

EXHIBIT A

Legal Description:

Situate in the City of Dayton, County of Montgomery and State of Ohio: And being Lot Numbered Eighty One Thousand Six Hundred Three (81603) of the consecutive numbers of lots on the revised plat of the City of Dayton.

The following are excepted from the general warranty covenants:

1. Easements, restrictions and covenants of record and legal highways; and
2. Real estate taxes and assessments not yet due and payable; and
3. Matters which a survey of the Property would disclose.