

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the County of Montgomery in the State of Ohio and in the Township of Jefferson bounded and described as follows, to-wit:

Being Lot Numbered Two Hundred and Sixteen (216) Carver Village Plat, Section 4, as recorded in Plat Book 64, Page 36 and recorded in Plat Book 65 Page 44 of the Plat Records of Montgomery County, Ohio.

Permanent Parcel Number: G27 18223 0029

More commonly known as: 5043 Ballard Drive, Dayton, Ohio 45417

Prior Deed: Instrument No. 2016-00013522