

**Exhibit A**  
**Legal Description**

Situated in the City of Kettering, County of Montgomery, State of Ohio

And being Lot Numbered Twenty-One (21) on the First Addition to Sunnyview Acres Plat, as recorded in Plat Book "W", Page 11 of the Plat Records of Montgomery County, Ohio.

Property Address: 1472 East Stroop Road, Dayton, OH 45429

Parcel No.: N64-00712-0001