

EXHIBIT "A"

Lying and being in the Township of West Chester, in the County of Butler, State of Ohio, in Section 22, Township Three (3), Range Two (2) entire, between the Miami Rivers, and being part of Lot number three (3) as designated in the partition sale made by the heirs of James Caldwell in 1814, and bounded and described as follows: -

Beginning at a point in the center of the Great Miami Turnpike north 36 degrees east 343-2/10 feet from the point of intersection of the west line of said Section 22, with the center of said Turnpike; thence north 49 and 3/4 degrees west 3.89 chains to the west line of said section; thence north along said west line of said section to the south west corner of lands of Eliza Parker; thence eastwardly along the north line of said Lot 3, forty (40) chains; thence southwardly 20.06 chains; thence westwardly to the southwest corner of a 3.08 acre tract of land owned by Philip Hart; thence north 44 and 1/3 degrees west 15 chains to the center of said Great Miami Turnpike; thence southwardly along the center of said Turnpike to the place of beginning, containing 68 and 61/100 acres of land more or less.

Save and except, however, ninety-six one hundredths (96/100) acres of land conveyed by Clifford M. Phillips to A.R. Skinner by deed dated August 18, 1936 and recorded in book 320, page 353 of the Deed Records of Butler County, Ohio. Also save and except four hundred and forty-nine one thousandths (449/1000) acres of land conveyed by Clifford M. Phillips to Anna Skinner by Deed dated August 22, 1931, and recorded in Book 301, page 224 of the Deed Records of Butler County, Ohio.

Also save and except a tract of land conveyed by Clifford M. Phillips to Ben B. Williams by deed dated August 24, 1927, and recorded in book 272, page 526 of the Deed Records of Butler County, Ohio. Also save and except a tract of land containing one and ninety-eight hundredths (1.98) acres conveyed by Clifford M. Phillips to Mattie A. Rhoades by deed dated September 17, 1927, and recorded in book 278, page 218 of the deed records of Butler County, Ohio.

Also save and except eight (8) acres of land conveyed by Clifford M. Phillips to the Board of Education of the Rural School District of West Chester Township by deed dated March 6, 1916, and recorded in book 200, page 89 of the deed records of Butler County, Ohio. Also subject to a right of way conveyed by Clifford M. Phillips to Carrie Howard by deed dated February 28, 1941, and recorded in book 347, page 75 of the deed records of Butler County, Ohio.

There is also excepted from the above described tract of land two (2) acres of land in Section 22, Township three (3) Range Two (2) West Chester Township, Butler County, Ohio, said acreage is bound on the east by property owned by Elsa Skinner and Albert Skinner, on the South by property owned by Nettie Phillips and on the North by property owned by the Board of Education of the Rural School District of West Chester Township, said two (2) acres lie entirely on the west side of Route No. 25.

Also save and except 0.535 acres of land conveyed by Albert Skinner, et al to Robert Glatz, by deed recorded in Vol. 729, page 441 of the Deed Records of Butler County, Ohio; and save and except 0.535 acres of land conveyed by Albert Skinner, et al. to Robert Glatz by deed recorded in Vol. 739 at page 285 of the Deed Records of Butler County, Ohio.

Save and except a grant to Cincinnati Gas & Electric from Elsa M. Skinner et al. recorded in Vol. 912 at page 387 of the Deed Records of Butler County, Ohio

Also save and except 1.599 acres conveyed to U.S. Postal Service by deed from Albert Skinner et al. recorded in Vol. 1179 at page 264 of the Deed Records of Butler County, Ohio.

**"SURVEY REQUIRED
NEXT TRANSFER"**