

Exhibit A
Legal Description

Situated in the County of Montgomery in the State of Ohio and in the City of Dayton:

Being a part of Lot Numbered Eleven Thousand Four Hundred Seventy One (11471) of the revised and consecutive numbers of lots on the City of Dayton, and more particularly described as follows: Beginning at the southwest corner of Lot No. 11471, thence northwardly with the east line of Alberta Street, 90 feet to a point; Thence eastwardly 23.4 feet, more or less, to a point; Thence southwardly 90.0 feet parallel to the east line of Alberta Street, to a point in the north line of Park Street; Thence westwardly 23.4 feet, more or less, to the place of beginning. The east line of the above described parcel clears the spouting of the property to the east.

Permanent Parcel Number: R72-02711-0002

More commonly known as: 101 Park Drive, Dayton, OH 45410

Prior Deed: Volume 76605, Page A06