

EXHIBIT "A"

DESCRIPTION OF LAND

Situate, lying and being in Section 15 and 21, Town 2, Fractional Range 2, of the Miami Purchase, in Green Township, Hamilton County, Ohio, being Lot No. 27 of Charles E. Springmyer's Proposed Third Subdivision, and being more particularly described as follows, to-wit:

Starting at the southwest corner of Lot No. 68 of Charles E. Springmyer's Second Subdivision, as recorded in Plat Book 41, Pages 32 and 33, Hamilton County Recorder's Office, and running thence south 37' west along a true production of the east line of Aurora Avenue, 150 feet to a point at the intersection of the east line of the extension of Aurora Avenue with the North line of a street known as Eula Avenue; thence south 89° 32' east along the north line of said Eula Avenue, 175.91 feet to a point; thence continuing along the northeasterly line of Eula Avenue in a southeasterly direction by a circular curve to the right having a radius of 198.20 feet, a distance of 154.41 feet to a point at the southwest corner of said Lot No. 27, and the real point of beginning for the following description of the land included herein; thence continuing along the northeast line of said Eula Avenue in a southeasterly direction by a continuation of the aforesaid curve to the right, a distance of 44.00 feet to a point; thence departing from said Eula Avenue, North 57° 49' 20" east, 185.21 feet to a point in the rear line of Lot No. 81, of Charles E. Springmyer's Second Subdivision; thence North 29° 32' west along the rear line of Lots Nos. 81, 80 and 79 of said Second Subdivision, a distance of 62.10 feet to a point of curve; thence continuing along the rear lines of Lot No. 79 of said Second Subdivision, by a circular curve to the left having a radius of 175.00 feet a distance of 25.07 feet to a point; thence south 45° 6' 10" west, 197.32 feet to the point of beginning.

Address: 5520 Eula Ave., Cincinnati, OH 45248
Parcel No.: 550-0120-0105-00