

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

Situated in the City of Riverside (formerly Township of Mad River), County of Montgomery,  
State of Ohio

And being Lot Numbered FOUR HUNDRED EIGHTY SIX (486) of Beverly Gardens Plat,  
Section TWO (2), as recorded in Plat Book "HH", Page 18 of the Plat Records of Montgomery  
County, Ohio.

Parcel No. I39 00915 0035

Street Address: 452 Spinning Road, Dayton, OH 45431