

Exhibit A
Legal Description

SITUATE IN SECTION 19, TOWN 2, ENTIRE RANGE 1, COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO AND BEING PART OF CERTIFICATE NUMBER 161813, PARCEL ONE OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS AND ADJACENT PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SET MAG NAIL IN THE CENTERLINE OF SHEED ROAD AT THE SOUTHEAST CORNER OF SAID REGISTERED LAND CERTIFICATE NUMBER 161813, PARCEL ONE; THENCE ALONG THE CENTERLINE OF SHEED ROAD, SOUTH 55° 04' 00" WEST, 11.85 FEET TO A SET MAG NAIL; THENCE LEAVING THE CENTERLINE OF SHEED ROAD ALONG A NEW DIVISION LINE THE FOLLOWING FOUR COURSES AND DISTANCES, NORTH 02° 30' 00" WEST, 398.07 FEET TO A SET IRON PIN; THENCE NORTH 60° 56' 04" EAST, 178.88 FEET TO A SET IRON PIN; THENCE NORTH 02° 30' 00" WEST, 322.66 FEET TO A SET IRON PIN AND NORTH 48° 31' 40" WEST, 22.10 FEET TO AN EXISTING IRON PIN, A CORNER OF CERTIFICATE NUMBER 161812 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS ; THENCE ALONG THE EASTERLY LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 161812 AND ITS NORTHERLY EXTENSION, NORTH 03° 31' 40" WEST, 344.80 FEET TO A SET IRON PIN; THENCE NORTH 86° 45' 37" EAST, 272.11 FEET TO AN EXISTING IRON PIN; THENCE ALONG THE EAST LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 161813, PARCEL ONE AND ITS NORTHERLY EXTENSION, SOUTH 02° 30' 00" EAST, 564.15 FEET TO AN EXISTING IRON PIN, A CORNER OF SAID REGISTERED LAND CERTIFICATE NUMBER 161813, PARCEL ONE; THENCE ALONG THE LINES OF SAID REGISTERED LAND CERTIFICATE NUMBER 161813, PARCEL ONE, THE FOLLOWING TWO COURSES AND DISTANCES, SOUTH 87° 30' 00" WEST, 200.00 FEET TO AN EXISTING IRON PIN AND SOUTH 02° 30' 00" EAST, 108.29 FEET TO A SET IRON PIN; THENCE ALONG A NEW DIVISION LINE, SOUTH 60° 56' 04" WEST, 223.60 FEET TO AN EXISTING IRON PIN, A CORNER OF SAID REGISTERED LAND CERTIFICATE NUMBER 161813, PARCEL ONE; THENCE ALONG AN EAST LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 161813, PARCEL ONE, SOUTH 02° 30' 00" EAST, 385.54 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 3.6501 ACRES LAND AND BEING SUBJECT TO THE RIGHT OF WAY OF SHEED ROAD AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THE REGISTERED LAND PORTION OF THE DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SET MAG NAIL IN THE CENTERLINE OF SHEED ROAD AT THE SOUTHEAST CORNER OF SAID REGISTERED LAND CERTIFICATE NUMBER 161813, PARCEL ONE; THENCE ALONG THE CENTERLINE OF SHEED ROAD, SOUTH 55° 04' 00" WEST, 11.85 FEET TO A SET MAG NAIL; THENCE LEAVING THE CENTERLINE OF SHEED ROAD ALONG A NEW DIVISION LINE THE FOLLOWING FOUR COURSES AND DISTANCES, NORTH 02° 30' 00" WEST, 398.07 FEET TO A SET IRON PIN; THENCE NORTH 60° 56' 04" EAST, 178.88 FEET TO A SET IRON PIN; THENCE NORTH 02° 30' 00" WEST, 322.66 FEET TO A SET IRON PIN AND NORTH 48° 31' 40" WEST, 22.10 FEET TO AN EXISTING IRON PIN, A CORNER OF CERTIFICATE NUMBER 161812 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 161812, AND ITS NORTHERLY EXTENSION NORTH 03° 31' 40" WEST, 262.17 FEET TO A POINT; THENCE NORTH 88° 30' 00" EAST, 270.65 FEET TO A POINT IN THE EAST LINE OF SAID REGISTERED LAND CERTIFICATE 161813, PARCEL ONE; THENCE ALONG THE EAST LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 161813, PARCEL ONE, SOUTH 02° 30' 00" EAST, 473.29 FEET TO AN EXISTING IRON PIN, A CORNER OF SAID REGISTERED LAND CERTIFICATE 161813, PARCEL ONE; THENCE ALONG THE LINES OF SAID REGISTERED LAND CERTIFICATE 161813, PARCEL ONE THE FOLLOWING TWO COURSES AND DISTANCES, SOUTH 87° 30' 00" WEST, 200.00 FEET TO AN EXISTING IRON PIN AND SOUTH 02° 30' 00" EAST, 108.29 FEET TO A SET IRON PIN; THENCE ALONG A NEW DIVISION LINE SOUTH, 60° 56' 04" WEST, 223.60 FEET TO AN EXISTING IRON PIN, A CORNER OF SAID REGISTERED LAND CERTIFICATE NUMBER 161813, PARCEL ONE; THENCE ALONG THE EAST LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 161813, PARCEL ONE, SOUTH 02° 30' 00" EAST, 385.54 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 3.1098 ACRES OF LAND AND BEING SUBJECT TO THE RIGHT OF WAY OF SHEED ROAD AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE BASED ON A RANDOM BEARING SYSTEM RELATIVE TO ORIGINAL REGISTERED LAND CERTIFICATE NUMBER 89785.

