

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the County of Montgomery in the State of Ohio, and the City of Dayton and being lot numbered Forty Five Thousand Eight Hundred Fourteen (45,814) of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio:

And a permanent easement for parking purposes, together with a permanent right of Ingress and Egress over and to the following described real property:

Being part of lot number 45813 of the revised and consecutive numbers of lots on the plat of said City of Dayton, Ohio and more particularly described as follows:

Beginning at a point in the West line of said lot numbered 45813, said point being S. 10 degrees 30' E., a distance of 9.00 feet from the Northwest corner of said lot numbered 45813; thence S. 46 degrees, 00' E, a distance of 11.78 feet; thence N. 84 degrees 00' E, a distance of 17.00 feet; thence S. 3 degrees 00' E a distance of 58.00 feet; thence S. 84 degrees 00' W a distance of 17.00 feet to the west line of said lot numbered 45813; thence N. 10 degrees 30' W, along the west line of said lot numbered 45813, a distance of 68.52 feet to the place of beginning, containing 1236 square feet.

Permanent Parcel Number: R72 11010 012

More commonly known as: 3220 North Main Street, Dayton, Ohio 45405

Prior Deed: Instrument No. 2000-046748