

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the City of Dayton, County of Montgomery, State of Ohio and being Lot Numbered Fifty Seven Thousand One Hundred Fifty Four (57154) of the consecutive numbers of lots on the Revised Plat of said City.

Permanent Parcel Number: R72-14806-0031

More commonly known as: 2109 King Avenue, Dayton, OH 45420

Prior Deed: Instrument #10-040644 & Instrument #09-050091 and Instrument #01-031031