

## ATTACHMENT A

### Tract 1 - Parcel Nos. 651-0022(0236, 0237 & 0238 CONS.)<sup>ST</sup>

Situated in the State of Ohio, Hamilton County, City of Norwood, Section 34, Township 4, Fractional Range 2 of the Miami Purchase and being all of the land conveyed to The Zumbiel C. W. Company by Deed Book 3881, Page 984 of the Hamilton County Recorder's Office, and being more particularly described as follows:

BEGINNING FOR REFERENCE at the centerline intersection of Forest Avenue and Harris Avenue along the centerline of Harris Avenue, N 84°11'57" W a distance of 374.69 feet to a point;

Thence leaving said centerline of Harris Avenue, S 06°53'56" W a distance of 30.01 feet to a set 5/8" iron pin in the southerly right-of-way of Harris Avenue, said point also being the northeast corner of a 1.048 acre tract of land conveyed to The Zumbiel C. W. Company as recorded in Deed Book 1836, Page 150, and the POINT OF BEGINNING for the herein described tract of land;

Thence along said southerly right-of-way S 84°11'57" E a distance of 296.74 feet to a set cross notch in the westerly line of a parcel conveyed to Metropolitan Railway Inc. as recorded in Deed Book 5540, Page 159;

Thence along said westerly line, along a curve to the right with a radius of 1081.28 feet, an arc length of 177.53 feet, a chord bearing S 47°47'47" W and a chord distance of 177.33 feet to a found railroad spike;

Thence continuing along said westerly line, along a curve to the right with a radius of 385.28 feet, an arc length of 195.86 feet, a chord bearing of S 75°38'56" W and a chord distance of 193.76 feet to a set 5/8" iron pin in the easterly line of said 1.048 acre parcel;

Thence along said easterly line, N 06°53'56" E a distance of 198.58 feet to the POINT OF BEGINNING containing approximately 0.907 acres of land more or less.

Basis of bearings is U.S. State Plane, NAD83 Ohio South (3402), established from a static observation and post processed utilizing NGS OPUS solution utilizing base stations D12232 OHDT City of Dayton CORS ARP, DK3322 KYTF KY Hwy Dist. 6 CORS ARP, HD9007 KYBO Boone County CORS ARP. State Plane coordinates taken to ground at Latitude N 39°09'47.62600", Longitude W 84°26'58.56800" and a project height 516.485 feet and a ground scale factor of 1.0000813366.

This legal description is made in accordance with a field survey performed by Civil & Environmental Consultants, Inc. on December 16, 2015.

All iron pins set are 5/8" x 30" with "CEC" or "Wilson 8281" stamped caps.

**Tract 2 - Parcel No. 651-0022-0175**

Situated in the State of Ohio, Hamilton County, City of Norwood, Section 34, Township 4, Fractional Range 2 of the Miami Purchase and being all of the land conveyed to Canora Corporation by Deed Book 2557, Page 27 of the Hamilton County Recorder's Office, and being more particularly described as follows:

BEGINNING FOR REFERENCE at the centerline intersection of Forest Avenue and Harris Avenue along the centerline of Harris Avenue N 84°11'57" W a distance of 635.70 feet to a point;

Thence leaving said centerline of Harris Avenue S 05°48'03" W a distance of 30.00 feet to a set cross notch in the southerly right-of-way of Harris Avenue, said point also being the northwest corner of a 1.048 acre tract of land conveyed to The Zumbiel Realty Corporation as recorded in Deed Book 1836, Page 150, and the POINT OF BEGINNING for the herein described tract of land;

Thence leaving said southerly right of way, along said westerly line, S 05°48'03" W a distance of 133.38 feet to a set 5/8" iron pin;

Thence leaving said westerly line, N 68°16'57" W a distance of 171.13 feet to a set 5/8" iron pin in the easterly line of a 1.8360 acre parcel conveyed to Duke Energy Ohio Inc. by Deed Book 3322, Page 191;

Thence along said easterly line, N 05°48'03" E a distance of 86.45 feet to a set cross notch in said southerly right-of-way of Harris Avenue;

Thence along said southerly right-of-way S 84°11'57" E a distance of 164.57 feet to the POINT OF BEGINNING containing approximately 0.415 acres of land more or less.

Basis of bearings is U.S. State Plane, NAD83 Ohio South (3402), established from a static observation and post processed utilizing NGS OPUS solution utilizing base stations D12232 OHDT City of Dayton CORS ARP, DK3322 KYTF KY Hwy Dist. 6 CORS ARP, HD9007 KYBO Boone County CORS ARP. State Plane coordinates taken to ground at Latitude N 39°09'47.62600", Longitude W 84°26'58.56800" and a project height 516.485 feet and a ground scale factor of 1.0000813366.

