

Exhibit A

Legal Description

Situate in the City of Dayton, County of Montgomery and State of Ohio and being part of Lot Numbered SIXTY THOUSAND TWO HUNDRED EIGHTY-FIVE (60285) of the consecutive numbers of Lots on the Revised Plat of the said City of Dayton, Ohio and bounded and described as follows:Beginning at a point in the West line of Lot Numbered 60285 which is 130 feet North on the Southwest corner of said Lot;thence East parallel with the South line of said Lot, 125 feet to a point in the East line of said Lot;thence South on the East line of said Lot, 65 feet to a point;thence West parallel with the South line of said Lot 125 feet to a point in the West line of said Lot;thence North with the West line of said 65 feet to the place of beginning.

Permanent Parcel Number(s): R72 13805 0025

Premises commonly known as: 340 Shroyer Road, Dayton, OH 45419

END OF LEGAL DESCRIPTION