

EXHIBIT "A"

DESCRIPTION OF LAND

That certain lot of land, being part of Lots 41 and 42 of James F. Irwin's Subdivision as recorded in Plat Book 4, page 217 of the records of Hamilton County Ohio and more particularly described as follows:

Beginning at a point on the east side of Reading Road, (formerly Hunt Street) as now improved and occupied, seventy and forty hundredths (70.40) feet south from the southeast corner of Reading Road and McGregor Avenue, thence South along the east line of Reading road, twenty-five and eighty-three hundredths (25.83) feet to a point; thence eastwardly one hundred and forty-seven and thirty-seven hundredths (147.37) feet to a point in the west line of Irwin Street; thence north, on the west line of Irwin Street, twenty-five and ninety-seven hundredths (25.97) feet to a point, seventy and twenty-one hundredths (70.21) feet south from the southwest corner of McGregor Avenue and Irwin Streets; thence westwardly parallel with McGregor Avenue, one hundred and fifty-two and six hundredths (152.06) feet to the place of beginning, being known and designated as No. 2228 Reading Road, excepting therefrom all public highways.

More Commonly Known As: 2228 Reading Road, Cincinnati, OH 45202
Parcel No.: 090-0002-0006-00