

ATTACHMENT A
Property Legal Description

Tract I

Hamilton Co Parcel 0500-0430-0204

Situated in Virginia Military Survey Number 2204, Anderson Township, Hamilton County, Ohio and being part of the 17.896 Acre tract conveyed to Wood Stone IV Holdings Skytop LLC recorded in O.R. 13520, Page 435, more particularly described as follows;

Commencing at the northwest corner of Original Registered Land Certificate No. 2507, on said Military Survey Number 2204 line, also being the northeast corner of Skytop Properties Limited Partnership as recorded in O.R. 6379, Page 1650; thence, with the westerly line of said Original Registered Land Certificate No. 2507, South 22° 18' 12" West, 903.53 feet; thence, South 53° 45' 42" West, 306.20 feet; thence, South 28° 48' 42" West, 60.70 feet to a point in existing Beechmont Avenue (SR 125); thence, with the southerly line of said Wood Stone IV Holdings Skytop LLC, North 62° 36' 18" West, 138.05 feet; thence, North 62° 55' 15" West, 221.05 feet; thence, North 66° 32' 18" West, 162.00 feet to the True Point of Beginning;

thence, from the True Point of Beginning, with the southerly line of said Wood Stone IV Holdings Skytop LLC, North 72° 18' 20" West, 187.83 feet;

thence, North 23° 06' 52" East, 54.99 feet;

thence, North 66° 53' 18" West, 75.59 feet to a found spike;

thence, North 49° 18' 42" East, 85.23 feet to a found mag nail at a corner to Gerald C. Hedlesten, etal as recorded in O.R. 10871, Page 2092;

thence, with said Gerald C. Hedlesten line, North 10° 51' 42" East, 88.41 feet to a found mag nail;

thence, leaving said Gerald C. Hedlesten line, and along a new division line through said Wood Stone IV Holdings Skytop LLC the next 5 courses, North 61° 52' 55" East, 86.69 feet to a set iron pin with cap;

thence, North 75° 32' 10" East, 88.00 feet to a set mag nail;

thence, South 65° 58' 16" East, 54.66 feet to a set mag nail;

thence, South 14° 58' 31" East, 124.45 feet to a set iron pin with cap;

thence, South 26° 07' 48" West, passing a set iron pin with cap at 97.86 feet, a total distance of 222.86 feet to the True Point of Beginning containing 1.5854 acres of land, more or less, subject to all legal highways, easements, restrictions and agreements of record.

Deed Reference: Official Record 13520, Page 435 Hamilton County Records Office.

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

Set iron pins are 5/8" x 30" with ID caps stamped "Bayer Becker".

The above description is taken from and in accordance with a survey and plat dated December 15, 2011 by Bayer Becker and Terry W. Cook, Professional Surveyor # 7950 in the State of Ohio.

Tract II

Hamilton Co Parcel 0500-0430-0207

Situated in Virginia Military Survey Number 2204, Anderson Township, Hamilton County, Ohio and being part of the 17.896 Acre tract conveyed to Wood Stone IV Holdings Skytop LLC recorded in O.R. 13520, Page 435, more particularly described as follows;

Commencing at the northwest corner of Original Registered Land Certificate No. 2507, on said Military Survey Number 2204 line, also being the northeast corner of Skytop Properties Limited Partnership as recorded in O.R. 6379, Page 1650, thence, with the westerly line of said Original Registered Land Certificate No. 2507, South 22° 18' 12" West, 317.99 feet to a set iron pin with cap, and the True Point of Beginning;

thence, from the True Point of Beginning, with the westerly line of said Original Registered Land Certificate No. 2507 the next 3 courses, South 22° 18' 12" West, 585.54 feet, witnessed by a 5/8" iron pin capped "Woolpert" (found South 3.8' feet);

thence, South 53° 45' 42" West, 306.20 feet to a set iron pin with cap;

thence, South 28° 48' 42" West, 60.70 feet to a point in existing Beechmont Avenue (SR 125)

thence, with the southerly line of said Wood Stone IV Holdings Skytop LLC, North 62° 36' 18" West, 93.55 feet;

thence, leaving said Beechmont Avenue and along a new division line through said Wood Stone IV Holdings Skytop LLC the next 8 courses, North 26° 07' 48" East, passing a set iron pin with cap at 40.00 feet, a total distance of 190.00 feet to a set iron pin with cap;

thence, North 60° 48' 38" East, 58.49 feet to a set mag nail;

thence, North 26° 07' 48" East, 130.00 feet to a set mag nail;

