to all legal highways and conditions of record pertaining to the above described premises.

Parcel Number E21-01011-0105

Street Address: 4600 Webster St., Dayton, OH 45414