

ATTACHMENT A
Property Legal Description

Tract I

Situated in Section 11, Town 3, Fractional Range 1, Delhi Township, Hamilton County, Ohio being part of a 16.002 acre (survey) tract of land conveyed to DFG-Delhi, LLC in O.R. 12443 Pg. 1497 the boundary of which being more particularly described as follows:

Commencing at the northwest corner of Lot 1 of Jay Buchert's First Subdivision as recorded in P.B. 208 Pg. 16;

Thence along the west line of said 16.002 acre tract, N 01° 46' 24" E a distance of 702.91 feet to a point in the south right of way of Delhi Road;

Thence along said south right of way line, N 77° 01' 00" E a distance of 76.39 feet to a 5/8" iron pin set at the Point of Beginning;

Thence continuing, N 77° 01' 00" E a distance of 87.40 feet to a point referenced by a 5/8" iron pin found 0.5' South;

Thence continuing along a curve to the right for an arc distance of 55.17 feet to a 5/8" iron pin set, said curve having a radius of 2824.79 feet, a central angle of 1° 01' 09" and a chord which bears N 77° 34' 34" E a distance of 55.17 feet;

Thence along new division lines the following three (3) courses:

1. S 01° 46' 24" W a distance of 198.79 feet to a mag nail set;
2. N 88° 13' 36" W a distance of 138.00 feet to a mag nail set;
3. N 01° 46' 24" E a distance of 163.00 feet to the Point of Beginning;

Containing 0.574 acres more or less, being subject to all right of ways and easements of record.

Bearings are based on D.B. 4312 Pg. 1582 of the Hamilton County Recorder's Office;

The above description is based on a field survey performed by The Kleingers Group under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

Tract II

Situated in Section 11, Town 3, Fractional Range 1, Delhi Township, Hamilton County, Ohio being part of a 16.002 acre (survey) tract of land conveyed to DFG-Delhi, LLC in O.R. 12443 Pg. 1497 the boundary of which being more particularly described as follows:

Beginning at a 5/8" iron pin set at the northeast corner of Lot 15 of Jay Buchert's First Subdivision as recorded in P.B. 208 Pg. 16;

Thence along the north line of said subdivision, N 66° 10' 30" W a distance of 817.38 feet to a point in the east line of a tract of land conveyed to John Anevski in O.R. 9206 Page 4180 being referenced by a 3/4" iron pin found (0.7' north and 0.2' west);

Thence in part along the easterly line of said Anevski tract and tracts conveyed to John Anevski in D.B. 4349 Pg. 756 and O.R. 5620 Pg. 684, N 01° 46' 24" E a distance of 702.91 feet to a 5/8" iron pin set in the south right of way line of Delhi Road;

Thence along said south right of way line, N 77° 01' 00" E a distance of 76.39 feet to a mag nail set;

Thence along new division lines the following three (5) courses:

1. S 01° 46' 24" W a distance of 163.00 feet to a mag nail set;
2. S 88° 13' 36" E a distance of 138.00 feet to a mag nail set;
3. N 01° 46' 24" E a distance of 60.52 feet to a mag nail
4. S 88° 24' 03" E a distance of 205.45 to a set mag nail;
5. N 01° 36' 22" E a distance of 179.30 feet to a set mag nail in the aforesaid south right of way line of Delhi Road;

Thence along said south right of way line, along a curve to the right for an arc distance of 56.33 feet to a mag nail set, said curve having a radius of 2824.79 feet, a central angle of 1° 08' 34" and a chord which bears N 82° 50' 49" E a distance of 56.33 feet;

Thence along a new division line, S 01° 36' 22" W a distance of 193.68 feet to a mag nail set;

Thence continuing, S 88° 10' 15" E a distance of 256.88 feet to a 5/8" iron pin set in the west right of way line of Klemme Drive;

Thence along the right of way lines of Klemme Avenue, S 01° 36' 22" W a distance of 270.35 feet to a 5/8" iron pin found and S 88° 23' 38" E a distance of 25.00 feet to a point in the west line of a tract of land conveyed to Larry Moormann in O.R. 7823 Pg. 1851, being referenced by a 1-1/2" pipe found (0.4' south and 0.4" west);

Thence along the west line of said Moormann tract, S 01° 36' 22" W a distance of 651.22 feet to the point of beginning;

Containing 13.435 acres more or less, being subject to all right of ways and easements of record.

Bearings are based on D.B. 4312 Pg. 1582 of the Hamilton County Recorder's Office;

The above description is based on a field survey performed by The Kleingers Group under the direct supervision of Randy C. Wolfe, Ohio Professional Surveyor No. 8033.

Tract III

Situate in Section 11, Town 3, Fractional Range 1, Miami Purchase, Delhi Township, Hamilton County, Ohio, and being Lot Number 45 of Letto Subdivision, Block "B", a plat of which is recorded in Plat Book 64, pages 57 and 58, Hamilton County, Ohio Records.

Tract IV

Situate in Section 11, Town 3, Fractional Range 1, Miami Purchase, Delhi Township, Hamilton County, Ohio, and being Lot Number 44 of Letto Subdivision, Block "B", a plat of which is recorded in Plat Book 64, pages 57 and 58, Hamilton County, Ohio Records.