

EXHIBIT "A"

LEGAL DESCRIPTION

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

Being eighteen (18) feet taken by parallel lines off of the West side of Lot Numbered Ten Thousand Four Hundred Eleven (10411) and sixteen and two thirds (16 2/3) feet taken by parallel lines of the East side of Lot Numbered Ten Thousand Four Hundred Twelve (10412), both lots of the consecutive numbers of lots on the revised plat of said City of Dayton, Ohio.

Subject to all easements and restrictions of record.

Parcel Nos. R72-60-4-28 and R72-60-4-29 ✓

Property Address: 31 Pioneer Street, Dayton, Ohio 45405