

Legal Description

Exhibit A

Situated in the Township of Harrison, County of Montgomery, State of Ohio

And being all of Lot Number 129 of Mariann County Estates Plat, as recorded in Plat "W", Page 80 of the Plat Records of Montgomery County, Ohio.

Excepting therefrom the following described premises:

Situate in the State of Ohio, County of Montgomery, Harrison Township, Section 3, Town 2, Range 6 East, and being part of Lot 129, of the Mariann Country Estates Plat as recorded in Plat Book "W", Page 80, of the plat records of Montgomery County, Ohio conveyed to James M. Sabo by deed recorded on Microfiche 90-564E02 of the Deed Records of Montgomery County, Ohio and being more particularly described as follows:

Commencing at a P.K. Nail set at the intersection of the centerline of right-of-way of Longines Road and the centerline of right-of-way of Wadsworth Road as shown upon the Mariann Country Estates Plat of record in Plat Book "W", Page 80, of the Montgomery County Records.

Thence, North 01 degrees 45 minutes 00 seconds West along the centerline of Wadsworth Road a distance of 530.13 feet to a P.K. Nail set, said P.K. Nail marking the Southwest corner of a 0.82 acre parcel of land as conveyed to Harold Rieck by deed recorded in Microfiche 98-511C12, of the Deed Records of Montgomery County, Ohio, and the Northwest corner of a 3.50 acre tract of land as conveyed to Bernard C. Baker, Jr. and Hazel M. Baker by deed recorded in Microfiche 83-560E03, of the Deed Records of Montgomery County, Ohio;

Thence, North 87 degrees 50 minutes 43 seconds East along the common property line between the said 0.82 acre parcel and the said 3.50 acre tract a distance of 210.00 feet to an iron pin found, said iron pin marking a corner common with the Southeast corner of said 0.82 acre parcel and the Southwest corner of said grantor. Said iron pin also being THE TRUE POINT OF BEGINNING;

Thence, North 01 degrees 45 minutes 00 seconds West along the common property line between said grantor, and said 0.82 acre parcel a distance of 250.91 feet to an iron pin found, said iron pin marking a common corner with the Northeast corner of Lot 134 of said Mariann Country Estates Plat, as conveyed to Harold Rieck by deed recorded in Microfiche 98-511C12, of the Deed Records of Montgomery County, Ohio, and the Southeast corner of Lot 133 of said Mariann Country Estates Plat, as conveyed to Steffen- Schultz, Inc. by deed recorded in Microfiche 78-

386C03, of the Deed Records of Montgomery County, Ohio;

Thence, North 87 degrees 50 minutes 43 seconds East by a new division line, a distance of 15.00 feet to an iron pin set;

Thence, South 01 degrees 45 minutes 00 seconds East a distance of 250.91 feet to an iron pin set, said iron pin being on the North property line of said 3.50 acre tract;

Thence, South 87 degrees 50 minutes 43 seconds West along the common property line of said grantor, and said 3.50 acre tract a distance of 15.00 feet to the TRUE POINT OF BEGINNING and containing 0.086 acres of land, more or less, and subject to all legal easements, restrictions and agreements of record.

The above described area is contained within the Montgomery County Auditor's Permanent Parcel Number E21-174-11-025.

Bearings used heron are based on the centerline of right-of-way for Wadsworth Road as being North 1°45'00" West, in the Mariann Country Estates Plat, Plat Book "W", Page 80, of the Montgomery County Records and are for the express purpose of showing angular measurement.

Iron pins referred to as set are 5/8 inch diameter, 30 inch in length steel rod with a plastic yellow cap tamped "W.E. TEADERMAN S-005363".

This description is made in accordance with a recent field survey performed by Ulrich- Ch'ang and Associates, Inc. in March of 2000.

Parcel Number: E21 17411 0025
Street Address: 2516 Ashcraft Road, Dayton, OH 45414