

## ATTACHMENT B

Situated in Section 33, Town 4, Fractional Range 2, Columbia Township, in the City of Cincinnati, Hamilton County, Ohio and being all of the land as conveyed to Keystone Parke I, LLC, in Official Record 10783, Page 1600, and Official Record 10783, Page 1602 as recorded at the Hamilton County Recorder's Office and being more particularly described as follows:

Begin at the intersection of the existing South right-of-way line of Dana Avenue (Original 60' R/W) with the existing West right-of-way line of Realistic Avenue (50' R/W), said point also being the former Northeast corner of Lot 34 of Langdale Subdivision (Plat Book 11, Page 52) and referenced by a found 5/8" iron pin (S 0.71', E 0.97") and the TRUE POINT OF BEGINNING;

thence from the TRUE POINT OF BEGINNING, and with the existing West right-of-way line of Realistic Avenue, South 04°23'34" West, 220.67 feet to a set iron pin;

thence leaving the existing West right-of-way line of Realistic Avenue, and with the South line a 0.447 acre tract (O.R. 10783, Pg. 1602), North 85°36'26" West, 156.00 feet to a set iron pin;

thence with the West line of said 0.447 acre tract (Keystone Parke I, LLC), North 04°23'34" East, 220.67 feet to a set iron pin on the existing South right-of-way line of Dana Avenue;

thence with the existing South right-of-way line of Dana Avenue, South 85°36'26" East, 156.00 feet to the TRUE POINT OF BEGINNING.

Containing 0.7903 acres of land, more or less. The basis of bearings is O.D.O.T. right-of-way plans for HAM-71-4.58, Sheet 50 of 61.

PPN: 057-0006-0007-00 <sup>ST</sup>  
Property Address: 2117 Dana Avenue, Cincinnati, OH