

EXHIBIT "A"

LEGAL DESCRIPTION

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

And being Lot Numbered Six (6) of Roehr's Subdivision, as recorded plat Book "G", Page 36, of the Plat Records of Montgomery County, Ohio.

Permanent Parcel Number: N64 00307 0006

More commonly known as: 2347 South Dixie Highway, Dayton, OH 45409

Prior Deed: Instrument No. 2011-00020765