

Legal Description

Exhibit A

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

And being described as follows: Being part of Lots Numbered Seventy Seven Thousand Nine Hundred Forty Four (77,944) and Seventy Seven Thousand Nine Hundred Forty Five (77,945) of the revised and consecutive numbers of lots on the plat of said City of Dayton said lots formerly known as part of Lots Numbered One Hundred Thirty Two (132) and One Hundred Thirty Three (133) on the Garden City addition plat as recorded in Plat Book "J", Page 89 of the plat records of said county and being more particularly described as follows:

Beginning at the Southeast corner of Lot Numbered 77,945, Thence Northward along the East line of said lot a distance of 51.5 feet to an iron pin which is 13.5 feet Southward from the Northeast corner of said lot; Thence by a straight line 192.8 feet in a Northwesterly direction to an iron pin in the West line of Lot Numbered 77,944, an iron pin being Northward 10 feet from the Southwest corner of Lot Numbered 77,944; Thence Southwardly a distance of 77.5 feet along the West line of Lots Numbered 77,944 and 77,945 to the Southwest corner of Lot Numbered 77,945 to the Southwest corner of lot numbered 77,945; Thence Eastwardly a distance of 214.7 feet along the South line of Lot Numbered 77,945 to the Southeast corner of said lot, the place of beginning, and subject to all legal highways and easements of record.

Parcel No. R72 17007 0009

Street Address: 3436 Idlewilde Boulevard, Dayton, OH 45414