THE ABOVE DESCRIBED REAL ESTATE IS A PART OF THE SAME PREMISES DESCRIBED IN OFFICIAL RECORD 6507, PAGE 470, OF THE HAMILTON COUNTY, OHIO RECORDS. BEING THE RESULT OF A SURVEY AND PLAT DATED JUNE 3, 1999 BY STEPHEN L. CAHILL, P.L.S., OF ABERCROMBIE & ASSOCIATES, INC. OHIO REGISTERED SURVEYOR NUMBER 7862.

THE UNREGISTERED LAND PORTION OF THE ABOVE-DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SET MAG NAIL IN THE CENTERLINE OF SHEED ROAD AT THE SOUTHEAST CORNER OF SAID REGISTERED LAND CERTIFICATE NUMBER 161813, PARCEL ONE; THENCE ALONG THE CENTERLINE OF SHEED ROAD, SOUTH 55°04'00" WEST, 11.85 FEET TO A SET MAG NAIL; THENCE LEAVING THE CENTERLINE OF SHEED ROAD ALONG A NEW DIVISION LINE THE FOLLOWING FOUR COURSES AND DISTANCES, NORTH 02°30'00" WEST, 398.07 FEET TO A SET IRON PIN; THENCE NORTH 60°56'04" EAST, 178.88 FEET TO A SET IRON PIN; THENCE NORTH 02°30'00" WEST, 322.66 FEET TO A SET IRON PIN AND NORTH 48°31'40" WEST, 22.10 FEET TO AN EXISTING IRON PIN, A CORNER OF CERTIFICATE NUMBER 161812 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 161812 AND ITS NORTHERLY EXTENSION, NORTH 03°31'40" WEST, 344.80 FEET TO A SET IRON PIN AND THE REAL POINT OF BEGINNING FOR THIS REGISTERED PORTION:

THENCE NORTH 86°45'37" EAST, 272.11 FEET TO AN EXISTING IRON PIN; THENCE ALONG THE EAST LINE OF SAID REGISTERED LAND CERTIFICATE NUMBER 161813, PARCEL ONE AND ITS NORTHERLY EXTENSION, SOUTH 02°30'00" EAST, 90.86 FEET TO AN EXISTING IRON PIN; THENCE SOUTH 88°30'00" WEST 270.65 FEET TO A POINT; THENCE NORTH 03°31'40" WEST 82.63 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 0.5403 ACRES LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Parcel No: 510-0221-0231-00

Address: 7601 Sheed Road, Cincinnati, OH 45247

Prior Instrument: O.R. 14364, Page 1706, recorded March 1, 2021