

# Exhibit A

## Legal Description

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

And being part of Lot 57221 of the revised and consecutive Lot Numbers of the City of Dayton as conveyed to Lois J. Settlemire by deed as recorded in MF 95-156 D10, being more particularly described as follows:

Beginning at an iron pipe found in the South right-of-way line of Lutz Avenue, said pipe being located North 75 deg. 26' 16" West a distance of 37.53 feet from a cut cross found at the intersection of the South right-of-way line of Lutz Avenue with the West line of a 16 foot public alley, said cut cross also being the Northeast corner of Part Lot 57221 as conveyed to David House by deed as recorded in MF 96-408 D02;

Thence along the West line of said Part Lot 57221 as conveyed to David House South 05 deg. 08' 59" West a distance of 145.76 feet to an iron pin set in the North line of a 16 foot public alley;

Thence along the North line of said 16 foot alley North 88 deg. 00' 00" West a distance of 39.86 feet to an iron pipe found at the Southeast corner of Part Lot 57221 as conveyed to Chance and Michelle E. Yankee by deed as recorded in MF 97-611 B09;

Thence along the East line of Part Lot 57221 as conveyed to Chance and Michelle E. Yankee North 04 deg. 59' 47" East a distance of 154.61 feet to an iron pin set in the South right-of-way line of Lutz Avenue;

Thence along the South right-of-way of Lutz Avenue South 75 deg. 26' 16" East a distance of 40.76 feet to the Point Of Beginning.

Containing a total of 0.138 acres.

Subject to all legal highways, easements, and restrictions of record.

Permanent Parcel Number(s): R72-14609-0030

Premises commonly known as: 34 Lutz Avenue, Dayton, OH 45420

**END OF LEGAL DESCRIPTION**