

Exhibit A
Legal Description

Situate in the City of Cincinnati, formerly Hartwell, Hamilton County, Ohio and being part of Lot 97 in the Hamilton County House Building Association Subdivision of Hartwell, in Plat Book 3, page 77 and 78, Hamilton County, Ohio Records, and more particularly described as beginning at a point in the westerly line of Woodbine Avenue (formerly Rural Avenue) which point is 130 feet northwesterly from the southerly line of said Lot 97; Thence westwardly in a line parallel with the southerly line of said Lot 97, 530 feet to the westerly line of said lot 97; Thence northwardly along the westerly line of said lot 97, 70 feet to a point in the north line of said lot 97; Thence eastwardly along the northerly line of said lot 97, 580 feet to a point in the westerly line of Woodbine Avenue; Thence in a southerly direction along the western line of Woodbine Avenue, 70 feet to the place of beginning.

Excepting, however, the following described real estate in Cincinnati, Hamilton County Ohio and being known and described as part of Lot No. 97 of The Hamilton County House Building Association Subdivision of Hartwell as recorded in Plat Book 3, pages 77 and 78, Hamilton County, Ohio Plat Records and more particularly described as follows: Beginning at the intersection of the northerly line of said Lot No. 97 of said subdivision aforesaid and the westerly line of Woodbine Avenue (formerly Rural Avenue); Thence westerly along the northerly line of said Lot No. 98, a distance of 90.30 feet; Thence southwardly parallel to Woodbine Avenue a distance of 1.50 feet; Thence eastwardly parallel to the northerly line of said Lot No. 97 aforesaid a distance of 40.30 feet; Thence eastwardly a distance of 50.01 feet to a point in the westerly line of said Woodbine Avenue, which is 1 foot south of the intersection of the northerly line of said Lot No. 97 and the westerly line of Woodbine Avenue; Thence northwardly along the westerly line of Woodbine Avenue 1 foot to the place of beginning and being the same premises conveyed by Minnie Ratje Pendery and George W. Pendery, her husband, to The Lenox Building and Loan Company by deed dated February 8, 1937, recorded in Deed Book 1736, page 224, Hamilton County, Ohio Deed Records.

Excepting also, the realty conveyed by the decedent, Charles A. Speak, and Sue Speak his wife, to the State of Ohio by deed recorded in Volume 4000, page 779, Hamilton County Deed Records, described as being part of Lot 97 on the Plat of the Hartwell Hamilton County House Building Association Subdivision as recorded in Plat Book 3, page 77, and Plat Book 6, page 18, Hamilton County, Ohio Recorder's Office. Commencing at a point in the existing right-of-way of Woodbine Avenue, said point also being in the northeast corner of Lot 97; Thence S. 65 degrees 24 minutes 39 seconds W. along the north line of said Lot 97, 190 feet to a point in the proposed northerly right-of-way line of Westbound S.R. 126, said point being the real point of beginning for the land herein described;

Thence S. 77 degrees 43 minutes 10 seconds E. along the proposed right-of-way line, 116.67 feet to a point in the owner's south property line; Thence S. 65 degrees 24 minutes 39 seconds W. along the owner's south property line 431.21 feet to a point in the owner's southwest property corner and west line of Lot 97; Thence N. 23 degrees 22 minutes 29 seconds W. along the owner's west property line and said lot line 70.02 feet to a point in the owner's northwest property corner and in the Northwest corner of Lot 97; Thence N. 65 degrees 24 minutes 39 seconds E. along the owner's north property line and south lot line, 336.40 feet to the point of beginning.

Permanent Parcel Number: 243-0001-0004-00

More commonly known as: 8081 Woodbine Avenue, Cincinnati, OH 45216

Prior Deed: Volume 8434, Page 1241