

4. The land referred to in the Commitment is described as follows:

The south one-half of the following described real estate situated in the City of Cincinnati, Hamilton County, Ohio, to-wit:

Parts of Lots Nos. 35 & 36 as shown on the plat of William Sturm's Second Subdivision of Glen Grove in Section 36, Town 4, Fractional Range 1, Miami Purchase, made by Edward Adleta, Commissioner in Case # 53547 Court of Common Pleas, Hamilton County, Ohio, beginning at the northeast corner of Lot No. 36 of said Subdivision; thence southwardly along the west line of Wells (formerly called Austerlitz) Avenue, 75.22 feet to a point 25 feet north of the southeast corner of Lot No. 35; thence westwardly and parallel with the south line of said Lot No. 35, 99.79 feet to a point 100 feet east of McPherson Avenue and being the east line of Lot sold by William Fox to Frank Kuhr, thence northwardly and parallel with McPherson Avenue, 75.22 feet to the north line of Lot No. 36, said point being 100 feet east of McPherson Avenue and the northeast corner of a lot sold by William Fox to R.E. Indale; thence eastwardly along the north line of said Lot No. 36 to the place of beginning, said premises being 37.61 feet in front on the west side of Wells Avenue (formerly called Austerlitz Avenue), 99.79 feet in depth back to a point 100 feet east of McPherson Avenue, between parallel lines and lying 37.61 feet south of the north line of said Lot No. 36 of Sturm's Subdivision.

The real estate conveyed herein is more particularly described as follows: Beginning at a point in the west line of Wells Avenue, 37.61 feet south of the northeast corner of Lot 36 of William Sturm's Second Subdivision of Glen Grove, thence from said point of beginning Southwardly along the west line of Wells Avenue 37.61 feet to a point; thence westwardly on a line parallel to the north line of Lot 36 aforesaid, 99.97 feet to a point which is 100 feet east of McPherson Avenue; thence northwardly parallel with McPherson Avenue a distance of 37.61 feet to a point, thence eastwardly and parallel to the north line of Lot 37, 97.38 feet to the westerly line of Wells Avenue and the place of beginning.