

## EXHIBIT "A"

Situated, lying and being in Section 11, T-3, E.R. 1, Springfield Township, Village of Glendale, Hamilton County, Ohio, and being part of Outlot 226 and 227 of Crawford and Clark's Subdivision recorded in Plat Book 1, Page 246, Hamilton County, Ohio Records, and described as follows:

From an old stone in the West line of Congress Avenue (66 feet wide) at the southeast corner of said Outlot 226, measure North 0 degrees 36 minutes East along the West line of Congress Avenue, 155 feet to the southeast corner of the Grantor's property for the place of beginning; thence South 86 degrees 28 minutes West along the south line of said grantor's property, 250 feet to the southwest corner of said grantor's property; thence North 0 degrees 36 minutes East along the westerly line of said grantor's property and a prolongation northwardly thereof, 165.73 feet; thence South 86 degrees 56 minutes East 249.58 feet to the West line of Congress Avenue, said point being 110 feet south of the northeast corner of said Outlot 227; thence South 0 degrees 36 minutes West along the West line of Congress Avenue 136.97 feet to the place of beginning.

TOGETHER with an easement for entry and egress over the present existing driveway located adjacent to and immediately north of the herein conveyed premises. It is a condition to the grant of this easement that the maintenance of the first one hundred feet of said driveway measuring from Congress Avenue shall be at the sole expense of the grantees, their heirs and assigns. This grant of easement is a non-exclusive grant and is for the use of the conveyed premises.

Property address: 925 Congress Avenue, Glendale, Ohio 45246  
Tax ID No: 596-0005-0126 (147 consolidated)