

Legal Description

Exhibit A

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

And being in the Southwest Quarter of Section 15, Town 4, Range 5 East, and being all of the two tracts described as Parcel 1 in a deed conveyed to Harley E. Ullery and recorded in Deed Book 1706, Page 504 of the Montgomery County Deed Records, being more fully bounded and described as follows:

Being at a PK nail in the centerline of Main Street (Wolf Creed Pike) at the Northeast corner of said Ullery tracts, and at the Northwest corner of the 1 acre conveyed to the Citizens Federal Savings and Loan Association as recorded in Microfiche 74-326E08 of the Montgomery County Deed Records, said beginning point being South 88 degrees 45' 20" West, 91.0 feet from the Northwest corner of the Pfoutz Subdivision as recorded in Plat Book D, Page 32, of the Montgomery County Plat Records.

Thence with the East line of said Ullery tracts, with the West line of said Citizens Federal 1 acre tract, and parallel to the West line of said Pfoutz Subdivision, Due South 451.5 feet to a PK nail in the centerline of the main tract of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway Company on the top of the railroad fill or embankment at the Southeast corner of said Ullery Tracts, and at the Southwest corner of said Citizens Federal 1 acre tract.

Thence with the centerline of said railroad tract, and with the South line of said Ullery tracts, North 63 degrees West, 114.12 feet to a PK nail at the Southwest corner thereof.

Thence with the West line of said Ullery tracts, due North 243.05 feet to an iron pipe at the Southwest corner of the 5580 square foot tract conveyed to Harry E. Denlinger Sr., and Marvin W. Landis by deed recorded in Microfiche 73-070A06 of the Montgomery County Deed Records.

Thence with the South line of said Denlinger tract, North 88 degrees 45' 20" East 36.0 feet to a railroad spike at the Southeast corner thereof.

Thence with the East line of said Denlinger tract, due North 155.0 feet to a PK nail at the Northeast corner thereof, in the centerline of said Main Street, and at the Northwest corner of the said Ullery tracts.

Thence with the centerline of said Main Street, and with the North line of said Ullery tracts, North 88 degrees 45' 20" East, 66.0 feet to the Point of Beginning, and containing 0.866 acre, more or less, subject to all legal highways and easements of record, including the said railroad right of way off the South side of the herein described tract.

The above description was prepared by and based on a survey made in September, 1976, by Donald R. Bowman, Registered Surveyor Number 4323.

H33 00301 0002 and H33 00301 0004
Street Address: 102 Main Street, Trotwood, OH 45426