

**Exhibit A**  
**Legal Description**

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

And being Lot numbered Forty-Six Thousand Two Hundred Sixty (46,260) of the consecutive numbers of Lots on the revised plat of the said City of Dayton, Ohio. Excepting, however, from the above described Lot the following tract of land more particularly described as follows:

Beginning at a point in the South line of Audrey Place at the Northeast corner of Lot numbered 46,260,

Thence South diagonally to a point in the South Line of Lot Numbered 46,260;

Thence East along the South Line of said Lot numbered 46,260, 4.79 feet to the Southeast corner of said Lot;

Thence North along the East Line of Lot numbered 46,260 to the place of beginning.

Parcel Number R72 11506 0042

Street Address: 830 Audrey Place, Dayton, OH 45406