

Exhibit A
Legal Description

SITUATED IN THE CITY OF TROTWOOD, COUNTY OF MONTGOMERY, STATE OF OHIO

AND DESCRIBED AS FOLLOWS:

BEING LOT NUMBERED ONE HUNDRED SIXTY-ONE (161) ON THE BROADMOOR PLAT, SECTION FIVE (5), AS RECORDED IN PLAT BOOK "SS", PAGE 5, OF THE PLAT RECORDS OF SAID COUNTY.

SAID PREMISES ARE CONVEYED SUBJECT TO ALL RESTRICTIONS, EASEMENTS, CONDITIONS, COVENANTS AND HIGHWAYS OF RECORD.

PROPERTY ADDRESS: 708 COLERIDGE AVE., DAYTON, OH 45426

PARCEL NO.: H33 00201 0033