

Exhibit A

Legal Description

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

Being Lot Numbered Fifty Three Thousand Two Hundred Six (53206) of the consecutive numbers of Lots on the Revised Plat of the City of Dayton, Ohio.

Current/Owner Deed Reference: Owens Limited Family Partnership by virtue of a General Warranty Deed dated November 10, 2000 and recorded May 18, 2001 in Instrument No. 01-055205.

Premises commonly known as: 2420-2422 St. Charles Avenue, Dayton, Ohio 45410

Parcel Number: R72 15106 0029