

Legal Description

Exhibit A

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

Parcel 1:

Situate in the City of Dayton, County of Montgomery and in the State of Ohio and being in Part Section 27, Town 2, Range 7 M.R.S. and part of the East part of Lot Numbered Thirty (30) Newcom-Comley Plat, Superior Court 17, Page 435 and described as follows:

Beginning at the intersection of the South line of Xenia Avenue with the West line of Pritz Avenue; thence Southward along the West line of Pritz Avenue a distance of 143.1 feet to the center of a 10 foot private alley as now located; thence Westward along the center line of aforementioned private alley a distance of 31.1 feet to a corner; thence on a line Northward a distance of 139.9 feet to a point in the South line of Xenia Avenue distant 33.4 feet West of aforementioned point of intersection of Xenia and Pritz Avenue; thence Eastward along the South line of Xenia Avenue to the place of beginning containing 4400.65 square feet; reserving, however, from the above described tract, a strip of ground 5 feet in width by parallel lines off of the South end of the part hereby conveyed. For alley purposes, to be used in connection with a strip of ground of equal width, South of the premises hereby conveyed, as a private alley running between Pritz Avenue and Highland Avenue.

Parcel 2:

Situate in the City of Dayton, in the County of Montgomery and State of Ohio and being in Part Section 27, Town 2, Range 7 M.R.S. and being 6 feet taken by parallel lines off of the East side of the following described real estate:

Being part of the middle part of Lot Numbered Thirty (30) on plat in Case Eliza Jane Comley vs. Warren Munger Jr., et al, Superior Court, Montgomery County, Ohio Superior Court Record 17, Page 435, described as follows:

Beginning on the South line of Xenia Avenue at a point 33.4 feet West of the intersection of the South line of Xenia Avenue with the West line of Pritz Avenue thence on a line Southward a distance of 139.9 feet to the centerline of a 10 foot private alley; as now located at a point 31.1 feet West of the West line of Pritz Avenue; thence Westward along the center line of aforementioned private alley a distance of 30 feet to a corner; thence on a line Northward a distance of 136.7 feet to a point in the South line of Xenia Avenue distant 63.56 feet West of West line of Pritz Avenue; thence Eastward along the South line of Xenia Avenue a distance of 30.16 feet to the place of beginning containing 4149 square feet; reserving, however, from the above described tract, a strip of ground 5 feet in width by parallel lines off of the South end of the part hereby conveyed for alley purposes, to be used in connection with a strip of ground of equal width, South of the premises hereby conveyed as a private alley running between Pritz Avenue and Highland Avenue, Book 1530, Page 48.

The property address and tax parcel identification number listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness.

R72 03905 0001, R72 03905 0018, R72 03905 0045

Street Address: 1330-1334 Xenia Avenue, Dayton, OH 45410