

Exhibit A
Legal Description

Situated in the County of Montgomery and State of Ohio, and being all of Lot Numbered Sixty One (61) and Eight feet (8.0') taken by parallel lines off the East side of Lot Numbered Sixty (60) on the Richland Farms Plat, as recorded in Plat Book "L", Page 86 of the Plat Records of Montgomery County, Ohio.

Permanent Parcel Number: 139101406 0034

More commonly known as: 4338 Richland Avenue, Dayton, OH 45432

Prior Deed: Book 2069, Page 495