

Legal Description

Exhibit A

Parcel No. 1

Situate in the City of Dayton, County of Montgomery and State of Ohio and being Lot Numbered Fifty Four Thousand Two Hundred Nine (54209 and 2.5 feet taken by parallel lines off the West side of lot numbered Fifty Four Thousand Two Hundred Eight (54208) of the consecutive numbers of lots on the revised plat of the City of Dayton, Ohio.

Parcel Numbers: R72-147-11-0061 and R72-147-11-0100
Property Address: 4037 Woodcliffe Avenue, Dayton, Ohio 45420

Parcel No. 2

Situate in the City of Dayton, in the County of Montgomery, and State of Ohio and being Lot Numbered Fifty-Three Thousand Seven Hundred Fifteen (53715) of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

Parcel No.: R72-152-09-0080
Property Address: 1721 Tuttle Avenue, Dayton, Ohio 45403

Parcel No. 3

Situate in the City of Dayton, County of Montgomery, State of Ohio and being the East 40' of Lots Numbered Thirty Eight Thousand Two Hundred Sixty (38260), Thirty Eight Thousand Sixty One (38261), and Thirty Eight Thousand Two Hundred Sixty Two (38262), and the East 40' of the South 14' of Lot Numbered Thirty Eight Thousand Two Hundred Fifty Nine (38259), all of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

Parcel No.: R72-039-05-0034, 0035, 0036, and 0037 (combined)
Property Address: 1513-1515 Tacoma Avenue, Dayton, Ohio 45410

Parcel No. 4

Situate in the City of Dayton, County of Montgomery, State of Ohio and being part of Lots Numbered Fifty Four Thousand Three Hundred Fifty Six (54356), Fifty Four Thousand Three Hundred Fifty Seven (54357) and Fifty Four Thousand Three Hundred Fifty Eight (54358) of the consecutive numbers of lots on the revised plat of the City of Dayton and more particularly described as follows:

Beginning at an iron pin at the Northwest corner of Lot Numbered 54356;
Thence east along the South line of Woodcliffe Avenue a distance of 69.98 feet to an iron pin and a point of curvature;

Thence southwardly on a curve to the right having a radius of 5 feet for a distance of 7.87 feet to an iron pin and the point of tangency;
Thence south along the East line of Lot Number 54358 and the West line of Russet Avenue a 60 foot street for a distance of 49.98 feet to a cross cut in concrete;
Thence west parallel to Woodcliffe Avenue for a distance of 75 feet to an iron pin;
Thence north along the west line of Lot Numbered 54356 for a distance of 55 feet to the place of beginning, Containing 4,119 square feet.

Parcel Numbers: R72-147-07-0024, 0025 and R72-147-07-0147
Property Address: 4540 Woodcliffe Avenue, Dayton, Ohio 45420

Parcel 5:

Situate in the City of Kettering, County of Montgomery and State of Ohio and being Lot Number 1, T.R. Price Replat, as recorded in Plat Book 86, Page 31, Records of Montgomery County, Ohio, excepting there from 40 feet taken by parallel lines off the East side of said Lot.

Parcel No.: N64-038-18-0001
Property Address: 1241-1251 Devon Avenue, Kettering, Ohio 45429

Parcel 6:

Situate in the City of Kettering, County of Montgomery and State of Ohio and being 40 feet taken by parallel lines off the East side of said Lot Number 1 of T.R. Price Replat, as recorded in Plat Book 86, Page 31, Records of Montgomery County, Ohio.

Parcel No.: N64-038-18-0002
Property Address: 1255 Devon Avenue, Kettering, Ohio 45429

Parcel 7

Situate in the City of Dayton, County of Montgomery, State of Ohio and being Lot Numbered Fifty Five Thousand Two Hundred Seventy Two (55272) of the consecutive numbers of lots on the revised plat of the said City of Dayton, Ohio.

Parcel No.: R72-149-05-0016
Property Address: 1742 Fauver Avenue, Dayton, Ohio 45420

Parcel Number N64-38-18-0001, N64-038-18-0002, R72-149-5-16, R72-147-11-61 AND R72-147-11-100, R72-152-9-80, R72-039-5-34 AND R72-147-7-24 AND R72-147-7-147
Street Address: 1241-1255 Devon Avenue, Kettering, OH; 1742 Fauver Avenue, Kettering, OH; 4037 Woodcliffe Drive, Dayton, OH; 1721 Tuttle Avenue, Dayton, OH; 1513-1515 Tacoma Street, Dayton, OH; and 4540 Woodcliffe Avenue, Dayton, OH, Kettering, OH 45429