

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

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

And being Lot Numbered 28658 of the consecutive numbers of lots on the Revised Plat of the said City of Dayton, except the part bounded and described as follows:

Beginning at the northeast corner of said Lot on the south side of Germantown Street; Thence south with the east line of said Lot to the southeast corner of said Lot; Thence southwesterly with the south line of said Lot 29.6 feet to a point; Thence north parallel with the east line of said Lot to a point on the north line of said Lot; Thence northeasterly 29.6 feet to the place of beginning.

Permanent Parcel Number: R72 09611 0005

More commonly known as: 2520 Germantown Street, Dayton, OH 45417

Prior Deed: OR 97-0575, Page E10