

Exhibit A
Legal Description

Situated in the City of Dayton, County of Montgomery and State of Ohio and described as follows, to wit:

Being part of Section 29, Town 2, Range 6 East, etc., bounded and described as follows:

Beginning at a point on the West line of Euclid Avenue, 440 feet South of the Southwest corner of Euclid Avenue and Cornell Drive as shown on the College Park Improvement Company's Plat, as recorded in Plat Book "J", page 43 of the Plat Records of said County;

Thence Westwardly parallel with the South line of Cornell Drive as shown on said Plat, extended Westwardly, 157 feet to a point;

Thence Southwardly parallel with the West line of Euclid Avenue 49 feet to a point;

Thence Eastwardly parallel with the South line of Cornell Drive, extended Westwardly 157 feet to the West line of Euclid Avenue;

Thence Northwardly with the West line of Euclid Avenue 49 feet to a point;

Thence Eastwardly parallel with the South line of Cornell Drive, extended Westwardly 157 feet to the West line of Euclid Avenue;

Thence Northwardly with the West line of Euclid Avenue 49 feet to the place of beginning.

East Half vacated alley West of Lot 47462 and adjacent thereto.

The rear, or West portion of said premises is now known as Lot Numbered 47462 of the revised and consecutive numbers of Lots on the Plat of the City of Dayton.

Said premises are conveyed subject to all restrictions, conditions and covenants and to all legal highways and easements.

Parcel No. R72 12001 0005

Street Address: 1555 North Euclid Avenue, Dayton, OH 45406