

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

Situated in the Township of Jefferson, County of Montgomery, State of Ohio  
And being part of the Northwest Quarter of Section Three (3), Township Three (3), Range Five (5) East, etc. Beginning at the Southwest corner of Lot Numbered One (1) on the Plat  
Subdivision of said quarter section by Abraham Hart;

Thence North 3-1/4 degrees West 402.6 feet (6.10 chains) North 87-1/4 degrees East 953.70 feet (14.45 chains). South 30 degrees 20 minutes East 396 feet (6 chains) South 87-1/4 degrees West 951.06 feet (14.41 chains) to the place of beginning, containing Eight and 67/100 acres, being Lot No. 2 on said plat and the same premises conveyed to Nicholas Bodem as Nicholas Battam by deed Recorded in Book No. 84, Page 144 of the Deed Records of said County.

Parcel No. G27 24506 0002

Street Address: 429 Knox Avenue, Dayton, OH 45417