

EXHIBIT A

PARCEL 1:

Situated in the City of Dayton, County of Montgomery, and in the State of Ohio:

Being part of 44191 of Dayton, Ohio, and bounded and described as follows:

Beginning at Southeast corner of Lot Number 44191, said point being in the North line of Maplewood Avenue;

Thence Northwardly with the East line of said Lot Number 44191 for 136.7 feet to the Northeast corner thereof;

Thence Westwardly with the North line of said Lot Number 44191 for a distance of 67 feet to a point;

Thence Southwardly parallel to the East line of said Lot Number 44191 for a distance of 136.7 feet to the South line of said Lot Number 44191, said point being in the North line of Maplewood Avenue;

Thence Eastwardly with the South line of said Lot Number 44191 for a distance of 67 feet to the place of beginning.

Reserving 8 feet taken by parallel lines off of the North end of the above described tract for alley purposes.

Also excepting 34 feet taken by parallel lines off of the East side of the part of Lot Number 44191 as above described.

Property Address: 319 E. Maplewood Avenue Dayton, Ohio

PPN: R72063050017