thence, North 64° 04' 46" West, passing a set mag nail at 241.90 feet, a total distance of 480.52 feet to a set mag nail

thence, South 75° 46' 56" West, 81.25 feet to a set mag nail;

thence, North 65° 58' 16" West, 54.66 feet to a set mag nail;

thence, South 75° 32' 10" West, 88.00 feet to a set iron pin with cap;

thence, South 61° 52' 55" West, 86.69 feet to a found mag nail at a corner to Gerald C. Hedlesten, etal as recorded in O.R. 10871, Page 2092;

thence, with said Gerald C. Hedlesten line the next 3 courses, North 76° 23' 18" West, 4.15 feet to a set mag nail;

thence, North 24° 54' 18" West, 29.33 feet to a found 5/8" pin (Capped Woolpert);

thence, North 11° 55' 18" West, 17.25 feet to a found 5/8" iron pin (no cap);

thence, leaving said Gerald C. Hedlesten, line, and along the easterly line of Signal Hill Subdivision as recorded in R.L. P.B. 84, Page 57, North 14° 47' 05" West, 253.41 feet, witnessed by a 5/8" iron pin capped Woolpert (found East 2' feet);

thence, leaving said easterly line of Signal Hill Subdivision, and along the southerly line of said Skytop Properties Limited Partnership the next 2 courses, North 75° 12' 55" East, 774.44 feet to a set iron pin with cap;

thence, South 63° 53' 02" East, 498.77 feet to the True Point of Beginning containing 12.4571 acres of land, more or less, subject to all legal highways, easements, restrictions and agreements of record.

Deed Reference: Official Record 13520, Page 435

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

Set iron pins are 5/8" x 30" with ID caps stamped "Bayer Becker".

The above description is taken from and in accordance with a survey and plat dated December 19, 2018 by Bayer Becker and Terry W. Cook, Professional Surveyor # 7950 in the State of Ohio.

The above described property being the same property as shown as Parcel 4 on that certain plat of survey of Skytop Development dated December 19, 2018, prepared by Terry W. Cook, Ohio professional surveyor #7950.

Tract III

Hamilton Co Parcel 0500-0430-0206

Situated in Virginia Military Survey Number 2204, Anderson Township, Hamilton County, Ohio and being part of the 17.896 Acre tract conveyed to Wood Stone IV Holdings Skytop LLC recorded in O.R. 13520, Page 435, more particularly described as follows;

Commencing at the northwest corner of Original Registered Land Certificate No. 2507, on said Military Survey Number 2204 line, also being the northeast corner of Skytop Properties Limited Partnership as recorded in O.R. 6379, Page 1650, thence, with the westerly line of said Original Registered Land Certificate No. 2507, South 22° 18' 12" West, 903.53 feet; thence South 53° 45' 42" West, 306.20 feet; thence South 28° 48' 42" West, 60.70 feet to a point in existing Beechmont Avenue (SR 125); thence, with the southerly line of said Wood Stone IV Holdings Skytop LLC, North 62° 36' 18" West, 93.55 feet to the True Point of Beginning;

thence, from the True Point of Beginning, and continuing with said southerly line of Wood Stone IV Holdings Skytop LLC, North 62° 36' 18" West, 44.50 feet;

thence, North 62° 55' 15" West, 164.15 feet;

thence, leaving said Beechmont Avenue and along a new division line through said Wood Stone IV Holdings Skytop LLC the next 5 courses, North 26° 07' 48" East, passing a set iron pin with cap at 125.00 feet, a total distance of 363.51 feet to a set mag nail;

thence, South 64° 04' 46" East, 241.90 feet to a set mag nail;

thence, South 26° 07' 48" West, 130.00 feet to a set mag nail;

thence, South 60° 48' 38" West, 58.49 feet to a set iron pin with cap;

thence, South 26° 07' 48" West, passing a set iron pin with cap at 150.00 feet, a total distance of 190.00 feet to the True Point of Beginning containing 1.8688 acres of land, more or less, subject to all legal highways, easements, restrictions and agreements of record.

Deed Reference: Official Record 13520, Page 435

Basis of Bearings: NAD83(2011) Ohio State Plane Coordinates, South Zone (3402).

Set iron pins are 5/8" x 30" with ID caps stamped "Bayer Becker".

The above description is taken from and in accordance with a survey and plat dated December 19, 2018 by Bayer Becker and Terry W. Cook, Professional Surveyor # 7950 in the State of Ohio.