

ATTACHMENT A

PARCEL 51-0007-0080-00

Situated in Section 22, Town 4, Fractional Range 2, in the City of Cincinnati, Hamilton County, Ohio, northwest of Madison Road in the lands of Oakley Capital Partners 2, LLC (Official Record 14270, Page 1648), more particularly described as follows:

COMMENCING at a recovered 5/8" steel rebar with plastic cap stamped "DKY #8729" at the intersection of the northwest line of Madison Road and the south line of Lot 4 of Ralph Reeder Estates (Deed Book 368 Page 61);

Thence with said northwest line North 64°56'58" East 53.36 feet to a recovered 5/8" steel rebar with plastic cap stamped "DKY #8729" and North 63°53'50" East 116.11 feet to a recovered mag nail at the common corner of SORTA (Official Record 6507, Page 257) and said Oakley Capital Partners 2, LLC in the northwest right of way line of Madison Road, the POINT OF BEGINNING of this description;

Thence with the line of SORTA, North 41°38'09" West 39.95 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227" at the corner of Oakley Capital Partners 2, LLC (Official Record 15045, Page 144);

Thence lines of said Oakley Capital Partners 2, LLC for the following seven (7) calls:

- North 04°26'27" East 123.08 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";
- South 85°33'33" East 31.50 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";
- North 04°26'27" East 43.04 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";
- South 85°35'14" East 37.36 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";
- North 63°31'53" East 52.85 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";
- North 78°47'06" East 39.86 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";
- South 85°33'33" East 32.57 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227" in the west line of Oakley Capital Partners 2, LLC (Official Record 14884, Page 2157);

Thence with said west line, South 05°21'51" West 142.85 feet to a recovered 5/8" steel rebar in the northwest right of way line of Madison Road;

Thence with the northwest right of way line of Madison Road, South 64°26'51" West 177.90 feet to the POINT OF BEGINNING.

Said herein description contains 0.6891 acres.

Being part of the lands conveyed to Oakley Capital Partners 2, LLC in Official Record 14270, Page 1648 and recorded at the Hamilton County recorder's office at Cincinnati, Ohio. Said herein description being the result of a field survey by Cardinal Engineering Corporation under the direct supervision of Joseph G. Kramer, P.L.S. #8227 in June, 2021. Bearings based on Ohio State Plane coordinate system, South Zone, NAD83 (2011).

Parcel No. 051-0007-0086

Situated in Section 22, Town 4, Fractional Range 2, in the City of Cincinnati, Hamilton County, Ohio, northwest of Madison Road in the lands of MG CLEAN HOLDINGS II, LLC (Official Record 15013, Page 2219), more particularly described as follows:

COMMENCING at a recovered 5/8" steel rebar with plastic cap stamped "DKY #8729" at the intersection of the northwest line of Madison Road and the south line of Lot 4 of Ralph Reeder Estates (Deed Book 368 Page 61);

Thence with said northwest line North 64°56'58" East 53.36 feet to a recovered 5/8" steel rebar with plastic cap stamped "DKY #8729" and North 63°53'50" East 116.11 feet to a recovered mag nail at the common corner of SORTA (Official Record 6507, Page 257) and MG CLEAN HOLDINGS II, LLC (Official Record 15013, Page 2219);

Thence leaving said northwest line and with the line of said SORTA North 41°38'09" West 39.95 to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227" at a corner of Oakley Capital Partners 2, LLC (Official Record 15065, Page 1807), the POINT OF BEGINNING of this description.

Thence continuing with the lines of SORTA for the following two (2) calls:

North 41°38'09" West 77.47 feet to a point from which a recovered 5/8" steel rebar bears South 52°38'25" East 1.18 feet.

North 41°17'09" West 36.44 feet to a recovered 5/8" steel rebar at the corner of City of Cincinnati (Deed Book 2661, Page 541);

Thence with the line of said City of Cincinnati, North 05°21'51" East 38.90 feet to a recovered cross notch at the corner of Oakley Capital Partners 2, LLC (Official Record 15065, Page 1807).

