

EXHIBIT "A"

LEGAL DESCRIPTION

Situated In the state of Ohio, County of Montgomery and in the City of Dayton. Being part of Lot Number Fifteen Thousand Four Hundred Twenty-Nine (15429) of the revised and consecutive numbers of lots on the plat of the CITY OF DAYTON, as the same is numbered and delineated upon the recorded plat thereof, of record in the Recorder's Office, Montgomery County, Ohio and more particularly described as follows:

Beginning at the northwest corner of Summers Street (now Five Oaks Avenue) and Rockwood Avenue in said City and extending thence with the North line of Summers Street (now Five Oaks Avenue) westwardly 114.45 feet; thence northwardly parallel with Rockford Avenue 40.69 feet to the North line of said lot 15429; thence Eastwardly with the said North line 114.45 feet to the West line of Rockwood Avenue; thence South with the west line of Rockwood Avenue 41.61 feet to the place of beginning.

And being all of the Lot Thirty-Four Thousand Three Hundred Ninety-Four (34394) of the consecutive numbers of lots on the revised plat of the said City of Dayton.

Parcel Number: R72-06807-0050 & R72-06807-0080

Commonly Known as: 201 Rockwood Avenue, Dayton, OH 45405