

EXHIBIT A

Located in Section 25, Town 2, Range 7 MRS, City of Kettering, County of Montgomery, State of Ohio, and being a tract of land described as follows:

Beginning at the intersection of the centerline of Forrer Boulevard and Smithville Road; thence with the centerline of said Smithville Road, South four degrees, thirty-nine minutes ($4^{\circ} 39'$) West for seven hundred sixty-four and $25/100$ (764.25) feet; thence North eighty-five degrees twenty-five minutes ($85^{\circ} 25'$) West for forty-five and $00/100$ (45.00) feet to a point in the west line of said Smithville Road and the true point of beginning of this parcel;

Thence parallel to and forty-five and $00/100$ (45.00) feet west of the centerline of said Smithville Road, South four degrees thirty-nine minutes ($4^{\circ} 39'$) West for one hundred twenty and $00/100$ (120.00) feet; thence North eighty-five degrees twenty-five minutes ($85^{\circ} 25'$) West for two hundred ninety and $69/100$ (290.69) feet to a point in the east line of Wilmington Pike; thence with the east line of said Wilmington Pike, North thirty-seven degrees, twenty-nine minutes thirty seconds ($37^{\circ} 29' 30''$) West for one hundred sixty-one and $67/100$ (161.67) feet; thence South eighty-five degrees twenty-five minutes ($85^{\circ} 25'$) East for three hundred ninety-nine and $16/100$ (399.16) feet to the point of beginning, containing 0.950 acres more or less and subject to all legal highways, easements, restrictions and agreements of record, according to a survey of said premises by A. Bodenstein, Registered Surveyor, State of Ohio, dated February 16, 1982.

Note: The above described tract of land is subject to an easement for public utilities being five and $00/100$ (5.00) feet wide taken by parallel lines off the north side.