

Exhibit "A"
Property Description

[REDACTED]

Situated in Section 30 and Section 24, Town 2, Fractional Range 2, Miami Purchase, Green Township, Hamilton County, Ohio, being a consolidation of Lots Eight (8), Nine (9) and Ten (10) of Nullmeier Second Subdivision, the record plat of said subdivision being recorded in Plat Book 97, Page 21, Hamilton County, Ohio Recorder's Office and being more particularly described as follows:

COMMENCING at a 1/2" iron pin found at the intersection of the North line of said Section 30, the Northwesterly corner of Lot Twelve (12) of said Nullmeier Second Subdivision and the Easterly line of a 5.20 acre tract of land conveyed to Sharon Walther by deed recorded in Official Record Book 6833, Page 1718 of the Hamilton County, Ohio Recorder's Office;

thence along the Easterly line of said 5.20 acre tract, South 29° 50' 00" West, 140.09 feet to a 1/2" iron pin found at the Southwesterly corner of Lot Eleven (11) of said Nullmeier Second Subdivision and the REAL POINT OF BEGINNING for the tract of land herein described;

thence leaving the Easterly line of said 5.20 acre tract, along the Southerly line said Lot Eleven (11), South 79° 08' 00" East, 304.93 feet to a 5/8" iron pin found in the Westerly right-of-way line of Sheed Road (a 60 foot wide public roadway);

thence leaving the Southerly line of said Lot Eleven (11), along the Westerly right-of-way line of Sheed Road, South 10° 52' 00" West, 134.00 feet to a point;

thence continuing along the Westerly right-of-way line of Sheed Road, along the arc of a curve deflecting to the right having a radius of 350.98 feet, for a distance of 156.00 feet to a 1/2" iron pin found at the Northeasterly corner of Lot Seven (7) of said Nullmeier Second Subdivision, the long chord of said arc bears South 23° 36' 00" West, 154.73 feet to said pin;

thence leaving the Westerly right-of-way line of Sheed Road, along the Northerly line of said Lot Seven (7), North 53° 40' 00" West, 350.98 feet to a 1/2" iron pin found in the Easterly line of a 5.20 acre tract of land conveyed to Sharon Walther by deed recorded in Official Record Book 6833, Page 1718 of the Hamilton County, Ohio Recorder's Office;

thence along the Easterly line of said 5.20 acre tract, North 29° 50' 00" East, 141.69 feet to the point of beginning.

Containing 1.6340 acres of land in Section 30 and 0.0034 acres of land in Section 24, for a total of 1.6374 acres (71,324 square feet) of land, more or less.