

EXHIBIT "A"

LEGAL DESCRIPTION

Situate in the County of Montgomery, in the State of Ohio, and in the City of Dayton, and being Lot Numbered Fifty-Seven Thousand Seven Hundred Thirty-Nine (57739) on the revised plat of the said City of Dayton, Ohio excepting two feet taken by parallel lines off the east side and 50 feet taken by parallel lines off the north side of said lot, part herein conveyed fronting 43.3 feet on Patterson Road and extending northwardly by parallel lines a distance of 115.4 feet.

Subject to all covenants, conditions, reservations, restrictions and easements of record.

Premises: 1301 Patterson Road, Dayton, OH 45420
Permanent Parcel No. R72 14106 0031
prior deed: 2008-00085497