

N.S.

EXHIBIT A

NG4-335-24, 48, 53

Tract One:

Situated in the City of Kettering, County of Montgomery, State of Ohio: Being in Section 11, Town 1, Range 6, M.R.S., being part of the 0.68 acre tract conveyed to Wallace R. Monschke and Kenneth F. Monschke as described in Deed Book 2435, Page 59 and in Deed Book 2014, Page 104, Recorder's Office, Montgomery County, Ohio and being more particularly described as follows:

Beginning at an iron pin at the intersection of the east line of the former Cincinnati and Lake Erie Railroad Company lands and the north line of Stroop Road and at the southwest corner of the tract herein described; thence North  $44^{\circ} 14' 15''$  East a distance of 60.09 feet to an iron pin in the east line of the former Cincinnati and Lake Erie Railroad Company lands, said iron pin being at the northwest corner of the lands herein described; thence South  $48^{\circ} 51' 45''$  East a distance of 327.48 feet to an iron pin which is at the northeast corner of said 0.68 acre tract; thence South  $41^{\circ} 13' 15''$  West a distance of 60.00 feet to an iron pin in the north line of Stroop Road which is the southeast corner of said 0.68 acre tract; thence North  $48^{\circ} 51' 45''$  West a distance of 330.64 feet along the north line of Stroop Road to the place of beginning. Contains .453 acres. According to a survey made by James C. McCraw, Registered Surveyor, State of Ohio in 1969.

Tract Two:

Situated in the City of Kettering, County of Montgomery, State of Ohio:

Located in Section 11, Town 1, Range 6 MRS, more particularly described as follows:

Beginning at an iron pin in the easterly line of the former Cincinnati and Lake Erie Railroad Company lands at the southwest corner of the 4.84 acre tract conveyed to Gabor and Velma Silas as described in Deed Book 1408, Page 110, of the Montgomery County, Ohio, records, said iron pin being northwardly, at right angles, a distance of 60.00 feet from the north line of Stroop Road; thence North  $44^{\circ} 14' 15''$  East, along the easterly line of said Railroad lands, a distance of 150.86 feet to an iron pin at the southwest corner of the 1.772 acre tract conveyed to The Dayton Malleable Iron Company as described in Deed Book 1891, Page 687, of the Montgomery County, Ohio, records; thence South  $48^{\circ} 51' 45''$  East, along the southerly line of said 1.772 acre tract, a distance of 364.54 feet to the centerline of South Dixie Highway, passing an iron pin at a distance of 331.54 feet; thence South  $41^{\circ} 13' 15''$  West, along said centerline, a distance of 150.65 feet to the southeast corner of said 4.84 acre tract; thence North  $48^{\circ} 51' 45''$  West, along the south line of said 4.84 acre tract, passing an iron pin at a distance of 33.00 feet, a distance of 372.48 feet to the place of beginning. Containing 1.274 acres according to a survey of said premises by James C. McCraw, Registered Surveyor, State of Ohio in 1969.

Save and Except from the above described parcels the following:

Situated in the City of Kettering, County of Montgomery, State of Ohio, and in Section  
(Continued)

Legal Description Continued

11. Town 1, Range 6 MRS, and more particularly described as follows:

Beginning at an iron pin at the intersection of the easterly line of the former Cincinnati and Lake Erie Railroad Company lands and the northerly line of Stroop Road and at the southwesterly corner of the tract herein described; thence North  $44^{\circ} 14' 15''$  East, a distance of 210.95 feet to an iron pin at the southwesterly corner of the 1.772 acre tract conveyed to the Dayton Malleable Iron Company as described in Deed Book 1891, Page 687, of the records of Montgomery County, Ohio; thence along the southerly line of the said 1.772 acre tract South  $48^{\circ} 51' 45''$  East, a distance of 130.23 feet to an iron pin; thence South  $41^{\circ} 08' 15''$  West, a distance of 210.64 feet to an iron pin in the northerly line of Stroop Road; thence along the northerly line of Stroop Road North  $48^{\circ} 51' 45''$  West, a distance of 141.64 feet to the place of beginning. Containing 0.657 acres, more or less.

KARL L. KEITH  
MONTGOMERY COUNTY AUDITOR  
NEW SURVEY