

**ATTACHMENT A**  
*Property Legal Description*

Hamilton Co. Parcel No.: 087-0004-0267

Situated in the City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

BEGINNING at a set iron pin in the north line of Ringold Street and at the southeast corner of Lot 95 of the Philip M Price 2nd Subdivision as recorded in Deed Book 142, Page 258 of the Hamilton County Recorder's Office, said point being South 83°51'19" East, 115.00 feet from the intersection of the north line of Ringold Street and east line of Walker Street;

Thence along the east line of said Philip M Price 2nd Subdivision, North 06°13'41" East, 260.00 feet to a set iron pin AND North 06°22'35" East, 10.84 feet to a set iron pin in the southerly terminus of Auburn Avenue;

Thence along the southerly terminus of Auburn Avenue, South 83°51'19" East, 12.88 feet to a set iron pin in the east line of Auburn Avenue;

Thence along said east line of Auburn Avenue, North 06°22'35" East, 125.00 feet to a point at the southwest corner of lands conveyed to Bigelow Land LLC as recorded in Official Record 14208, Page 1645, said point being witnessed by a set cross notch at North 83°51'19" West, 3.00 feet;

Thence along the south line of Bigelow Land LLC, South 83°51'19" East, 149.50 feet to a set iron pin in the west line of Bigelow Street;

Thence along the west line of Bigelow Street, South 06°28'25" West, 13.20 feet to a set iron pin in the southerly terminus of Bigelow Street;

Thence along said southerly terminus of Bigelow Street, South 83°31'35" East, 50.00 feet to a set iron pin in the east line of Bigelow Street;

Thence along said east line of Bigelow Street, North 06°28'25" East, 63.00 feet to a point at the southwest corner of lands conveyed to Cora Blakey in Official Record 9760, Page 380, said point being witnessed by set cross notch at North 83°01'35" West, 3.00 feet; Thence leaving said east line of Bigelow Street along the south line of Blakey, South 83°01'35" East, 100.00 feet to a set iron pin at the southeast corner of Blakey and the northwest corner of lands conveyed to

God's Bible School College and Missionary Training Home in Official Record 11979, Page 1989;

Thence along the west line of God's Bible School College and Missionary Training Home in Deed Book 5119, Page 886, Deed Book 3727, Page 1069 and Official Record 9968, Page 2040 the following five (5) courses:

- 1) South 06°28'25" West, 100.00 feet to a set iron pin,
- 2) North 83°01'35" West, 2.00 feet to a set iron pin,
- 3) South 06°28'25" West, 75.00 feet to a set iron pin,
- 4) South 83°01'35" East, 2.00 feet to a set iron pin,
- 5) South 06°28'25" West, 63.74 feet to a set iron pin in the north line of an unnamed Alley;

Thence along the north line of said unnamed Alley, North 83°57'58" West, 46.41 feet to a set iron pin in the west terminus of said Alley;

Thence in part and along the west terminus of said Alley and the west line of lands conveyed to God's Bible School College and Missionary Training Home in Official Record 10368, Page 1807, South 06°17'54" West, 206.04 feet to a point in the aforementioned north line of Ringold Street, passing existing iron pins at 10.03 feet and 205.00 feet;

Thence along said north line of Ringold Street, North 83°38'44" West, 265.26 feet to the POINT OF BEGINNING. Containing 2.6758 Acres.

Iron pins referenced as being set are 5/8"x30" iron pins with cap stamped "G.J. Berding Surveying".

Prepared by G.J. BERDING SURVEYING, INC. on March 27, 2020. Based on a Consolidation Plat prepared by G.J. BERDING SURVEYING, INC. on March 27 2020 and recorded February 18, 2021 in Plat Book 485, Page 2, Hamilton County, Ohio Plat Records.

The bearings are based on State Plane Coordinate System Ohio South Zone (NAD83).

The above described parcel being part of the lands conveyed to Bigelow Land, LLC in Official Record 13929, Page 1225 and Official Record 14208, Page 1645 and all of those lands conveyed to Bigelow Land, LLC in Official Record 14085, Page 1635, Official Record 14172, Page 1022, Official Record 14217, Page 579 and Official Record 14338, Page 2810 of the Hamilton County Recorder's Office; further identified as Parcels 113 thru 119, 138, 139, 142, 143, 145, 196, 197, 205, 0265 and 0266 of Book 087, Page 0004 of the Hamilton County Auditor's Office.