



DESCRIPTION OF LAND

Situated in the Village (now City) of Moraine, County of Montgomery, and State of Ohio:

And known as being Lots 328, 329 and 330, of Section 2 of Moraine, as recorded in Book "R", Pages 86 and 87 of the Plat Records of Montgomery County, Ohio and now known as New Lots Nos. 1396, 1397 and 1398.

PPN: J44-20906-0062; J44-20906-0063; J44-20906-0064
Property Address: Ellery Ave., Dayton, OH 45439

AND:

Situated in Section 11, Town 1, Range 6 MRS, of the Village (now City) of Moraine, Moraine Township, Montgomery County, Ohio, and being a part of the 1.0 acre tract as conveyed to the Evangelical Lutheran Zion's Church in Volume 148, Page 527 of the Deed Records of Montgomery County, Ohio, being more particularly described as follows:

Beginning at the Northeast corner of Lot 1398 of the Moraine Plat, Section 2, as recorded in Plat Book "R", Page 86, of the Montgomery County Plat Records;

Thence Southeastwardly with the South line of Stroop Road as recorded in the said Moraine Plat, Section 2, for a distance of 158.66 feet to the centerline of the Cincinnati Pike;

Thence Southwestwardly with the centerline of the Cincinnati Pike for a distance of 170.0 feet;

Thence Northwestwardly with an included angle of 90 deg. 13' 30", measured from North to West, for a distance of 158.66 feet to the East line of Lots 1396 of the said Moraine Plat, Section 2;

Thence Northeastwardly with the East line of Lots 1396, 1397 and 1398 of the said Moraine Plat, Section 2, for a distance of 170.0 feet to the place of beginning. And now known as New Lot No. 3140.

Less and Except that portion conveyed by Grantor's predecessor to the City of Moraine, Ohio, by deed dated October 25, 1968, being more particularly described as follows:

Situate in Section 11, Town 1, Range 6, MRS, in the City of Moraine, County of Montgomery, and State of Ohio, and being a part of the 0.619 acre tract as described in Deed Book 2109, Page 203 of the Montgomery Deed Records, being more particularly described as follows:

Beginning at the Northeast corner of the said 0.619 acre tract and in the centerline of the South Dixie Highway and in the South line of Stroop Road as recorded in Plat Book "R", Page 86 of the Montgomery County Plat Records;

Thence Southwestwardly with the Southeast line of the said 0.619 acre tract and with the centerline of South Dixie Drive for a distance of 170.00 feet;

Thence Northwestwardly with the Southwest line of the said 0.619 acre tract for a distance of 45.00 feet;

Thence Northeastwardly, parallel and 45.00 feet, measured at right angles, from the centerline of South Dixie Drive for

a distance of 170.00 feet to the North line of the said 0.619 acre tract and to the South line of Stroop Road;

Thence Southeastwardly with the Northeast line of the said 0.619 acre tract and with the Southwest line of Stroop Road for a distance of 45.00 feet to the place of beginning. Containing 0.176 acres, more or less.

PPN: J44-04103-0022

Property Address: 4001 South Dixie Drive aka Stroop Rd W, Moraine/Kettering, Ohio 45439