

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the City of Dayton, County of Montgomery, State of Ohio and Located in the Southwest Quarter of Section 25, Town 4, Range 5 East, More particularly described as follows:

Beginning at a point in the West line of said Section 25, said point being North 1° 59' West a Distance of 495.28 feet from the Southwest corner of said Section 25 and the centerline of Hoover Avenue, Witness an iron pipe North 87° 00' East, a distance of 20.00 feet; Thence North 1° 59' West along the West line of said Section 25, a distance 76.76 feet to the Southwest corner of 0.50 acre tract conveyed to Ellis and Wilcie J. Rollins as described in Deed Book 2191, Page 213, of the Montgomery County, Ohio Records, Witness an Iron Pipe North 87° 00' East, a distance of 20.00 feet; Thence North 87° 00' East along the South Line of said 0.50 acre tract, a distance of 330.00 feet to an Iron Pipe in the West line of the 2.432 acre tract conveyed to John N. and Orman R. Durham as described in Deed Book 1006, Page 19 of the Montgomery County, Ohio Records; Thence South 1° 59' East along the West line of said 2.432 acre tract, a distance of 76.76 feet to an Iron Pipe; Thence South 87° 00' West, a distance of 330.00 feet to the place of beginning* containing 0.502 Acres.

Together with a Perpetual Easement for the owners and occupants of the premises herein conveyed to forever use as a way of ingress and egress to and from the premises herein described in common with all other owners and occupants of lands abutting thereon, the private driveway on Road 20 feet in Width adjacent to the West end of the Premises herein conveyed and extending from a point North of said premises South to Jalappa Road.

Subject to all conditions, Restrictions, Reservations, Right of Way, Legal Highways and Easements of Record and effecting said premises.

The above described tract is part of the 1.036 acre tract, Recorded at 1.03 Acres, Conveyed to Ellis and Wilcie J. Rollins and Described in Deed Book 1975, Page 225 of the Montgomery County, Ohio Records, be the same more or less but subject to all legal highways

*Said Premises being further known as part of Lot Numbered Seventy-Seven Thousand Five Hundred Eighty Six (77,586) of the revised and consecutive numbers of lots on the plat of the City of Dayton, Montgomery County, Ohio.

Premises known as: 1014 Brohm Lane, Dayton, OH 45427
Permanent Parcel No. R72 17104 0031
Prior Deed: Instrument Number 2002-052721