

EXHIBIT "A"

LEGAL DESCRIPTION

Situated in the City of Kettering, County of Montgomery and State of Ohio and being in Section 27, Town 2, Range 6 MRS and being a part of a 1.35 acre tract conveyed to Dan C. Savage and Susan H. Savage, by deed recorded in Microfiche No. 83-418-E09 of the deed records of said County and being more particularly described as follows:

Beginning at the northeast corner of the said 1.35 acre tract in the center of a private roadway, said point of beginning also being the northwest corner of a 0.55 acre tract conveyed to Gregory M. and Shandra Rooney, by deed, recorded in microfiche no. 83-589-A10 of the deed records of said County;

Thence with the east line of the said 1.35 acre tract and the west line of the said 0.55 acre tract, and passing a steel corner post at 15.00 feet, south 0 degrees 24 minutes east a distance of 161.54 feet to a steel corner post at the southeast corner of the said 1.35 acre tract;

Thence with the south line of the said 1.35 acre tract, south 88 degrees 10 minutes west a distance of 124.01 feet to an iron pin;

Thence by a raw division line through the said 1.35 acre tract and passing an iron pin at 147.26 feet, North 0 degrees 24 minutes west a distance of 162.26 feet to a point in the north line of the said 1.35 acre tract and in the center of the aforesaid private roadway;

Thence with the north line of the said 1.35 acre tract and the center of the said private roadway, north 88 degrees 30 minutes east a distance of 124.00 feet to the place of beginning, containing 0.4608 acres more or less. Subject to an easement for private roadway purposes over the northermost fifteen (15) feet of said tract.

Reserving, however, an easement ten (10) feet in width taken by parallel lines off the west side of the above described property for the benefit of the grantors herein, their heirs, successors and assigns, for ingress and egress to and from the outbuilding presently standing on grantor's remaining property at the grantor's east property line, including the right to permit the waves of said building to continue to overhang the above described property.

The easement and encroachment rights granted above shall cease and determine at such time as the aforementioned outbuilding shall cease to exist.

Permanent Parcel Number: N64-03506-0040

More commonly known as: 5108 Far Hills Avenue, Dayton, OH 45429

Prior Deed: Volume 94-0124, Page A09