

Legal Description

Exhibit A

Situated in the Township of Jefferson, County of Montgomery, State of Ohio

And being a part of the North half of Section 13, Town 3, Range 5 East, and bounded and described as follows:

Beginning in the North line of said Section at a planted stone, said stone being South 89° West (13.83 chains) 912.78 feet from the intersection of two County Roads; thence South 89° West (19.45 chains) 1283.70 feet to a planted stone; thence South 1° East (10 chains) 660 feet to a planted stone; thence North 89° East (19.45 chains) 1283.701 to a planted stone; thence North 1° West (10 chains) 660 feet to the place of beginning and containing 19.45 acres of land more or less. Excepting therefrom a parcel of 11 acres conveyed by Frank Caylor, et al to John E. Wall, et al, on 5/18/1951 by Deed Record 1480, Page 278, of the Deed Records of Montgomery County, Ohio.

Situate in the Township of Jefferson in the County of Montgomery and State of Ohio, being part of the North Half of Section 13, Town 3, Range 5 East, and part of the same premises described in the conveyance from Ellen Caylor to Frank Caylor and Olive M. Hartzell by deed recorded in Deed Book 956, Page 30 of the Deed Records of Montgomery, County, Ohio, being bounded and more particularly described as follows:

Beginning at an iron pin in the North line of said Section and centerline of the Frytown Road; said iron pin is South 69° West with the North line of said Section and centerline of said Road a distance of Fourteen Hundred Seventy and 48/100 (1470.48) feet from the intersection of two County Roads; thence South 1° East a distance of Six Hundred Sixty (660) foot to an iron pin; thence South 89° West and parallel with the North line of said Section and centerline of said road a distance of Seven Hundred Twenty Six (726) feet to a planted stone; thence North 1° West a distance of Six Hundred Sixty (660) feet to a planted stone; thence North 89° East with the North line of said Section a stance of Seven Hundred Twenty-Six (726) feet to the place of beginning, containing Eleven (11) acres.

Excepting therefrom the following described premises, to wit:

Beginning at an iron pin in the North line of said Section and centerline of the Frytown Road, said iron pin is South 89° West with the North line of said section and centerline of said road a distance of Fourteen Hundred Seventy and 48/100 (1470.48) feet from the intersection of Two County Roads; thence from the above said beginning point South 1° East a distance of Two Hundred Forty-six (246) feet to an iron pin; thence South 89° West and parallel with the North line of said Section and centerline of said road a distance of Fifty-five (55) feet to an iron pin; thence North 1° West and parallel with the East line of this described tract of land a distance of One Hundred Ninety-six (196) feet to an iron pin; thence North 89° East and parallel with the North line of said section and centerline of said road a distance of Six (6) feet to an iron pin; thence North 1° West and parallel with the East line of this described tract of land a distance of

Fifty (50) feet to an iron pin on the North line of said section and centerline of the Frytown Road; thence North 89° East with the North line of said section and centerline of said road a distance of Forty-nine (49) feet to the place of beginning, containing .304 acres.

SUBJECT to the rights of the public in Frytown Road, and EXCEPTING from the general warranty covenants taxes becoming due and payable after the December 1966 installment.

Situate in the Township of Jefferson in the County of Montgomery and State of Ohio, being part of the North half of Section 13, Town 3, Range 5, East, and part of the same premises described in the conveyance from Frank Caylor and Olive M. Hartzell to Mary and John Wall by deed recorded in Deed Book 1480, Page 278 of the Deed Records of Montgomery County, Ohio, being bounded and more particularly described as follows:

Beginning at an iron pin in the North line of said Section and centerline of the Frytown Road, said pin is South 89 degrees West with the North line of said section and centerline of said road a distance of Fourteen Hundred Seventy and Forty-eight Hundredths (1470.48) feet from the intersection of two County roads; thence from the above said beginning point South 1 degree East a distance of Two Hundred Forty-six (246) feet to an iron pin; thence South 89 degrees West and parallel with the North line of said section and centerline of said road a distance of Fifty-five (55) feet to an iron pin; thence North 1 degree West and parallel with the East line of this described tract of land a distance, of One Hundred Ninety-six (196) feet to an iron pin; thence North 89 degrees East and parallel with the North line of said section and centerline of said road a distance of Six (6) feet to an iron pin; thence North 1 degree West and parallel with the East line of this described tract of land a distance of Fifty (50) feet to an iron pin on the North line of said section and centerline of the Frytown Road; thence North 89 degrees East with the North line of said section and centerline of said road a distance of Forty-nine (49) feet to the place of beginning, containing .304 Acre, SUBJECT to the rights of the public in Frytown Road.

Parcel Number G27 01702 0004

Street Address: Frytown Road, Dayton, OH 45481