

EXHIBIT "A"

DESCRIPTION OF LAND

PRIOR REGISTERED LAND

Situate in Section 3, Town 3, Entire Range 1, Miami Purchase, Springfield Township, Hamilton County, Ohio and being all of Lot 57 and part of Lot 58 of SUNSET HEIGHTS SUBDIVISION as recorded in Plat Book 32, Pages 80 and 81 of the Hamilton County, Ohio Records of said part of Lot 58 being more particularly described as follows:

Beginning at a point in the West line of Clovernook Avenue, which point is also the southeast corner of Lot No. 58 of SUNSET HEIGHTS SUBDIVISION; thence west with the South line of Lot No. 58, 192 feet to the Southwest corner of said Lot; thence north 50 feet to the Northwest corner of Lot No. 58; Thence east along the North line of Lot No. 58, 74 feet to a point which point is 118 feet west of Clovernook Avenue; thence south parallel with Clovernook Avenue 40 feet to a point which is the Southwest corner of property conveyed to Raymond Brockner by Registered Land Certificate No. 16591, Hamilton County, Ohio Registered Land Records; thence east along Raymond Brockner's South line 118 feet to a point in the West line of Clovernook Avenue; thence south along the west line of Clovernook Avenue 10.13 feet to the place of beginning.

More Commonly Known As: 7200 Bernard Avenue, Cincinnati, OH 45231

Parcel No.: 593-0008-0237-00 and 593-0008-0238-00