

EXHIBIT "A"

LEGAL DESCRIPTION

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

And being lot numbered Thirty Five Thousand Nine Hundred Seventy Eight of the consecutive numbers of lots on the revised plat of said City of Dayton, Ohio.

Premises known as: 144 Beechwood Ave. E., Dayton, OH 45405

Parcel No. R72-06204-0035

Prior Deed: Official Record Volume No. 97-0766 Pg. E04