

ATTACHMENT A
LEGAL DESCRIPTION

1617 Elm Street Description:

Parcel No.: 133-0003-0143-00

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

BEGINNING at a set Cross Notch at the intersection of the North line of W. Liberty Street and the west line of Elm Street.

Thence along the north line of said W. Liberty Street, North 89°39'00" West, 136.77 feet to the southeast corner of a tract, conveyed to W Liberty & Elm, LLC as recorded in Official Record 13614, Page 383 of the Hamilton County Recorder's Office, (Hamilton County Auditor's Parcel 133-0003-0021), said point being referenced by a set Cross Notch at South 15°27'32" East, 3.00 feet;

Thence leaving the north line of said W. Liberty Street, along the east line of said Hamilton County Auditor's Parcel 133-0003-0021, North 15°27'32" West, 114.94 feet to a set Cross Notch;

Thence in part along the north line of aforesaid Hamilton County Auditor's Parcel 133-0003-00021 and in part with the north line of a tract conveyed to W Liberty & Elm, LLC as recorded in Official Record 13614, Page 383 of the Hamilton County Recorder's Office (Hamilton County Auditor's Parcel 133-0003-0020) and in part along a tract conveyed to 224 W Liberty School, LLC in Official Record 12664, Page 314, South 74°20'00" West, 111.91 feet to a set Cross Notch in the east line of Logan Street;

Thence with the east line of said Logan Street, North 15°36'55" West, 150.59 feet to the southwest corner of a tract conveyed to Baymiller Manor Limited Partnership as recorded in Official Record 9742, Page 4432 of the Hamilton County Recorder's Office, said point being referenced by a set Cross Notch at South 74°21'43" West, 3.00 feet;

Thence along the lines of said Baymiller Manor Limited Partnership, North 74°21'43" East, 69.50 feet to a set Cross Notch AND North 15°36'55" West, 25.00 feet to a point in the south line of Green Street, said point being referenced by a set Cross Notch at North 15°36'55" West, 3.00 feet;

Thence along the south line of said Green Street, North 74°21'43" East, 62.36 feet to the northwest corner of a tract conveyed to W Liberty & Elm, LLC as recorded in Official Record 13614, Page 383 (Hamilton County Auditor's Parcel 133-0003-0043), said point being referenced by a set Cross Notch at North 15°38'24" West, 3.00 feet;

Thence leaving the south line of said Green Street, along the west line of said Hamilton County Auditor's Parcel 133-0003-0043 and west line of a tract conveyed to W Liberty & Elm, LLC as recorded in Official Record 13614, Page 383 (Hamilton County Auditor's Parcel 133-0003-0041), South 15°38'24" East, 49.87 feet to a set Cross Notch at the southwest corner of said Hamilton County Auditor's Parcel 133-0003-0041;

1617 Elm Street Description continued:

Thence along the south line of said Hamilton County Auditor's Parcel 133-0003-0041, North 74°29'32" East, 111.74 feet to a point in the west line of aforesaid Elm Street, said point being referenced by a set Cross Notch at North 74°29'32" East, 3.0 feet;

Thence along the west line of said Elm Street, South 15°30'28" East, 278.03 feet to the **POINT OF BEGINNING**.

Containing 1.2172 Acres and being subject to all legal easements and highways of record.

Being all of Hamilton County Auditor's Parcel No.'s 133-0003-0022 thru 0040 conveyed to W Liberty & Elm, LLC as recorded in Official Record 13614, Page 383 of the Hamilton County Recorder's Office and all of Hamilton County Auditor's Parcel No.'s 133-0003-0140 & 0141 conveyed to W Liberty & Elm, LLC as recorded in Official Record 13646, Page 1334 of the Hamilton County Recorder's Office.

Bearings Based On Registered Land Certificate Number 239453.

Prepared by G.J. BERDING SURVEYING, INC. on July 19, 2018. Based on a Plat of Survey prepared by G.J. BERDING SURVEYING, INC. on July 19, 2018.


Gerard J. Berding, P.S. - 6880

7-31-18
Date



1621 Logan Street Description:

Parcel No.: 133-0003-0145-00

Situated in Section 13, Town 3, Fractional Range 2 Between the Miamis, The City of Cincinnati, Hamilton County, Ohio being all of Lots 55, 56, 57 and 58 of McLean's Subdivision of Northern Liberties as recorded in Deed Book 112, Page 42 and being all of the land conveyed to OTR BIH, LLC as recorded in Official Record 13728, Page 2171 of the Hamilton County Recorder's Office containing 0.5512 acres and being further described as follows:

Begin at the southeast corner of Lot 54 of said McLean's Subdivision of Northern Liberties, said corner being the southeast corner of Kevin Hageman as recorded in Official Record 12125, Page 1871 and being on the west right of way of Logan Street (40' R/W) and referenced by a set cross notch, North 80° 00' 21" East, 3.00 feet, said corner being the True Point of Beginning;

thence, from the True Point of Beginning, departing said Kevin Hageman and with the west right of way of said Logan Street, South 09° 53' 39" East, 252.00 feet to the northeast corner of Lot 59 of said McLean's Subdivision of Northern Liberties, said corner being the northeast corner of Grandin Company, Ltd. as recorded in Official Record 12792, Page 1791 and being referenced by a set cross notch, North 80° 00' 21" East, 3.00 feet;

thence, departing the west right of way of said Logan Street, South 80° 00' 21" West, beginning the east right of way of Central Parkway at 67.16 feet, a total distance of 78.00 feet to the east right of way of Central Parkway being referenced by a set cross notch, South 80° 00' 21" West, 3.00 feet;

thence, with the east right of way of said Central Parkway the following two courses: North 21° 24' 44" West, 110.18 feet being referenced by a found cross notch, South 80° 00' 21" West, 2.00;

thence, North 09° 53' 39" West, 144.00 feet to the southwest corner of said Kevin Hageman, said corner being referenced by a set cross notch, South 80° 00' 21" West, 3.00;

thence, departing the east right of way of said Central Parkway, with said Kevin Hageman, North 80° 00' 21" East, 100.00 feet to the True Point of Beginning **containing 0.5512 acres** of land more or less.

Basis of Bearings: State Plane Coordinates (3402) Ohio South Zone, NAD83.

The above description was prepared from a consolidation plat made on April 27, 2021 under the direction of Jeffrey O. Lambert, Professional Surveyor #7568 in the State of Ohio.