

Exhibit A
Legal Description

Situated in the City of Dayton, County of Montgomery, State of Ohio
And being Lots Numbered Forty-five Thousand Two Hundred Ninety-eight (45298) and Forty-five
Thousand Two Hundred Ninety-nine (45299), both of the consecutive numbers of Lots on the
revised plat
of the said City of Dayton, Ohio, exception the following real estate conveyed by Charles R.
Wayman, a
widower and unmarried, to Ira M. Coppack and Cora E Coppack, in Deed Book 1172, Page 279
of the
Deed Records of Montgomery County, Ohio, described as follows:
Situated in the City of Dayton, County of Montgomery, and the State of Ohio, being 94.50 feet
taken by
parallel lines off the West end of Lots Numbered 45298 and 45299 of the consecutive numbers
of lots on
the revised plat of the said City of Dayton, Ohio, being bounded and more particularly described
as
follows:
Beginning at the Southwest corner of Lot Numbered 45299 of said City of Dayton, Ohio, said
beginning
point being the point of intersection of the East line of Rugby Road with the North line of the
Norman
Avenue;
Thence Northwardly with the West line of Lots Numbered 45298 and 45299 and East line of
Rugby Road
a distance of 78.40 feet to an iron pin at the Northwest corner of Lot Numbered 45298;
Thence Eastwardly with the North line of Lots Numbered 45298 a distance of 94.50 feet to an
iron pin;
Thence Southwardly and parallel with the West line of said Lots Numbered 45298 and 45299
and East
line of Rugby Road a distance of 77.70 feet to an iron pin in the South line of Lot Numbered
45299;
Thence Westwardly with the South line of Lot Numbered 45299 and North line of Norman Ave,
a distance
of 94.50 feet to the place of beginning.

Parcel No. R72 11706 0037

Street Address: 715 West Norman Avenue, Dayton, OH 45406