This legal description is made in accordance with a field survey performed by Civil & Environmental Consultants, Inc. on December 16, 2015.

All iron pins set at 5/8" x 30" with "CEC" or "Wilson 8281" stamped caps.

**Tract 3 - Parcel Nos. 651-0022-0239 through 248** <sup>cons</sup> ST

Situated in the State of Ohio, Hamilton County, City of Norwood, Section 34, Township 4, Fractional Range 2 of the Miami Purchase. Being part of Lots 65, 64, 63, 3, 2 and 1 of L.C. Hopkins Subdivision of East Norwood as recorded in Plat Book 5, Pages 272 & 273, and all of the land vacating part of Pine Street as described in Ordinance 39, 1970 as recorded in Deed Book 3734, Page 656, and part of the Lots 1, 2, 3, 39, 40 and 41 of Norwood Highland Syndicate as recorded in Plat Book 7, Page 78, and all of the land vacating Ash Street as described in Ordinance 39, 1970 recorded in Deed Book 3734, Page 656, and conveyed to The Zumbiel Realty Company by Deed Book 2484, Page 316 and Deed Book 3692, Page 130 of the Hamilton County Recorder's Office and being more particularly described as follows:

BEGINNING FOR REFERENCE at the centerline intersection of Forest Avenue and Harris Avenue along the centerline of Harris Avenue N 84°11'57" W a distance of 175.19 feet to a point;

Thence leaving said centerline, N 05°40'03" E a distance of 30.00 feet to a set 5/8" iron pin at the northerly right-of-way of Harris Avenue, said iron pin also being the southeast corner of said Lot 65 and the POINT OF BEGINNING for the herein described tract of land;

Thence with said northerly right-of-way, and the southerly lines of said L.C. Hopkins Subdivision of East Norwood Lots 65, 64, 63, and the southerly line of said vacated Pine Street, and the southerly lines of Lots 3, 2 and 1, the southerly lines of said Norwood Highland Syndicate Lots 1, 2, 3, and said vacated Ash Street, and the southerly lines of Lots 39, 40, and 41, N 84°11'57" W a distance of 700.00 feet to a set 5/8" iron pin at the southwest corner of said Lot 41, said point also being the southeast corner of a 0.4360 acre parcel conveyed to Duke Energy Ohio, Inc. by Deed Book 1439, Page 121;

Thence leaving said northerly right of way, along the east line of said 0.4360 acre parcel, N 05°40'03" E a distance of 72.50 feet to a set 5/8" iron pin in the southerly right-of-way of eastbound S.R. 562;

Thence along said southerly right-of-way of said eastbound S.R. 562 the following eight (8) courses:

1. Thence through said Lots 41, 40 and 39, S 81°14'30" E a distance of 150.22 feet to a set 5/8" iron pin in the westerly right-of-way of vacated Ash Street;
2. Thence S 81°14'43" E a distance of 50.07 feet to a set 5/8" iron pin in the easterly right-of-way of vacated Ash Street;
3. Thence through said Lots 3 and 2, S 81°14'25" E a distance of 100.15 feet to a set 5/8" iron pin in the easterly line of said Lot 2;
4. Thence through Lots 1 of Norwood Highland Syndicate, and Lot 1 and 2 of L.C. Hopkins Subdivision of East Norwood, S 79°49'34" E a distance of 125.38 feet to a set 5/8" iron pin;
5. Thence continuing through said Lot 2 and 3, S 79°49'31" E a distance of 75.23 feet to a found 5/8" iron pin with no cap in the westerly right-of-way of vacated Pine Street;
6. Thence S 78°29'14" E a distance of 50.26 feet to a set 5/8" iron pin in the easterly right-of-way of vacated Pine Street, said point also being the westerly line of said Lot 63;
7. Thence through said Lots 63 and 64, S 78°28'23" E a distance of 72.37 feet to a set 5/8" iron pin;
8. Thence continuing through said Lot 64 and 65, S 79°13'03" E a distance of 78.32 feet to a set 5/8" iron pin in the east line of said Lot 65;

Thence leaving said southerly right-of-way, along the east line of Lot 65, S 05°40'03" W a distance of 22.70 feet to the POINT OF BEGINNING containing 0.819 acres of land more or less.

Thence leaving said southerly right-of-way, along the east line of Lot 65, S 05°40'03" W a distance of 22.70 feet to the POINT OF BEGINNING containing 0.819 acres of land more or less.

