

**Exhibit A**  
**Legal Description**

SITUATED IN THE TOWNSHIP OF COLERAIN, COUNTY OF HAMILTON AND STATE OF OHIO SITUATE IN SECTION 4, TOWN 2, ENTIRE RANGE 1, MIAMI PURCHASE, COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO, PART OF LOT 3 OF J.B. SKILLMAN'S ESTATE (RECORD PLAT NOT FOUND), BEING PART OF THE 4.0 ACRE TRACT OF LAND CONVEYED TO MARIE A. BRAUSCH BY DEED RECORDED IN DEED BOOK 2205, PAGE 459 OF THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE PER A SURVEY BY F. LEE PARKER, REGISTERED SURVEYOR #1933 FOR JOHN SCHON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF PIPPIN ROAD, (A 60 FOOT WIDE PUBLIC ROADWAY) AND THE NORTHWESTERLY CORNER OF LOT 3 OF SAID J.B. SKILLMAN'S ESTATE;

THENCE ALONG THE CENTERLINE OF PIPPIN ROAD, SOUTH 01°45'00" WEST, 105.64 FEET TO THE SOUTHWESTERLY CORNER OF A 1.43 ACRE TRACT OF LAND CONVEYED TO MERLE WILLIAM AND BONNIE J. JOHNSON BY DEED RECORDED IN DEED BOOK 3960, PAGE 517 OF THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE AND THE REAL POINT OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED;

THENCE LEAVING THE CENTERLINE OF PIPPIN ROAD, ALONG THE SOUTHERLY LINE OF SAID JOHNSON TRACT, SOUTH 88°42'00" EAST, PASSING A 3/4" IRON PIN FOUND AT 20 FEET, FOR A DISTANCE OF 590.66 FEET TO A 1" IRON PIPE FOUND IN THE WESTERLY LINE OF LOT 1 OF SAID J.B. SKILLMAN'S ESTATE, SAID POINT ALSO BEING IN THE WESTERLY LINE OF 21.65 ACRE TRACT OF LAND CONVEYED TO THE NORTHBROOK CIVIC ASSOCIATION, INC. BY DEED RECORDED IN DEED BOOK 3005, PAGE 197 OF THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE;

THENCE LEAVING THE SOUTHERLY LINE OF JOHNSON, ALONG THE WESTERLY LINE OF THE NORTHBROOK CIVIC ASSOCIATION, INC. TRACT, SOUTH 00°34'00" WEST, 290.70 FEET TO THE NORTHEASTERLY CORNER OF A 3.3 ACRE MORE OR LESS, TRACT OF LAND CONVEYED TO CLARENCE AND CAROL DUNKLIN BY DEED RECORDED IN OFFICIAL RECORD BOOK 10078, PAGE 1605 OF THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE;

THENCE LEAVING THE WESTERLY LINE OF THE NORTHBROOK CIVIC ASSOCIATION, INC. TRACT, ALONG THE NORTHERLY LINE OF SAID DUNKIN TRACT, NORTH 88°42'00" WEST, PASSING A 2" IRON PIPE FOUND AT 0.5 FEET, FOR A DISTANCE OF 342.65 FEET TO A 5/8" IRON PIN SET AT THE SOUTHEASTERLY CORNER OF A 0.528 ACRE TRACT OF LAND CONVEYED TO JAMES M. AND MERCEDES A. ARSZMAN BY DEED RECORDED IN OFFICIAL RECORD BOOK 9869, PAGE 2564 OF HAMILTON COUNTY, OHIO RECORDER'S OFFICE;

THENCE LEAVING THE NORTHERLY LINE OF DUNKLIN, ALONG THE EASTERLY LINE OF SAID ARSZMAN TRACT, NORTH 01°45'00" EAST, 75.62 FEET TO A 5/8" IRON PIN SET AT THE NORTHEASTERLY CORNER OF SAID ARSZMAN TRACT;

THENCE ALONG THE NORTHERLY LINE OF SAID ARSZMAN TRACT, NORTH 88°42'00" WEST, PASSING A 5/8" IRON PIN SET AT 224.02 FEET, FOR A DISTANCE OF 254.02 FEET TO CENTERLINE OF PIPPIN ROAD, (A 60 FEET WIDE PUBLIC ROADWAY);

THENCE LEAVING THE NORTHERLY LINE OF ARSZMAN, ALONG THE CENTERLINE OF PIPPIN ROAD, NORTH 01°45'00" EAST, 215.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.5206 ACRES OF LAND AND BEING SUBJECT TO LEGAL HIGHWAYS (OF WHICH PIPPIN ROAD OCCUPIES 0.1481 ACRES) AND EASEMENTS OF RECORD.

BASIS OF BEARINGS: PLAT OF SURVEY DEPICTING THE DIVISION OF A 5.43 ACRE TRACT OF LAND PER A SURVEY BY F. LEE PARKER, REGISTERED SURVEYOR # 1933 FOR JOHN SCHON CREATING A 4.0 ACRE TRACT OF LAND CONVEYED TO MARIE A. BRAUSCH BY DEED RECORDED IN DEED BOOK 2205, PAGE 459 OF THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE DATED NOVEMBER 8, 1946 AND A 1.43 ACRE TRACT OF LAND CONVEYED TO EUGENE P. KASER BY DEED RECORDED IN DEED BOOK 2332, PAGE 295 OF THE HAMILTON COUNTY, OHIO RECORDER'S OFFICE DATED NOVEMBER 5, 1948. SAID PLAT FOUND AMONG THE FILE OF SURVEYS PERFORMED IN THE COLERAIN TOWNSHIP, OHIO, LOCATED AT THE HAMILTON COUNTY, OHIO AUDITOR'S OFFICE.

SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, AND LEGAL HIGHWAYS OF RECORD AND/OR IN EXISTENCE.

Parcel Number: 510-0044-0008-00

Property Address: 9988 Pippin Road, Cincinnati, OH 45231