

Legal Description

Exhibit A

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

Situate in the Southeast Quarter of Section 22, Town 3, Range 5, East, Jefferson Township, Montgomery County, State of Ohio, and being part of the 40 acre tract conveyed to Frederick Z. & Lola E. Bowman by deed recorded in Deed Book 1088, Page 355 of the Montgomery County Deed Records, and being more fully bounded and described as follows:

Beginning at a railroad spike in the centerline of Remple Road, in the South line of said Southeast Quarter Section, and in the South line of said Bowman 40 acre tract all as established by Surveyor G. Murr, said beginning point being South 89 degrees 32 minutes 20 seconds West, 269.0 feet from a railroad spike set over a planted stone at the Southeast corner of said Section 22, and at the Southeast corner of said Bowman 40 acre tract.

Thence with the centerline of said Hemple Road, with the South line of said Southeast Quarter Section, and with the South line of said Bowman 40 acre tract, South 89 degrees 32 minutes 20 seconds West, 269.0 feet to a railroad spike.

Thence parallel to east line of said Southeast Quarter Section as established by Surveyor W.J. Benda, due North, 665.6 feet to an iron pipe in an old fence line.

Thence with the said old fence line and its Eastward extension, South 88 degrees 54 minutes East, 269.05 feet to an iron pipe.

Thence parallel to the East line of said Southeast Quarter Section, due South 658.3 feet to the place of beginning, and containing 4.088 acres, more or less, subject to all legal highways and easements of record.

Now known as Lot 4860 of the consecutive numbered lots of the City of Moraine.

The above description was prepared by and based on a survey made in March, 1972, by Donald R. Bowman, Registered Surveyor Number 4323, and based on previous surveys made in August, 1945, by Surveyor G. Murr, and in May 1947 by Surveyor W.J. Benda.

Parcel Number: J44204202 0002

Street Address: 6075 Hemple Road, Miamisburg, OH 45342