

EXHIBIT "A"

LEGAL DESCRIPTION

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

Being part of Lot Numbered Forty Two Thousand One Hundred Thirty Three (42133) of the revised and consecutive numbers of lots on the plat of said City of Dayton and being more particularly described as follows:

Beginning at the Southeast corner of Lot Numbered Forty Two Thousand One Hundred Thirty Three (42133) said corner being in the West line of Basswood Avenue, thence Westwardly along the South line of said lot One Hundred Thirty Three and One Tenth (133.1) feet to the Southwest corner of said lot and the East line of a Sixteen (16) foot alley; Thence Northwardly along the East side of said alley Fifty and Three tenths (50.3) feet to the Northwest corner of said lot; thence Eastwardly to a point in the West line of Basswood Avenue, said point being Forty (40) feet North of the Southeast corner of said lot measured on a curve, having a radius of One Hundred Ninety One and Thirty Two Hundredths (191.32) feet; thence Southwardly along the west line of Basswood Avenue Forty (40) feet to the Southeast corner of said lot and the place of beginning.

22 Basswood Avenue, Dayton, OH 45405
Permanent Parcel No: R72 06202 0064
Prior Deed: Instrument Number 05-031890