

Located in Section 22, Town 2, Range 6 MRs, City of Kettering, County of Montgomery, State of Ohio and being a tract of land described as follows:

Beginning at the westernmost corner of land conveyed to Service Station Holdings, Inc. by deed recorded in Micro 90-019D06 in the Deed Records of Montgomery County, Ohio, said point being also in the northeast line of New Wilmington Pike, said northeast line being fifty and 00/100 (50.00) feet northeastwardly from the centerline of said New Wilmington Pike as recorded in Book 77 Pages 44 through 46 in the Plat Records of Montgomery County, Ohio;

Thence, with the northeast line of said Wilmington Pike, North forty degrees fifty-one minutes fifty seconds (40 degrees 51 minutes 50 seconds) West for two hundred thirty-six and 46/100 (236.46) feet;

Thence, North forty-nine degrees eight minutes ten seconds (49 degrees 08 minutes 10 seconds) East for twenty-nine and 18/100 (29.18) feet;

Thence, in an easterly direction on a curve to the right with a radius of one hundred eighty and 00/100 (180.00) feet for one hundred eighteen and 70/100 (118.70) feet, the chord to said curve bearing North sixty-eight degrees one minute thirty-nine seconds (68 degrees 01 minutes 39 seconds) East for one hundred sixteen and 56/100 (116.56) feet;

Thence, North eighty-six degrees fifty-five minutes seven seconds (86 degrees 55 minutes 07 seconds) East for one hundred fifty-three and 56/100 (153.56) feet to a point in the West line of Woodman Drive;

Thence, with the west line of Woodman Drive, South ten degrees forty-four minutes twenty seconds (10 degrees 44 minutes 20 seconds) East for one hundred seventy-four and 81/100 (174.81) feet to the northeast corner of said Service Station Holdings, Inc. land;

Thence, with the north line of said Service Station Holdings, Inc. land, South sixty-four degrees eleven minutes thirty seconds (64 degrees 11 minutes 30 seconds) West for one hundred seventy-nine and 24/100 (179.24) feet to the point of beginning containing 1.183 acres more or less and subject to all legal highways, easements, covenants, conditions, restrictions and agreements of record according to a Record Plan of said premises by A. Bodenstein, Registered Surveyor of Ohio No. 4235 and recorded at Book 150, Page 1 in the Montgomery County Records. Curve distances are measured on the arc.

25.00 feet taken by parallel lines off the north side of the above described parcel are reserved for a drainage easement .

Said parcel is now known as being Lot Number 1 of the Perkins Family Restaurant Plat as the same is numbered and designated in the plat recorded in Volume 150, Page 1 of the Plat Records of Montgomery County, Ohio. Being the same property conveyed to Rudolph J. Moschetti, Jr., by deed recorded on 5/4/1992 in Book 92-0252, Page D06, in the Deed Records of Montgomery County, Ohio.

Commonly known as 4090 Wilmington Pike, Kettering OH, 45440

Parcel Number: N64-00720-0001

