

Exhibit A

Legal Description

Situate in the Township of Miami, County of Montgomery, State of Ohio, being Lot Numbered THREE HUNDRED FORTY (340) Spring Valley Subdivision, Section Twelve (12) as recorded In Plat Book "72", Page 12 of the Plat Records of Montgomery County, Ohio.

Parcel Number: K47 23110 0008

Property Address: 2843 Marigold Drive, Dayton, OH 45449

Prior Deed Reference: Instrument Number 2022-00064756