

Legal Description

**Exhibit A**

Situated in the City of Englewood, County of Montgomery, State of Ohio

Located in the Southwest quarter of Section 15, Town 5, Range 5E, City of Englewood, County of Montgomery, State of Ohio and being all of a 0.35 acre tract of land and all of a 0.25 acre tract of land conveyed to Virgil Gene and Jeanne Eller both recorded in Deed Book 1738 Page 342 in the Deed Records of Montgomery County, Ohio and being more particularly described as follows:

Beginning at a 1" iron pin found at the Northeast corner of the said Southwest quarter of Section 15 being also the Southeast corner of Lot 1 of Valley View Woods Subdivision as recorded in Plat Book 153 Page 45 in the Plat Records of Montgomery County, Ohio;

Thence with the East line of the said Southwest quarter of Section 15, South Nine degrees Twenty-five minutes Fifty-three seconds ( $09^{\circ} 25' 53''$ ) West for Three Hundred Forty-three and  $59/100$  (343.59) feet to a  $5/8$ " iron pin set, said iron pin being at the Southeast corner of a 0.265 acre tract of land conveyed to John W. Frost aka John W. Frost Jr. by deed recorded in Microfiche 96-0236B10 in the Deed Records of Montgomery County, Ohio and the TRUE POINT OF BEGINNING;

Thence continuing with the East line of the said Southwest quarter of Section 15, South Nine degrees Twenty-five minutes Fifty-three seconds ( $09^{\circ} 25' 53''$ ) West for Seventy-six and  $99/100$  (76.99) feet to a  $5/8$ " iron pin set, said iron pin being at the Northeast corner of a 0.3 acre tract of land conveyed to L.B. & Betty Jones by deed recorded in Microfiche 86-0547CO3 in the Deed Records of Montgomery County, Ohio, said iron pin also bears North Nine degrees Twenty-five minutes Fifty-three seconds ( $09^{\circ} 25' 53''$ ) East for Seven Hundred Forty-six and  $01/100$  (746.01) feet from a  $3/4$ " bolt found at the Northeast corner of Lot 36 of the Plat of Harrisburg as recorded in Plat Book 2 Page 140 in the Plat Records of Montgomery County, Ohio;

Thence with the North line of said Jones land, North Seventy-nine degrees Forty-eight minutes Thirty-five seconds ( $79^{\circ} 48' 35''$ ) West for Three Hundred Seven and  $19/100$  (307.19) feet to a Mag Nail set in the Centerline Right-of-Way of Main Street (Covington Pike & State Route 48) (66' Right-of-Way), said Mag Nail being at Station 37+988.800(m) 0.09(ft) right of Centerline Construction of said State Route 48, passing a  $5/8$ " iron pin set at Two Hundred Seventy-two and  $91/100$  (272.91) feet at the Southeast corner of a 0.001 acre perpetual easement for highway purposes conveyed to the City of Englewood by easement Microfiche 99-0107A07 in the Easement Records of Montgomery County, Ohio;

Thence with the said Centerline Right-of-Way Main Street North Zero degrees Forty-three minutes One second ( $00^{\circ} 43' 01''$ ) West for Fifty-six and  $00/100$  (56.00) feet to a Mag Nail set at the Southwest corner of said Frost land, said Mag Nail being at Station 38+005.869(m) 0.06(ft) right of Centerline Construction of said State Route 48;

Thence with the South line of said Frost land South Eighty-three degrees Forty-six minutes Fifty-six seconds (83° 46' 56") East for Three Hundred Seventeen and 53/100 (317.53) feet to the point of beginning, passing a 5/8" iron pin set at Thirty-three and 90/100 (33.90) feet at the Northeast corner of said City of Englewood perpetual easement, containing 0.474 acres more or less, according to a survey of said premises by Brian L. Hoblit, Registered Surveyor, State of Ohio #7960, dated January 20, 2004.

Parcel No. M57 00102 0004

Street Address: 318 North Main Street, Englewood, OH 45322