

EXHIBIT A

LEGAL DESCRIPTION

Situated in the City of West Carrollton, County of Montgomery, and State of Ohio, and being part of Lot Numbered 2257 of the Consecutive Numbers of Lots on the Revised Plat of the City of West Carrollton, Ohio, being more particularly described as follows:

Beginning at an iron pin on the northwest corner of said Lot Numbered 2257, said corner being also on the south right of way line of Progress Road as recorded in Plat Book 77, Page 80 of the Montgomery County, Ohio Records;

Thence North 66° 29' East, along the north line of said Lot Numbered 2257 and the south right of way line of Progress Road, a distance of 200.00 feet to an iron pin;

Thence South 23° 31' East a distance of 320.00 feet to an iron pin on the south line of said Lot Numbered 2257;

Thence South 66° 29' West, along the south line of said Lot Numbered 2257, a distance of 200.00 feet to an iron pin on the southwest corner thereof;

Thence North 23° 31' West, along the west line of said Lot Numbered 2257, a distance of 320.00 feet to the point of beginning, containing a total of 1.469 acres, more or less.

Property Address: 330 Progress Road, West Carrollton, Ohio 45449

Parcel No.: K48 00417 0015