

LEGAL DESCRIPTION
(Zoning Description – 5.237 Acres)

Situated in Section 2, Town 3, Fractional Range 2, Miami Purchase, City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

Beginning at point at the intersection of the centerlines of Merrimac Street (40' R/W) and Durrell Avenue (60' R/W); Thence with said centerline of said Merrimac Street, S 83°57'44" E for a distance of 234.25' to a point; Thence leaving said centerline with the west lines and south line of the lands conveyed to 1521 Halsburg LLC as recorded in O.R. 13315, Pg. 220; Thence with the Westerly line of said Halsburg and its extension for the following five (5) courses and distances:

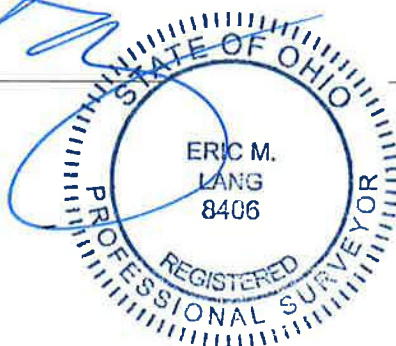
1. S 06°02'16" W for a distance of 29.93' to a point;
2. N 83°57'44" W for a distance of 0.58' to a point;
3. S 06°02'16" W for a distance of 72.75' to a point;
4. S 83°57'44" E for a distance of 0.58' to a point;
5. S 06°02'16" W for a distance of 38.43' to a rebar set at the Southwest corner of said Halsburg;

Thence with the Southerly line of said Halsburg and its extension, S 83°57'44" E a distance of 431.85' to point in the centerline of Woodburn Avenue (60' R/W); Thence with said centerline S 10°44'27" W for a distance of 358.42' to a point; Thence leaving said centerline with the north line of the lands conveyed to Martha Rainge & Druvillar White Rainge and its extension, as recorded in D.B. 3341, Pg. 598; N 80°48'38" W for a distance of 191.22' to a point on the Northerly line of lands conveyed to Eugene & Rebecca D. Caldwell as recorded in D.B. 4137, Pg. 688; Thence with the Northerly line of said Caldwell and its extension, N 57°16'45" W for a distance of 266.98' to a rebar set at the Northerly most corner of lands conveyed to KM Real Estate Holding Company LTD as recorded in O.R. 9290, Pg. 3504; Thence with the Westerly line of said KM Real Estate S 09°11'22" W for a distance of 10.89' to a rebar set on the Northeasterly corner of the lands conveyed to Sagesse Financial Inc.; Thence with the north line of said Sagessee and its extension N 83°18'57" W a distance of 225.66' to a point on the centerline of Victory Parkway (100' R/W); Thence with said centerline N 05°53'14" E for a distance of 234.27' to a point; Thence N 21°01'28" E for a distance of 76.59' to a point; Thence N 05°53'14" E for a distance of 67.99' to the **Point of Beginning**.

Containing 5.237 acres, more or less, and being subject to all legal highways and any and all easements of record.

The above description is based on a field survey made under the direct supervision of Eric M. Lang, Ohio Registration No.8406, on May 25, 2023. Bearings hereon are based on the Ohio State Plane Coordinate System, South Zone Grid, NAD '83 (2011-CORS) as per GPS observations from the Ohio Department of Transportation's Virtual Reference System (VRS).


Eric M. Lang



August 31, 2023
Date