Thence with the lines of said Oakley Capital Partners 2, LLC for the following three (3) calls:

North 44°07'53" West 11.09 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";

North 12°53'23" West 59.29 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";

North 04°26'27" East 168.06 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";

Thence South 85°33'33" East 294.75 feet to a set 5/8" steel rebar with plastic cap stamped "JGK S-8227" at a corner of MG CLEAN HOLDINGS II, LLC (Official Record 15013, Page 2219);

Thence with the lines of said MG CLEAN HOLDINGS II, LLC for the next eight (8) calls;

South 05°21'51" West 146.05 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";

North 85°33'33" West 32.57 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";

South 78°47'06" West 39.86 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";

South 63°31'53" West 52.85 to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";

North 85°35'14" West 37.36 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";

South 04°26'27" West 43.04 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";

North 85°33'33" West 31.50 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227";

South 04°26'27" West 123.08 feet to the POINT OF BEGINNING.

Said herein description contains 1.4493 acres more or less.

Subject all easements and right of ways on record.

Being part of the lands conveyed to and MG CLEAN HOLDINGS II LLC, Official Record 15063, Page 221⁹ and recorded at the Hamilton County recorder's office at Cincinnati, Ohio.

The above description was written by Jeffrey Thompson Ohio Registered Surveyor S-7362 on July 15, 2024 for Cardinal Engineering and is the result of a field survey by Cardinal Engineering Corporation under the direct supervision of Joseph G. Kramer, P.L.S. #8227 in June, 2021. Bearings based on Ohio State Plane coordinate system, South Zone, NAD83 (2011).

Parcel No. 005-0007-0087

Situated in Section 22, Town 4, Fractional Range 2, in the City of Cincinnati, Hamilton County, Ohio, northwest of Madison Road in the lands of Oakley Capital Partners 2, LLC (Official Record 15065, Page 1477 and Oakley Capital Partners 2, LLC (Official Record , Page), more particularly described as follows:

COMMENCING at a recovered 5/8" steel rebar with plastic cap stamped "DKY #8729" at the intersection of the northwest line of Madison Road and the south line of Lot 4 of Ralph Reeder Estates (Deed Book 368 Page 61).

Thence, with said northwest line North 64°56'58" East 53.36 feet to a recovered 5/8" steel rebar with plastic cap stamped "DKY #8729" and North 63°53'50" East 116.11 feet to a recovered mag nail at the common corner of SORTA (Official Record 6507, Page 257) and Oakley Capital Partners 2, LLC (Official Record 15065, Page 1481);

Thence, continuing with said northwest line and with the line of said Oakley Capital Partners 2, LLC North 64°26'51" East 177.90 feet to a recovered 5/8" steel rebar, the POINT OF BEGINNING of this description.

Thence, leaving said northwest line and with said Oakley Capital Partners 2, LLC line North 05°21'51" East passing a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227" at 142.85 feet a total distance of 288.90 feet to a recovered 5/8" steel rebar at the northeast corner of the 1.4493 acre tract conveyed to MG CLEAN HOLDINGS II, LLC ;

Thence with the line of said MG CLEAN HOLDINGS II, LLC ; North 85°33'33" West for a distance of 294.75 feet to a recovered 5/8" steel rebar with plastic cap stamped "JGK S-8227" at a corner of Oakley Capital Partners 2, LLC parcel;

Thence with a line of said Oakley Capital Partners 2, LLC North 04°26'27" East 218.23 feet to a recovered 5/8" steel rebar with plastic cap stamped "Judge";

Thence with Oakley Capital Partners 2, LLC South 84°38'09" East passing a recovered 5/8" steel rebar with plastic cap stamped "Judge" at 33.23 feet a total distance of 319.23 feet to a recovered mag nail a corner of Oakley Capital Partners 2, LLC (Official Record , Page);

Thence with a line of said Oakley Capital Partners 2, LLC South 05°21'51" West 489.77 feet to a recovered cross notch on the northwest line of Madison Road;

The with said northwest line South 64°27'10" West 24.48 feet, to the POINT OF BEGINNING.

Said herein description contains 1.7082 acres.

Subject all easements and right of ways on record.

Being all of the lands conveyed to Oakley Capital Partners 2, LLC, Official Record 15065, Page 1477 and lands conveyed to Oakley Capital Partners 2, LLC from MG CLEAN HOLDINGS II, LLC. (Official Record , Page) and recorded at the Hamilton County recorder's office at Cincinnati, Ohio.

The above description was written by Jeffrey Thompson Ohio Registered Surveyor S-7362 on July 15, 2024 for Cardinal Engineering and is the result of a field survey by Cardinal Engineering Corporation

under the direct supervision of Joseph G. Kramer, P.L.S. #8227 in June, 2021. Bearings based on Ohio State Plane coordinate system, South Zone, NAD83 (2011).

4925-1895-1540, v. 1