

ATTACHMENT A

Legal Description – CPU Site

Auditor's Parcel No. 036-0001-0013-00

All the following described real estate, land and premises, situate, lying and being in Madisonville, Cincinnati, Hamilton County, Ohio and being all that lot of ground and premises is Section Sixteen (16), Township Four (4), Fractional Range Two (2), Miami Purchase.

Beginning at a stake in the center of a street fifty (50) feet wide, now known as Hetzell Street, a distance of 546 $\frac{3}{10}$ feet East from the West line of said Section 16, and being 230 feet south of the South line of B.M. Stewart's tract, formerly owned by Edward N. Hidden; thence running South 87 $\frac{1}{2}$ degrees East 324 $\frac{7}{10}$ feet; thence South 2 $\frac{1}{4}$ degrees West 235 feet to the North line of the Marietta and Cincinnati Railroad, (now known as The Baltimore and Ohio Railroad); thence westerly with said Railroad line 150 feet (148.33 feet per survey of Roger B. Ward, dated October 1968); thence North 8 $\frac{1}{2}$ degrees West 32 $\frac{1}{2}$ feet; thence westerly with said Railroad line 176 $\frac{5}{10}$ feet; thence North 2 $\frac{1}{4}$ degrees East 265 $\frac{9}{10}$ feet to the place of beginning, containing 1 $\frac{96}{100}$ acres of land, more or less, subject, however to all legal highways and an existing sewer line easement across the premises owned by the City of Cincinnati.

Legal Description – Office Site

3.5258 ACRES

Situated in Section 16, Town 4, Fractional Range 2, City of Cincinnati, County of Hamilton, State of Ohio, being located on the south side of Medpace Way, and on the north side of Hetzel Street, and being more particularly described as follows:

Commencing at the southwesterly most corner of Port of Greater Cincinnati Development Authority (Official Record 13213, Page 2422), in the northerly line of an existing 50-foot right-of-way of Hetzel Street, and in the easterly line of an existing 60-foot right-of-way of Old Red Bank Road, being a 5/8 iron pin with cap (set);

Thence continuing with the said northerly right-of-way of Hetzel Street, being the southerly line of Port of Greater Cincinnati Development Authority, South 85°22' 17" East for a distance of 250.00 feet to a point, being a 5/8 iron pin with cap (set);

Thence continuing with the said northerly right-of-way of Hetzel Street, South 85°22'17" East for a distance of 18.00 feet to a point, being a chiseled notch (set) in a concrete driveway being the true Point of Beginning for the property described herein;

Thence leaving the right-of-way and continuing, North 4°55'22" East for a distance of 205.00 feet to a point, being at 5/8 iron pin with cap (set) at a concrete wall footer;

Thence continuing South 85°22'17" East for a distance of 57.46 feet to a point, being a 5/8" iron pin with no cap (found);

Thence continuing with the common line of the Port Authority and 300 Medpace Way, LLC, North 4°11 '33" East for a distance of 161.37 feet to a point, being a 5/8" iron pin with no cap (found);

Thence continuing with the said common line, North 35°37'14" East for a total distance of 164.18 feet to a point in the southerly line of Medpace Way, being a chiseled notch in a sidewalk (set);

Thence continuing with the said southerly line of Medpace Way, South 70°04'36" East for a distance of 98.66 feet to a point, being a 5/8" iron pin with cap (set);

Thence leaving the easterly line of Medpace Way and continuing with the common line with 200 Medpace Way, LLC for the following five (5) courses;

South 54°31'38" East for a distance of 145.23 feet to a mag nail (set); South 04°26' 11" West for a distance of 201.62 feet to a mag nail (set); South 04°55'22" West for a distance of 151.93 feet to a mag nail (set); South 63°52'25" East for a distance of 71.44 feet to a mag nail (set); South 04°37'43" West for a distance of 26.89 feet to a point in the northerly right-of-way of Hetzel Street, being a 5/8" iron pin with cap (set);

Thence continuing with the said northerly right-of-way of Hetzel Street for the following two (2) courses:

North 85°22' 17" West for a distance of 106.44 feet to a point, being a 5/8" iron pin with cap (set);
North 85°22' 17" West for a distance of 321.60 feet to the said Point of Beginning.

The above-described parcel of land contains 3.5258 acres (153,582 .07 S.F.), and is subject to all easements and rights-of-way of record, and is graphically depicted on Exhibit B.

The original source of bearings for this survey are based on a plat of survey by Kleingers and Associates and a dedication plat of Medpace Way (P.B. 430, PG. 20-21) of the Hamilton County Recorder's Office).

The above description was prepared by Robert H. Roush, Jr., Ohio Professional Surveyor, No. 7999, for Surveying and Mapping, LLC, based upon a survey made by me or others under my direction, in August 2023, and that all monuments have been found or set as shown. Iron pins denoted as (set) are 5/8" diameter with a yellow plastic cap stamped "**SAM** LLC".

Legal Description – Garage Site

Auditor's Parcel No. 036-0001-0359-00

CONSOLIDATED LEGAL DESCRIPTION
2.3668 ACRES

Situated in Section 16, Town 4, Fractional Range 2, City of Cincinnati, County of Hamilton, Ohio, being a consolidation of the tracts of land conveyed to 200 Medpace Way, LLC in O.R. 15136, PG 882, and O.R. 15136, PG 887 of the Hamilton County, Ohio Recorder's Office, being more particularly described as follows:

- Beginning at a point in the northwest intersection of the rights-of-way of Covington Avenue and Stewart Avenue, being the southeasterly corner of the Grantor, and being a 5/8" iron pin with cap (set);
- Thence continuing with the northerly right-of-way of Covington Avenue and the Grantor's southerly line North 85°36'38" West for a distance of 570.99 feet to a point in the westerly right-of-way of Armada Place, being a 5/8" iron pin with cap (set);
- Thence leaving the said rights-of-way and continuing with the division line with 200 Medpace Way, LLC (Remainder Tract), North 85°36'38" West for a distance of 78.92 feet mag nail (set);
- Thence continuing with the said division line, North 04°25'22" East for a distance of 141.25 feet to a point, being a mag nail (set);
- Thence continuing North 04°25'22" East for a distance of 18.00 feet to a point, being a mag nail (set);
- Thence continuing with the Grantor's new northerly line, South 85°34'38" East for a distance of 646.36 feet to a point in the said westerly right-of-way of Stewart Avenue, being a cross notch set in sidewalk;
- Thence continuing with said westerly right-of-way, South 03°08'22" West for a distance of 18.00 feet to a point;
- Thence continuing with said westerly right-of-way, South 03°08'22" West for a distance of 140.91 feet to the said Point of Beginning.

The above-described consolidated parcel of land contains 2.3668 acres (103,096.70 S.F.), and is subject to all easements and rights-of-way of record.

The original source of bearings for this survey are based on a plat of survey by Kleingers and Associates and a dedication plat of Medpace Way (P.B. 430, PG. 20-21) of the Hamilton County Recorder's Office).

The above description was prepared by Robert H. Roush, Jr., Ohio Professional Surveyor, No. 7999, for Surveying and Mapping, LLC, based upon a survey made by me or others under my direction, in August 2023, and that all monuments have been found or set as shown. Iron pins denoted as (set) are 5/8" diameter with a yellow plastic cap stamped "SAM LLC".