

### Legal Description – Sale Property

Situated in Section 30, Town 4, Fractional Range 1, City of Cincinnati, County of Hamilton, State of Ohio and being more particularly described as follows:

Commencing at a cross notch at the point of intersection of the easterly line of Depot Street with the southerly line of Gest Street; thence with the southerly line of Gest Street, South 84° 00' 41" East, 199.57 feet to a found cross notch; thence departing the said southerly line of said Gest Street, South 06° 30' 40" West, 402.41 feet to a found 5/8" iron pin with cap and the point of beginning of the parcel herein described; thence South 06° 44' 32" West, 50.00 feet to a found iron pin; thence North 84° 00' 56" West, 199.41 feet to a found iron pin and the existing east right-of-way line of Depot Street; thence with the said existing east right-of-way line, North 06° 31' 04" East, 50.00 feet to a found Mag nail; thence departing the said existing east right-of-way line, South 84° 00' 56" East, 199.61 feet to a found iron pin and the point of beginning.

The above-described tract contains 0.2290 Acres (9,974.9649 Sq. Ft.) of land and is subject to all easements and restrictions of record.

Basis of Bearings:       Bearings based on NAD-83, Ohio State Plane Coordinate System, South Zone.

This description was prepared by Jason L. Kaffenberger, Registered Land Surveyor in Ohio #8428 and is based on a survey made by Thomas Graham Associates, Inc. dated March 14, 2024.

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Jason L. Kaffenberger, RLS in Ohio #8428