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Plaintiff's "Exhibit B"
Preliminary Judicial Report - Schedule A - Tracts 1, 2, 3, 4 & 8

Now "EXHIBIT B" - PARCEL 1
(consisting of 3 pages)

Legal Description
1.881 Acres

Situated in Section 27, Town 3, Range 6E, Butler Township, Montgomery County, Ohio and being part of the parcels of land conveyed to Charlene A. Cooper in IR Deed #21-009831 and IR Deed #21-028541, the boundary of which being more particularly described as follows:

Beginning at a set 5/8" iron pin in the north line of Lot 11 of Singing Ridge Subdivision Section One Phase I as recorded in PB 194 Page 1, said point being S87°01'01"W a distance of 101.21 feet from a set 5/8" iron pin at the northeast corner of said Lot;

Thence in part along the north lines of said Lot 11 and Lot 2 of Bess M. Lynch Plat as recorded in P.B. 135 Pg. 19, S87°01'01"W a distance of 205.28 feet to a set 5/8" iron pin at the southeast corner of a 0.250 acre parcel conveyed to Herbert A. and Susan L. Betts Tr. in IR Deed #13-078941;

Thence along the lines of said 0.250 acre parcel, N00°01'39"W a distance of 43.59 feet to a set 5/8" iron pin, witness a 5/8" pin found lying 0.4 feet north and 0.3 feet west;

Thence continuing, S88°28'08"W a distance of 50.02 feet to a set 5/8" iron pin at the southeast corner of a 0.196 acre parcel of land conveyed to Forouzan A Zakeri in IR Deed #17-076113 witness a 5/8" iron pin found lying 0.5 feet north;

Thence along the lines of said 0.196 acre parcel, N00°01'39"W a distance of 44.95 feet to a set 5/8" iron pin;

Thence continuing, N89°55'39"W a distance of 177.29 feet to a set cross notch in the east line of a 0.196 acre parcel conveyed to The Board of County Commissioners of Montgomery County, Ohio in IR Deed #09-019716;

Thence in part along said east line and along the east line of a 0.437 acre parcel conveyed to The Board of County Commissioners of Montgomery County, Ohio in IR Deed #09-019716, N00°21'07"W a distance of 96.43 feet to a set cross notch;

Thence along the east line of a 0.0146 acre parcel conveyed to The Board of County Commissioners of Montgomery County, Ohio in IR Deed #09-019716, N00°13'56"E a distance of 49.13 feet to a set cross notch;

Thence in part along the south line of a 0.0344 acre parcel conveyed to The Board of County Commissioners of Montgomery County, Ohio as recorded in IR Deed 09-01719, along the south line of a 0.62 acre parcel conveyed to Creekside Manor, LLC in IR Deed #06-111784, along the south line of a 0.053 acre parcel conveyed to Craig D. Coy in IR Deed #10-060942 and along the south line of



a 0.125 acre parcel conveyed to Michael D. Ahlers in IR Deed #18-015830, S89°55'39"E a distance of 432.62 feet to a set 5/8" iron pin in the west line of a 2.047 acre parcel conveyed to Roger A. and Connie F. Godsey-Bell in Deed MF #84-326C11;

Thence along said west line, S00°01'39"E a distance of 221.76 feet to the Point of Beginning.

Containing 1.881 acres of land more or less, being subject to all easements and restrictions of record.

Bearings are based on the Ohio State Plane Coordinate System South Zone (SSPC), as derived from the Ohio Department of Transportation's Real Time Network (RN). (NAD83 - 2011) based on a bearing of N00°13'56"E for the centerline of North Dixie Drive.

This description is based on actual field survey in April of 2021, and recorded in the Montgomery County Engineer's record of land surveys in Volume 2021, Page 0129 under my direct supervision Randy C. Wolfe registered professional surveyor number 8033 of the State of Ohio, and that all monuments found or set, correctly represents the boundaries herein described.

Randy C. Wolfe 5-11-21
Randy C. Wolfe Date
Ohio Professional Surveyor No. 8033

