

## Legal Description

The Land referred to herein below is situated in the County of Hamilton, State of Ohio, and is described as follows:

### PARCEL I:

All that lot of land in the City of Cincinnati, County of Hamilton, State of Ohio, and being Lot 212 and part of Lot 213 of James Ferguson's Subdivision as recorded in Deed Book V-2, page 412, Hamilton County, Ohio Records.

Beginning at a point in the east line of Race Street 221.49 feet northwardly from the northeast corner of Sixth and Race Streets; thence northwardly along the east line of Race Street 26.49 feet to the north line of said Lot 212; thence eastwardly along the north line of said Lot 212 and parallel with Seventh Street 90 feet to the west line of a 10 foot alley; thence southwardly along the west line of said alley 26.39 feet; thence westwardly 90 feet to the place of beginning.

PPN: 077-0002-0013

### PARCEL II:

All that lot of land in the City of Cincinnati, County of Hamilton, State of Ohio and being part of Lots 213 and 214 of James Ferguson's Subdivision, as recorded in Deed Book V-2, page 412, Hamilton County, Ohio Records.

Beginning at a point in the east line of Race Street 195 feet northwardly from the northeast corner of Sixth and Race Streets; thence eastwardly on a line parallel with Sixth Street and parallel with the north line of said Lot 214, 90 feet to the west line of a 10 foot alley; thence northwardly along the west line of said alley 26.39 feet; thence westwardly 90 feet to a point in the east line of Race Street 26.49 feet north of the point of beginning; thence southwardly along the east line of Race Street 26.49 feet to the place of beginning.

PPN: 077-0002-0014

### PARCEL III:

Situated in the County of Hamilton, in the State of Ohio, and in the City of Cincinnati, and bounded and described as follows:

All that certain lot or parcel of land situated in the City of Cincinnati, Hamilton County, Ohio, commencing on the east side of Race Street, 149 feet north from Sixth Street at the northwest corner of subdivisional Lot No. 216 and running east with the line of said lot, 90 feet to a ten foot alley; thence north with said alley 46 feet; thence west at right angles and parallel with the first line 90 feet to Race Street; thence south with Race Street 46 feet to the place of beginning, including the entire subdivisional Lot No. 215, and 21 feet by 90 feet to the south side of subdivisional Lot No. 214, agreeable to the plat of subdivision as recorded in Book V2, page 412, Hamilton County, Ohio records.

PPN: 077-0002-0015 and 077-0002-0016

### PARCEL IV:

All that certain lot or parcel of land situate, lying and being the City of Cincinnati, County of Hamilton and State of Ohio, and bounded as follows:

Commencing on the east side of Race Street between Sixth and Seventh Streets 24 feet north from a 10 foot alley, and also being at the northwest corner of subdivisional Lot No. 217, formerly sold to Ann Brown, and running east with the line of said lot, 90 feet to a 10 foot alley; thence north with said alley 25 feet to the southeast corner of Lot No. 215; thence west with the line of said lot, 90 feet to Race Street; thence south with Race Street 25 feet to the place of beginning, said lot being numbered on Plat of Subdivision 216 as recorded in Book V2, Page 412, of the records of Hamilton County, in the State of Ohio.

PPN: 077-0002-0017

Property Address: 616 Race Street, Cincinnati, OH

Parcels I-IV above are consolidated for tax purposes as PPN: 077-0002-0013 (0013 thru 0017 Cons.)

### PARCEL V:

The Land referred to herein below is situated in the County of Hamilton, State of Ohio, and is described as follows:

Situated in the County of Hamilton, in the State of Ohio, and in the City of Cincinnati, beginning on the east side of Race Street, between Sixth and Seventh Streets, on the north side of an alley, 100 feet north of Sixth Street and running east with the north line of said alley, 75 feet; thence northwardly on a curved line agreeable to a plat, said line intersecting the cross alley 90 feet from Race Street, at the southeast corner of Lot 216 on plat of James Ferguson's Subdivision, as per plat recorded in Book V, 2, Page 412 of the Records of Hamilton County, Ohio; thence running west with the line of Lot Number 216, 90 feet to Race Street; thence South with Race Street, 24 feet to the place of beginning, the premises being all of Lot Number 217 on the plat of subdivision made by James Ferguson, as recorded in Book V, 2, Page 412.

PPN: 077-0002-0018-00

Commonly known as 614 Race Street, Cincinnati, OH