

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Situated in the City of Dayton, County of Montgomery and State of Ohio:

And being 30 feet taken by parallel lines off of the East side of Lot Numbered Twenty Four Thousand Seven Hundred Seventy Five (24775) of the consecutive numbers of lots on the revised plat of the City of Dayton Ohio and also 20 feet taken by parallel lines off of the West side of Lot Numbered Twenty Four Thousand Seven Hundred Seventy Four (24774) of the consecutive numbers of lots on the revised plat of the City of Dayton, Ohio. Be the same more or less, but subject to all legal highways.

Permanent Parcel Number: R72 07705 0016

More commonly known as: 1315 West Grand Avenue, Dayton, OH 45402

Prior deed: Instrument No. 2011-0045276