

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

SITUATED IN THE CITY OF TROTWOOD, COUNTY OF MONTGOMERY, STATE OF OHIO BEING LOT NUMBERED 266 ON BROADMOOR PLAT, SECTION 8, AS RECORDED IN PLAT BOOK "XX", PAGE 29 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO.

PROPERTY ADDRESS: 401 VANIMAN AVE., TROTWOOD, OH 45426  
PARCEL NO.: H33 00210 0002

Parcel Number: H33 00210 0002

Property Address: 401 Vaniman Avenue, Trotwood, OH 45426