

Attachment A

Address: 3401 Rosenthal Way, Cincinnati, Ohio 45204

Auditor's Parcel No.: 156-0055-0084-00

SITUATE IN SECTIONS 4 & 34, TOWN 4, FRACTIONAL RANGE 1, CITY OF CINCINNATI, HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 3/8" IRON PIN AND CAP (#7862) AT THE NORTHWEST CORNER OF LOT 44 OF H.Y. GRAHAM'S SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 117 OF THE HAMILTON COUNTY, OHIO RECORDS AND BEING IN THE SOUTHERLY RIGHT OF WAY OF U.S. 50 - RIVER ROAD; THENCE LEAVING THE WESTERLY LINE OF SAID LOT 44, ALONG THE SOUTHERLY RIGHT OF WAY OF SAID U.S. 50 - RIVER ROAD THE FOLLOWING THREE COURSES AND DISTANCES, SOUTH 71°28'05" WEST, 297.06 FEET TO A POINT; THENCE SOUTH 87°40'54" WEST, 400.31 FEET TO A POINT AND SOUTH 78°20'19" WEST, 525.52 FEET TO THE NORTHWEST CORNER OF THE PROPERTY AS CONVEYED TO ALLEGRA CINCINNATI, LLC IN OFFICIAL RECORD 14313, PAGE 637 OF THE HAMILTON COUNTY, OHIO RECORDS AND THE REAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF U.S. 50 - RIVER ROAD, ALONG THE WESTERLY LINE OF SAID ALLEGRA CINCINNATI, TRACT, SOUTH 18°25'20" EAST, 866.21 FEET TO A SET 3/8" IRON PIN AND CAP (#7862) IN THE NORTHERLY CENTRAL RAILROAD COMPANY OF INDIANA RIGHT OF WAY; THENCE LEAVING THE WESTERLY LINE OF SAID ALLEGRA CINCINNATI, TRACT, ALONG SAID CENTRAL RAILROAD RIGHT OF WAY THE FOLLOWING TWO COURSES AND DISTANCE, SOUTH 76°31'34" WEST, 924.63 FEET TO A POINT AND SOUTH 76°23'50" WEST, 489.97 FEET TO A POINT; THENCE LEAVING SAID CENTRAL RAILROAD RIGHT OF WAY, ALONG A TIE LINE, NORTH 13°36'10" WEST, 98.13 FEET TO A SET 3/8" IRON PIN AND CAP (#7862) AT THE SOUTHWEST CORNER OF THE PROPERTY AS CONVEYED TO CITY OF CINCINNATI IN OFFICIAL RECORD 8086, PAGE 1145 OF THE HAMILTON COUNTY, OHIO RECORDS; THENCE ALONG SAID CITY OF CINCINNATI TRACT THE FOLLOWING THREE COURSES AND DISTANCES, NORTH 47°17'29" EAST, 120.21 FEET TO A SET 3/8" IRON PIN AND CAP (#7862); THENCE SOUTH 14°28'29" EAST, 56.58 FEET TO A SET 3/8" IRON PIN AND CAP (#7862) AND SOUTH 75°22'13" WEST, 105.91 FEET TO A SET 3/8" IRON PIN AND CAP (#7862); THENCE LEAVING SAID CITY OF CINCINNATI TRACT, ALONG A TIE LINE, SOUTH 13°36'10" EAST, 98.13

FEET TO A POINT IN THE NORTHERLY CENTRAL RAILROAD COMPANY OF INDIANA RIGHT OF WAY; THENCE ALONG SAID NORTHERLY CENTRAL RAILROAD COMPANY RIGHT OF WAY, SOUTH 76°23'50" WEST, 484.33 FEET TO A SET 3/4" IRON PIN AND CAP (#7862) AT THE INTERSECTION OF SAID NORTHERLY CENTRAL RAILROAD RIGHT OF WAY WITH THE SOUTHERLY RIGHT OF WAY OF U.S. 50 – RIVER ROAD; THENCE LEAVING SAID NORTHERLY CENTRAL RAILROAD RIGHT OF WAY, ALONG THE SOUTHERLY RIGHT OF WAY OF U.S. 50 – RIVER ROAD THE FOLLOWING FIFTEEN COURSES AND DISTANCES, NORTH 49°52'59" EAST, 233.13 FEET TO A POINT; THENCE NORTH 54°23'49" EAST, 95.29 FEET TO A POINT; THENCE NORTH 50°37'03" EAST, 117.01 FEET TO A POINT; THENCE NORTH 47°48'23" EAST, 137.99 FEET TO A POINT; THENCE NORTH 34°57'05" EAST, 15.52 FEET TO A POINT; THENCE NORTH 49°52'59" EAST, 173.32 FEET TO A POINT; THENCE NORTH 26°29'49" EAST, 202.98 FEET TO A POINT; THENCE NORTH 31°15'38" EAST, 30.10 FEET TO A POINT; THENCE NORTH 28°25'58" EAST, 251.64 FEET TO A POINT; THENCE NORTH 21°50'56" EAST, 32.33 FEET TO A POINT; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 619.00 FEET, A DISTANCE OF 311.23, THE CHORD OF SAID CURVE BEARS, NORTH 52°18'12" EAST, 307.96 FEET TO A POINT; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 840.74 FEET, A DISTANCE OF 116.76, THE CHORD OF SAID CURVE BEARS, NORTH 72°00'31" EAST, 116.67 FEET TO A POINT; THENCE NORTH 78°20'19" EAST, 10.70 FEET TO A POINT; THENCE NORTH 11°39'41" WEST, 5.77 FEET TO A POINT; THENCE NORTH 78°20'19" EAST, 388.59 FEET TO THE PLACE OF BEGINNING.

THUS CONTAINING 23.0501 ACRES OF LAND AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS USED IN THIS LEGAL DESCRIPTION ARE RELATIVE TO NAD-83, OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE BASED ON GPS OBSERVATIONS OF CITY OF CINCINNATI AND HAMILTON COUNTY, OHIO GEODETIC CONTROL MONUMENTS.