

EXHIBIT A

**Legal Description**

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

And Being Lot Numbered Fifty Three Thousand Seven Hundred Fifty Eight (53758) of the consecutive numbers of lots on the revised plat of the City of Dayton, Ohio.

Property Address: 1612 Speice Ave., Dayton, OH 45402

Parcel No.: R72 15405 0072