

## Legal Description

### Exhibit A

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

Situated in Section 36, Town 5, Range 5 East, City of Clayton, Montgomery County, Ohio; and being part of Lots 65 and 73 in the Gaiser Plat recorded in Plat Book "K" Page 6; and being the land described in deed to U.S. Bank National Association, Trustee, recorded in I.R. SF/D-10-023606; and being more definitely described as follows:

BEGINNING in the South line of Flower Avenue (50 feet wide) at an iron pin set at the Northeast corner of said Lot 73 and the Northwest corner of said Lot 65;

Course 1: Thence along the South line of Flower Avenue North  $88^{\circ}34'03''$  East 23.00 feet to an iron pin set at the Northwest corner of the land described in deed to Mark Joseph Smith, Sr., recorded in I.R. Deed-02-134796;

Course 2: Thence along said Smith's West line South  $00^{\circ}00'00''$  West 84.76 feet to an iron pin set at the Northeast corner of the land described in deed to Larry L. Hall and Linda G. Hall recorded in I.R. Deed-03-004164;

Course 3: Thence along said Hall's North line South  $88^{\circ}34'03''$  West 86.98 feet to an iron pin set at the Southeast corner of the land described in deed to Donald Lee McCloskey recorded in I.R. Deed-04-115378;

Course 4: Thence along said McCloskey's East line North  $00^{\circ}00'00''$  East 84.76 feet to an iron pin set in the South line of Flower Avenue and McCloskey's Northeast corner;

Course 5: Thence along the South line of Flower Avenue North  $88^{\circ}34'03''$  East 63.98 feet to the place of beginning;

Containing within said bounds 0.1692 acres of land, more or less, but subject to all legal highways and easements of record as surveyed by Dale R. Haywood, Registered State of Ohio Surveyor No. 8284, in September 2010.

Bearings indicated are to describe angles only. The basis of bearings is assumed North  $00^{\circ}00'00''$  East for the East line of Allison Avenue (F.K.A. Concord Avenue per plat). Due to the lack of recorded information in the area, the bearings are assumed and are meant to denote angles only.

All iron pins set are 5/8-inch diameter, 30-inch long, rebar with ID cap "HAYWOOD 8284".

All recorded documents cited refer to Montgomery County Recorder records.

The intent of this survey is to update the description of an existing parcel.

This survey is recorded in Montgomery County Engineer Record of and Surveys Volume 2010  
Page 0260.

Parcel Number: M60 16312 0121

Street Address: 7886 Allison Avenue, Dayton, OH 45415