Basis of bearings is U.S. State Plane, NAD83 Ohio South (3402), established from a static observation and post processed utilizing NGS OPUS solution utilizing base stations D12232 OHDT City of Dayton CORS ARP, DK3322 KYTF KY Hwy Dist. 6 CORS ARP, HD9007 KYBO Boone County CORS ARP. State Plane coordinates taken to ground at Latitude N 39°09'47.62600", Longitude W 84°26'58.56800" and a project height 516.485 feet and a ground scale factor of 1.0000813366.

This legal description is made in accordance with a field survey performed by Civil & Environmental Consultants, Inc. on December 16, 2015.

All iron pins set at 5/8" x 30" with "CEC" or "Wilson 8281" stamped caps.

**Tract 4 - Parcel No. 651-0022-0110** <sup>st</sup>

Situated in the State of Ohio, Hamilton County, City of Norwood, Section 34, Township 4, Fractional Range 2 of the Miami Purchase and being all of the land conveyed to The Zumbiel Realty Company by Deed Book 1836, Page 150 of the Hamilton County Recorder's Office, and being more particularly described as follows:

BEGINNING FOR REFERENCE at the centerline intersection of Forest Avenue and Harris Avenue along the centerline of Harris Avenue N 84°11'57" W a distance of 374.69 feet to a point;

Thence leaving said centerline of Harris Avenue S 06°53'56" W a distance of 30.01 feet to a set 5/8" iron pin in the southerly right-of-way of Harris Avenue, said point also being the northwest corner of a 0.880 acre tract of land conveyed to The Zumbiel C.W. Company as recorded in Deed Book 3881, Page 984, and the POINT OF BEGINNING for the herein described tract of land;

Thence leaving said southerly right of way, along said westerly line of said Zumbiel C.W. Company tract, S 06°53'56" W a distance of 198.58 feet to a set 5/8" iron pin in the northerly line of a parcel conveyed to Metropolitan Railway Inc. by Deed Book 5540, Page 159;

Thence continuing along said northerly line, N 75°58'52" W a distance of 59.26 feet to a set 5/8" iron pin;

Thence leaving said northerly line N 68°13'10" W a distance of 205.93 feet to a set 5/8" iron pin in the easterly line of a 0.423 acre parcel conveyed to Canora Corporation by Deed Book 2557, Page 27;

Thence along said easterly line N 05°48'03" E a distance of 133.38 feet to a set cross notch in the southerly right-of-way of Harris Avenue;

Thence along said southerly right-of-way S 84°11'57" E a distance of 260.43 feet to the POINT OF BEGINNING containing approximately 1.0053 acres of land more or less.

Basis of bearings is U.S. State Plane, NAD83 Ohio South (3402), established from a static observation and post processed utilizing NGS OPUS solution utilizing base stations D12232 OHDT City of Dayton CORS ARP, DK3322 KYTF KY Hwy Dist. 6 CORS ARP, HD9007 KYBO Boone County CORS ARP. State Plane coordinates taken to ground at Latitude N 39°09'47.62600", Longitude W 84°26'58.56800" and a project height 516.485 feet and a ground scale factor of 1.0000813366.

This legal description is made in accordance with a field survey performed by Civil & Environmental Consultants, Inc. on December 16, 2015.

All iron pins set at 5/8" x 30" with "CEC" or "Wilson 8281" stamped caps.

51

**Tract 5 - Parcel No. 651-0022-0065**

Situate in Section 34, T4, FR2, Columbia Township, Hamilton County, State of Ohio and in the City of Norwood, being part of Lots 43 and 44 of Norwood Highland Syndicate Subdivision as shown and recorded in Plat Book 7, Page 78, Hamilton County Recorder's Office, and being more particularly described as follows:

Beginning at the southwest corner of said Lot 44, said corner being the intersection of the easterly line of Marion Avenue with the northerly line of Harris Avenue; thence from said place of beginning, South 84°11'13" East, along the northerly line of Harris Avenue, 87.94 feet to a point, said point being North 84°11'13" West, 12.06 feet from the southeast corner of said Lot 43; thence departing from the northerly line of Harris Avenue, North 5°40'47" East, 70.06 feet to a point in the southerly limited access right of way line of State Route 562 (Norwood Lateral); thence North 82°11'44" West along the southerly limited access right of way line of said Highway, 88.00 feet to a point in the easterly line of Marion Avenue; thence South 5°40'47" West along the easterly line of said Marion Avenue, 73.12 feet to the southwest corner of said Lot 44, the place of beginning, containing 6295.7 sq. ft. of land, more or less. (The above described property was surveyed by Jack K. Bridges, Registered Surveyor, #4050, State of Ohio.)

