

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the City of Riverside in the County of Montgomery and State of Ohio:

Being Lot Numbered 435 on the Plat known as FIRST ADDITION TO PLEASANT VALLEY FARMS, as recorded in Plat Book "N", Page 7 of the Plat Records of Montgomery County, Ohio Records.

Permanent Parcel Number: I39 00712 0001

More commonly known as: 2615 Guernsey Dell Avenue, Dayton, OH 45404

Prior Deed: Instrument No. 04-016716