

ATTACHMENT A

Situated in Section 2, Town 3, Fractional Range 2, Mill Creek Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

BEGINNING at a set iron pin at the intersection of the north line of DeSales Lane and the east line of Woodburn Avenue.

Thence with said east line of Woodburn Avenue, North 05°53'03" East, 350.00 feet to the southwest corner of a tract conveyed to MRC Acquisition, LLC in Official Record 14615, Page 3131 of the Hamilton County Recorder's Office, being referenced by an existing MAG nail at 0.79 feet south;

Thence with the south line of said MRC Acquisition, LLC, South 84°20'57" East, 264.27 feet to the northwest corner of a tract conveyed to Focus Property Investors, LLC in Official Record 14338, Page 3364, being referenced by an existing iron pin with cap stamped H&M Survey at 1.72 feet north and 0.62 feet east;

Thence with the west line of said Focus Property Investors, LLC, South 06°06'03" West, 50.00 feet to the northwest corner of a tract conveyed to Yue Zhao in Official Record 14767, Page 2265, being referenced by an existing iron pin with cap stamped H&M Survey at 1.70 feet north and 0.70 feet east;

Thence with the west line of said Yue Zhao, the west line of a tract conveyed to Michael Tanner in Official Record 12397, Page 29, the west line of a tract conveyed to Wham Properties, LLC in Official Record 13515, Page 612, and in part, the west line of a tract conveyed to 1620 DeSales, LLC in Official Record 14289, Page 1002, South 12°15'47" West, 201.34 to an existing iron pin with cap stamped CT Consult. 8223 at the northeast corner of a tract conveyed to Dennis J. Coulter in Deed Book 4247, Page 1633;

Thence with the north and west lines of said Dennis J. Coulter, North 84°20'57" West, 51.18 feet to a set iron pin **AND** South 05°53'03" West, 100.00 feet to a set iron pin in the aforesaid north line of DeSales Lane;

Thence with said north line of DeSales Lane, North 84°20'57" West, 9.00 feet to a set MAG nail at the southeast corner of a tract conveyed to Desera A. Favors in Official Record 10669, Page 872;

Thence with the lines of said Desera A. Favors, the following three (3) courses:

1. North 05°53'03" East, 50.00 feet to a set MAG nail,
2. North 84°20'57" West, 9.00 feet to a set iron pin,
3. South 05°53'03" West, 50.00 to a set cross notch in the said north line of DeSales Lane;

Thence with said north line of DeSales Lane, North 84°20'57" West, 172.53 feet to the **POINT OF BEGINNING**.

CONTAINING 1.8914 Acres. Subject to legal highways and easements of record.

The above described parcel being all of Hamilton County Auditor's Parcel Nos. 055-0006-0083 and 055-0006-0133 conveyed to Cincinnati Portfolio Holdings LLC in Official Record 14602, Page 2238 and all of Hamilton County Auditor's Parcel Nos. 055-0006-0084 and 055-0006-0134 conveyed to Cincinnati Portfolio Holdings LLC in Official Record 14602, Page 2374, all of Hamilton County Auditor's Parcel No. 055-0006-0085 conveyed to Cincinnati Portfolio Holdings LLC in Official Record 14602, Page 2281, all of Hamilton County Auditor's Parcel No. 055-0006-0086 conveyed to Cincinnati Portfolio Holdings LLC in Official Record 14602, Page 2324, all of Hamilton County Auditor's Parcel No. 055-0006-0087 conveyed to Cincinnati Portfolio Holdings LLC in Official Record 14602, Page 2320, all of Hamilton County Auditor's Parcel No. 055-0006-0088 conveyed to Cincinnati Portfolio Holdings LLC in Official Record 14602, Page 2238, all of Hamilton County Auditor's Parcel No. 055-0006-0089 conveyed to Cincinnati Portfolio Holdings LLC in Official Record 14602, Page 2523 and all of Hamilton County Auditor's Parcel No. 055-0006-0156 conveyed to Cincinnati Portfolio Holdings LLC in Official Record 14602, Page 2283 of the Hamilton County Recorder's Office.

All iron pins set are 5/8" X 30" rebar with cap stamped "G.J. BERDING SURVEYING, INC".

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

Prepared by G.J. BERDING SURVEYING, INC. on August 9, 2023. Based on a Consolidation Plat prepared by G.J. BERDING SURVEYING, INC. on August 9, 2023.