51

**Tract 6 - Parcel No. 651-0022-0213**

Situate in Hamilton County, Ohio, Columbia Township, Section 34, Town 4, Fractional Range 2, City of Norwood, and being more particularly described as follows:

Beginning at the intersection of the existing northerly right-of-way line of Harris Avenue and the existing westerly right-of-way line of Marion Avenue, said point being the southeasterly corner of Lot No. 81 on the Plat of the Norwood-Highland Syndicate's 2<sup>nd</sup> Subdivision as recorded in Plat Book 8, Volume 1, Page 3, of the Hamilton County Recorder's Office; thence N 5°40'47" E, along the existing westerly right-of-way line of Marion Avenue, the east line of said Lot 81, and the southerly Limited Access right-of-way line of S.R. 562 for a distance of 73.32 feet to a point; thence S 83°57'02" E, along the southerly Limited Access right-of-way line of S. R. 562 for a distance of 25.00 feet to a point in the center of Marion Avenue; thence S 5°40'47" W, along the center of Marion Avenue for a distance of 73.22 feet to a point in the existing northerly right-of-way line of Harris Avenue; thence N 84°11'13" W, along the existing northerly right-of-way line of Harris Avenue for a distance of 25.00 feet to the point of beginning. Contains 1832 Square Feet, including present road with occupies 1832 Square Feet but subject to the occupancy of all existing utilities. Being all of the land acquired by the State of Ohio from the City of Norwood as recorded in City of Norwood, Council Ordinance No. 46, 1973.

## Tract 7

Situated in the State of Ohio, Hamilton County, Columbia Township, City of Norwood, Section 34, Township 4, Fractional Range 2 of the Miami Purchase and being part of Lot 42 and Lot 43 of the Norwood Highland Syndicate Subdivision as recorded in Plat Book 7, Page 78, and being a 0.1304 acre parcel owned by Duke Energy Ohio, Inc. by Deed Book 1439, Page 121, and being more particularly described as follows:

**COMMENCING** at the centerline intersection of Forest Avenue and Harris Avenue, thence along the centerline of Harris Avenue North  $84^{\circ}11'57''$  West a distance of 875.20 feet to a point;

Thence leaving said centerline of Harris Avenue North  $05^{\circ}40'47''$  East a distance of 30.00 feet to a found  $5/8''$  iron pin with Wilson 8281 cap in the northerly right-of-way of Harris Avenue, said point also being the southwest corner of a 10,294 square foot parcel owned by The Zumbiel Realty Company by Deed Book 3692, Page 130, and the **POINT OF BEGINNING** for the herein described tract of land;

Thence with said northerly right-of-way, North  $84^{\circ}11'57''$  West a distance of 62.06 feet to a found  $5/8''$  iron pin with Wilson 8281 cap at the southeast corner of a 0.1445 acre parcel owned by Zumbiel C.W. Company by Deed Book 3929, Page 481;

Thence leaving said northerly right-of-way, with the east line of said Zumbiel parcel, North  $05^{\circ}40'47''$  East a distance of 70.06 feet to a found  $5/8''$  iron pin with Wilson 8281 cap in the southerly line of a 10,523 square foot parcel conveyed to State of Ohio by Deed Book 3715, Page 783, said point also being in the southerly right-of-way of S.R. 562;

Thence along the southerly line of said State of Ohio parcel the following four (4) courses:

1. South  $82^{\circ}11'44''$  East a distance of 1.00 feet to a set  $5/8''$  iron pin with cap;
2. North  $05^{\circ}40'47''$  East a distance of 16.00 feet to a set  $5/8''$  iron pin with cap;
3. North  $24^{\circ}40'38''$  East a distance of 6.33 feet to a set  $5/8''$  iron pin with cap;
4. South  $84^{\circ}11'13''$  East a distance of 59.00 feet to a set  $5/8''$  iron pin with cap in the westerly line of a parcel owned by the State of Ohio by Deed Book 3498, Page 30;

Thence leaving said southerly line, with said State of Ohio west line and the west line of said Zumbiel Realty Company, South  $05^{\circ}40'47''$  West a distance of 92.00 feet to the **POINT OF BEGINNING** containing approximately 0.1304 acres of land more or less.

Basis of bearings is U.S. State Plane, NAD83 Ohio South (3402), established from a static observation and post processed utilizing NGS OPUS solution utilizing base stations DI2232 OHDT City of Dayton CORS ARP, DK3322 KYTF KY Hwy Dist. 6 CORS ARP, HD9007 KYBO Boone County CORS ARP. State

Plane coordinates taken to ground at Latitude N 39°09'47.62600", Longitude W 84°26'58.56800" and a project height 516.485 feet and a ground scale factor of 1.0000813366.

