

Legal Description

Exhibit A

Situated in the City of Dayton, County of Montgomery, State of Ohio
Situate in Section 29, Town 2, Range 6 East, City of Dayton, County of Montgomery, State of Ohio and being Part of Lot Number 36075 of the Revised and Consecutive Numbers of Lots on the Plat of the City of Dayton as originally shown on The R. R. Chadwick Plat, Recorded in Plat Book "J", Page 40 and conveyed to Federal National Mortgage Association in IR SF/D #11-068293, more particularly described as follows:

(all references to Deed Books, Official Records, Microfiche Numbers, Instrument Numbers, Survey Records and/or Plats refer to the Montgomery County Recorder's Office, Montgomery County, Ohio)

Beginning at a 5/8" iron pin set at the Northeast corner of Lot Number 40213 of the Revised and Consecutive Numbers of Lots on the Plat of the City of Dayton and the intersection of the South right-of-way line of Cambridge Street (formerly known as Ellerton Avenue) and the East right-of-way line of Rosedale Drive (formerly known as Deal Avenue),

Thence along the South right-of-way line of Cambridge Avenue, North 88°30'40" East a distance of 457.07 feet to a 5/8" iron pin set at the Northeast corner of a tract conveyed to Leo and Joanne Johnson in Deed MF 00-258D09, said point being the TRUE PLACE OF BEGINNING.

Thence continuing along the South right-of-way line of Cambridge Avenue, North 88°30'40" East a distance of 40.00 feet to a 5/8" iron pin set at the Northwest corner of a tract conveyed to Pac West Corp., Inc. in I.R. Deed #11-025128;

Thence along the West line of said Pac West tract, South 02°33'28" East a distance of 140.20 feet to a 5/8" iron pin set on the North line of an alley at the Southwest corner of said Pac West tract;
Thence along the North line of said alley, South 88°30'40" West a distance of 40.00 feet to a 5/8" iron pin set at the Southeast corner of said Johnson tract;

Thence along the East line of said Johnson tract, North 02°33'28" West a distance of 140.20 feet to the

TRUE PLACE OF BEGINNING.

Containing 0.1287 acres, more or less.

Subject to all legal highways, easements, and restrictions of record.

Basis of Bearings: due to lack of recorded information in the area, all bearings are Assumed and are meant to denote angles only.

A (5/8" iron pin set) refers to a 30" long rebar with a plastic identification cap stamped "Haley-Dusa 6819".

This description is based upon a field survey conducted under the supervision of John P. Haley, Registered Surveyor, Ohio License Number 6819, on December 6, 2011 as filed in Montgomery County Engineer's Office Record of Land Surveys, Survey Record Volume 2011, Page 0340.

Parcel No.: R72 07802 0025

Street Address: 604 Cambridge Avenue, Dayton, OH 45402