

Exhibit A

Legal Description

File Number: 63130

Situated in the City of Dayton, County of Montgomery and State of Ohio and being 93.75 feet taken by parallel lines off the north side of Lot Numbered Thirty-five Thousand Seven Hundred Ninety-five (35795) of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

Permanent Parcel Number: R72 06907 0004

More commonly known as: 956 Ferndale Avenue, Dayton, OH 45406

Prior Deed Reference: File No. 07-076012