

EXHIBIT A

Situate in Section 11, Town 3, Range 5 East, Jefferson Township, Montgomery County, Ohio and being all of a 0.559 acre parcel, conveyed to Tajul Pordan, recorded in I.R. Deed 21-020495 of the Montgomery County Deed Records, being more particularly described as follows;

Commencing at a found stone inside Monument Box, SCO385, said Monument Box being the Southeast corner of said Section 11, said Monument Box also being in the centerline of Frytown Road (R/W varies), thence, with the centerline of Frytown Road (R/W varies), the South line of said Section 11 and the City of Dayton/Jefferson Township Line, North 89 degrees 11 minutes 00 seconds West, a distance of 245.01 feet, to a set Mag Nail and the Place of Beginning for this parcel;

Thence, continuing with the centerline of Frytown Road (R/W varies), the South line of said Section 11, the South line of said 0.559 acre parcel and the North line of a 2.146 acre parcel, conveyed to Thomas and Ronnie L. Stinson, recorded in D.M.F 01-0501E08 of the Montgomery County Deed Records, North 89 degrees 11 minutes 00 seconds West, a distance of 74.30 feet, to a set Mag Nail;

Thence, with a Westerly line of said 0.559 acre parcel and the East line of a 0.298 acre parcel, conveyed to Walter R. Wingard, recorded in I.R. Deed 04-022609 of the Montgomery County Deed Records, North 30 degrees 26 minutes 29 seconds East, a distance of 74.10 feet, to a found 5/8-inch iron pin, passing a set capped iron pin at 51.76 feet,

Thence, a Southerly line of said 0.559 acre parcel, the North line of said 0.298 acre parcel and the North line of a 0.81 acre parcel, conveyed to Treyburn Linx Properties, LLC, recorded in I.R. Deed 20-034676 of the Montgomery County Deed Records, North 68 degrees 04 minutes 50 seconds West, a distance of 262.11 feet, to a set Mag Nail, passing a found angle iron at 230.57 feet, said Mag Nail also being in the centerline of Germantown Pike (State Route 4) (R/W varies);

Thence, with the centerline of Germantown Pike (State Route 4) (R/W varies), the West line of said 0.559 acre parcel, the East line of a 0.410 acre Parcel, conveyed to Ramona Pollard, recorded in D.M.F. 83-0101E02 of the Montgomery County Deed Records and the East line of a 1.03 acre parcel, conveyed to Parielee Holtgreven, recorded in D.M-F. 95-0754C06 of the Montgomery County Deed Records, North 36 degrees 10 minutes 08 seconds East, a distance of 105.06 feet, to a set Mag Nail;

Thence, with the North line of said 0.559 acre parcel and the South line of a 0.371 acre parcel, conveyed to Richmond's Enterprise, Inc, recorded in I. R. Deed 08-083835 of the Montgomery County Deed Records, South 54 degrees 02 minutes 56 seconds E, a distance of 322.07 feet, to a set capped iron pin, passing a set capped iron pin at 40.00 feet;

Thence, with the East line of said 0.559 acre parcel and a Westerly line of a 0.81 acre parcel, conveyed to Tait Electric Generating Station, LLC, recorded in I.R. Deed 18-019039 of the Montgomery County Deed Records, South 36 degrees 11 minutes 30 seconds West, a distance of 72.50 feet, passing a set capped iron pin at 17.32 feet, to the Place of Beginning;

Containing 0.5713 acres, more or less.

The above description is based on a field survey performed under the direct supervision of Ruth H. Campbell, Ohio Registered Surveyor No. 7628, dated December 10, 2021, the survey of which is filed in Survey 2021-0392 of the Montgomery County Engineer's Record of Land Surveys.

The North line of said 0.559 acre parcel with bearing South 54 degrees 02 minutes 56 seconds East was held as found from the Ohio State Plane Coordinate System (OSPC) - South Zone as derived from the Ohio Department of Transportation Virtual Reference Stationing System. Distances noted are based on Ground Distances. The Grid to Ground Scale factor used is 1.0000832646.

All set capped iron pins are 5/8-inch diameter rebar with an orange cap stamped "WYCO 7628".

PPN: G27 01611 0069

Property Address: 5080 Germantown Pike, Dayton, Ohio 45417

Prior Deed Reference: Instrument No. 2022-00012100