

Exhibit A

The land referred to herein below is situated in the City of Hamilton, County of Butler, State of Ohio, and is described as follows:

Situated in the First Ward S.S., City of Hamilton, Butler County, Ohio and being part of Lots 5992, 5993, also part of vacated Commerce Street as the same are known and designated on the Auditors Revised List of Lots and being more particularly bounded and described as follows:

Beginning at a mag nail (set) in the west line of Edgewood Avenue, found by measuring south 45° 43' west 146.33 feet from the northeast corner of Lot 5992, said corner also being the southwest corner of Edgewood Avenue and Commerce Street;

Thence from the beginning point thus found south 45° 43' west along the west line of Edgewood Avenue 79.24 feet to an iron pin (set) in the north line of Millville Avenue:

Thence south 88° 46' 58" west along the north line of Millville Avenue 85.14 feet to an iron pin (set) in the north line of the C.I.&W. Railroad (66' R/W);

Thence along the north line of said railroad curving to the left along the arc of a circle having a radius of 5763 feet a distance of 35.31 feet (chord bearing north 80° 03' 38" west 35.31 feet) to an iron pin (set) opposite the point of switch for the Hamilton Belt Line Railroad;

Thence along the north and east lines of the Hamilton Belt Line Railroad property the following four courses:

North 44° 28' 56" west 185.00 feet to an iron pin (set);

Thence north 38° 13' 05" west 116.07 feet to an iron pin (set);

Thence north 9° 27' 52" west 70.00 feet to an iron pin (set) in the east line of Lot 5993;

Thence north 1° 35' 01" west 362.42 feet to an iron pin (set) in the north line of Lot 5993;

Thence south 44° 17' east 56.35 feet to a spike (found) at the southwest corner of vacated Commerce Street;

Thence north 45° 43' east along the west line of said street 25.00 feet to a point in the center of vacated Commerce Street;

Thence south 44° 17' 00" east along the center of vacated Commerce Street 306.84 feet to a point;

Thence south 45° 43' 00" west (passing a notch found in the face of a brick wall at 25.07 feet) a distance of 76.33 feet to a point;

Thence south 44° 17' 00" east (passing a notch found in the face of a brick wall at 1.63 feet) a distance of 228.16 feet to an iron pin (found);

Thence south 45° 43' 00" west 95.00 feet to a notch (found) cut into the concrete;

Thence south 44° 17' 00" east 125.00 feet to the point of beginning containing 3.197 acres of land, more or less: (Part Lot 5992, 2.270 acres, more or less)(Part Lot 5993, 0.751 acres, more or less)(vacated Commerce Street 0.176 acres, more or less).

Property Address: 253 S. Edgewood Avenue, Hamilton, OH45013

Parcel Nos.: P6412007000070 and P6412007000072

