

Exhibit A

LEGAL DESCRIPTION

Situated in the City of Kettering, County of Montgomery, and State of Ohio, in Section 5, Town 1, Range 6, MRS, and described as follows:

Beginning on the east line of Stonebridge Road as recorded in Book X, Page 33 in the Plat Records of Montgomery County, Ohio, said point of beginning being the southwest corner of a 2.03 acre tract of land conveyed to Vincent P. Blair et al. by deed recorded in Book 1375, Page 231 in the Deed Records of Montgomery County, Ohio;

Thence, with the south line of said Blair land, South $72^{\circ} 51'$ East for 165.59 feet;

Thence South $17^{\circ} 08'$ West for 159.26 feet to the north line of Big Hill Road as recorded in Book N, Pages 47 and 48 in the Plat Records of Montgomery County, Ohio;

Thence, with the north line of said Big Hill Road, on a tangent bearing North $71^{\circ} 03'$ West for 47.30 feet;

Thence, with the north line of said Big Hill Road, in a Westerly direction on a curve to the left with a radius of 1294.21 feet for 108.63 feet, said curve at its point of beginning being tangent to last course;

Thence on a curve to the right with a radius of 10.00 feet for 15.40 feet to the east line of Stonebridge Road;

Thence, with the east line of said Stonebridge Road, on a tangent bearing North $12^{\circ} 23'$ East for 32.96 feet;

Thence, with the east line of said Stonebridge Road, in a Northerly direction on a curve to the right with a radius of 519.92 feet for 117.17 feet to the point of beginning, containing 0.61 acre, more or less.

Curve distances are measured on the acre.