

Parcel 1

Situated in Section 5, Town 4, Entire Range 1, Sycamore Township, Miami Purchase, Hamilton County, Ohio and being further described as follows:

Beginning at a point found by measuring from an existing iron pin found at the northwest corner of the lands described in Registered Land Certificate No. 71320, said point being the northeasterly corner of Lot 3, Community Builders Fifth Addition as recorded in Plat Book 44, Page 60 of the Registered Land Records, said point being on the southerly limited access right-of-way line of Interstate 275, along the easterly line of said Lot 3, South 37°19'00" West, 86.72 feet to a set iron pin on the southerly boundary of the lands of Suburban Federal Savings & Loan Association as recorded in Registered Land Certificate No. 133749 and the TRUE POINT OF BEGINNING;

thence from the TRUE POINT OF BEGINNING thus found, leaving said easterly line, along said southerly boundary, South 52°41'00" East, 206.40 feet to a set Mag Nail;

thence South 34°59'16" West, 67.77 feet to a set Mag Nail;

thence South 52°58'01" East, 13.15 feet to a set Mag Nail on the westerly line of the lands of the State of Ohio as recorded in Official Record 10037, Page 1426;

thence leaving said southerly boundary, along said westerly line, South 36°53'49" West, 132.36 feet to a set iron pin on the northerly line of Lot 5 of the aforementioned Community Builders Fifth Addition;

thence leaving said westerly line, along said northerly line, North 52°41'00" West, 223.27 feet to an existing 5/8" iron pin found of the extended easterly line of the aforementioned Lot 3;

thence leaving said northerly line, along said extended easterly line, North 37°19'00" East, 200.00 feet to the TRUE POINT OF BEGINNING and containing 0.999 acre of land and being subject to all restrictions, easements, and rights-of-way of record.

The above description was prepared by Todd K. Turner of Tri-State Location Services, Registered Surveyor #7684 in the State of Ohio, and is based on a survey dated April 8, 2016 and recorded in the Hamilton County, Ohio records.

Prior Instrument Reference: The lands of Suburban Federal Savings Bank as recorded in Registered Land Certificate No. 132370.

Basis of Bearings: Westerly property line of Survey by Frederick Schilohauer Engineers (N37°19'00"E) dated May 1979.

Parcel: 600-0030-0402

All of the above described recording references are to the Hamilton County, Ohio records.

As used in this description "set iron pin" designates a 5/8" x 30" reinforcement rod with a plastic I.D. cap with the label T.L.S. #7684.

The above description is a complete, proper and legal description thereof.

