

EXHIBIT "A"

LEGAL DESCRIPTION

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

And being Lot Numbered 47139 of the consecutive numbers of Lots on the revised Plat of the City of Dayton, Ohio.

Premises known as: 348 Fernwood Ave., Dayton, OH 45405

Parcel No. R72 06305 0060

Prior Deed: Official Record Volume No. 06-114266