This legal description is made in accordance with a field survey performed by Civil & Environmental Consultants, Inc. on May 12, 2017.

All iron pins set are 5/8" x 30" with "Wilson 8281" stamped caps.

This parcel is identified as Parcel ID: 651-0022-0066-00 of the Hamilton County Auditor's Office.

## Tract 8

Situated in the State of Ohio, Hamilton County, Columbia Township, City of Norwood, Section 34 Township 4, Fractional Range 2 of the Miami Purchase and being part Marion Street vacated by Ordinance No. 46,1973 and recorded in Deed Book 3918, Page 949, and being a 0.0,420 acre parcel owned by Duke Energy Ohio, Inc. by Deed Book 1439, Page 121 and being more particularly described as follows:

**COMMENCING** at the centerline intersection of Forest Avenue and Harris Avenue, thence along the centerline of Harris Avenue North 84°11'57" West a distance of 1025.20 feet to a point;

Thence leaving said centerline of Harris Avenue North 05°40'48" East a distance of 30.00 feet to a found 5/8" iron pin with Wilson 8281 cap in the northerly right-of-way of Harris Avenue, said point also being the southwest corner of a 0.1445 acre parcel owned by Zumbiel C.W. Company by Deed Book 3929, Page 481, and the **POINT OF BEGINNING** for the herein described tract of land;

Thence with said northerly right-of-way, North 84°11'13" West a distance of 25.00 feet to a set 5/8" iron pin with Wilson 8281 cap;

Thence leaving said northerly right-of-way, North 05°40'48" East a distance of 73.22 feet to a set 5/8" iron pin with Wilson 8281 cap;

Thence South 83°57'02" East a distance of 25.00 feet to a set mag nail in the westerly line of said Zumbiel C.W. Company parcel;

Thence with said westerly line South 05°40'48" West a distance of 73.12 feet to the **POINT OF BEGINNING** containing approximately 0.0420 acres of land more or less.

Basis of bearings is U.S. State Plane, NAD83 Ohio South (3402), established from a static observation and post processed utilizing NGS OPUS solution utilizing base stations DI2232 OHDT City of Dayton CORS ARP, DK3322 KYTF KY Hwy Dist. 6 CORS ARP, HD9007 KYBO Boone County CORS ARP. State Plane coordinates taken to ground at Latitude N 39°09'47.62600", Longitude W 84°26'58.56800" and a project height 516.485 feet and a ground scale factor of 1.0000813366.

This legal description is made in accordance with a field survey performed by Civil & Environmental Consultants, Inc. on May 12, 2017.

All iron pins set are 5/8" x 30" with "Wilson 8281" stamped caps.

This parcel is identified as Parcel ID: 651-0022-0214-00 of the Hamilton County Auditor's Office.

## Tract 9

Situate in Section 34, Town 4, Fractional Range 2, Columbia Township, Hamilton County, Ohio, and being more particularly described as follows:

Beginning at the intersection of the southerly line of Harris Avenue and the southerly prolongation of the easterly line of Marion Street; thence along the southerly line of Harris Avenue North  $83^{\circ} 50' 41''$  East, 222.12 feet to the easterly line of the City of Cincinnati (Rapid Transit) property; thence along said easterly line, South  $6^{\circ} 09' 19''$  East, 86.26 feet to the southerly line of said City of Cincinnati property; thence along said southerly line (said southerly line being also the northerly line of Baltimore and Ohio Railroad Company property) North  $80^{\circ} 14' 19''$  West, 58.98 feet to an angle; thence along said southerly line, South  $84^{\circ} 55' 08''$  West, 103.45 feet to an angle; thence along said southerly line, North  $80^{\circ} 14' 19''$  West, 1,102.95 feet to the westerly line of the City of Cincinnati (Rapid Transit) property; thence along said westerly line North  $6^{\circ} 29' 41''$  East, 32.82 feet to the southerly line of Harris Avenue; thence along the southerly line of Harris Avenue South  $77^{\circ} 15' 19''$  East, 120.66 feet to an angle; thence along the southerly line of Harris Avenue, South  $80^{\circ} 14' 19''$  East, 828.75 feet to an angle; thence along the southerly line of Harris Avenue, North  $83^{\circ} 50' 41''$  East, 80.37 feet to the place of beginning.

Subject to easements, conditions and restrictions of record including, but not limited to an easement for the maintenance of a retaining wall and its footing as set forth in Deed Book 3322, Page 191 of the Hamilton County Recorder's Office.

This tract being Hamilton County Ohio Parcel No. 0651-0022-0020