

Parcel 2

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

Beginning an existing iron pin at the northwest corner of the lands described in Registered Land Certificate No. 71320, said point being the northeasterly corner of Lot 3, Community Builder's 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

thence along said limited access right-of-way line, South 52°41'00" East, passing a set iron pin at 210.30 feet, a total distance of 220.30 feet to a point on the westerly line of the lands of the State of Ohio as recorded in Official Record 10037, Page 1426;

thence leaving said limited access right-of-way line, along said westerly line, South 35°11'37" West, 28.98 feet to a set iron pin;

thence South 36°53'36" West, 125.41 feet to a set Mag Nail to a point on the northerly line of the lands of Suburban Federal Savings Bank as recorded in Registered Land Certificate No. 132370;

thence leaving said westerly line, along said northerly line, North 52°58'01" West, 13.15 feet to a set Mag Nail;

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

thence North 52°41'00" West, 206.40 feet to a set iron pin on the easterly line of aforementioned Lot 3;

thence leaving said northerly line, along said easterly line, North 37°19'00" East, 86.72 feet to the point of beginning and containing 0.463 acres 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. 133749

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

Parcel: 600-0030-0074-00

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.

