

EXHIBIT B



1.2083 Acres – Area to be Reclassified

Situated in City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 78, Mills & Kline's 2nd Subdivision of Oakley as recorded in Plat Book 8, Page 16 of the Hamilton County Recorder's Office;

Thence with the east line of said Lot 78 and its prolongation, South 06°15'00" East, 150.09 feet to the centerline of Cardiff Avenue;

Thence with the centerline of said Cardiff Avenue, South 83°45'00" West, 345.00 feet;

Thence North 06°15'00" West, 158.52 feet;

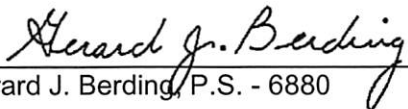
Thence along a curve to the left, having a radius of 5683.62 feet, an arc length of 345.16 feet, a delta angle of 03°28'46" and being subtended by a chord bearing North 85°08'57" East, 345.10 feet to the **POINT OF BEGINNING**.

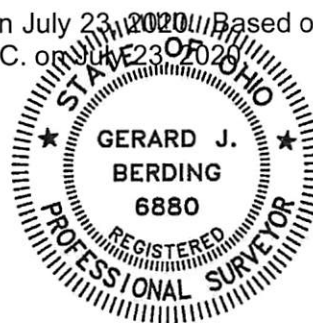
CONTAINING 1.2083 Acres to be reclassified, of which 0.1980 Acres is located within the public R/W of Cardiff Avenue.

Being all of Hamilton County Auditor's parcel 051-0004-0012 as conveyed to KL Management Group, LLC in Official Record 13783, Page 1771 and also being all of Hamilton County Auditor's parcel 051-0004-0016 as conveyed to Team Vision MMA, LLC in Official Record 12576, Page 801 of the Hamilton County Recorder's Office.

Bearings are based on Official Record 13783, Page 1771 as recorded in the Hamilton County Recorder's Office.

Prepared by G.J. BERDING SURVEYING, INC. on July 23, 2020. Based on a Zone Change Plat prepared by G.J. BERDING SURVEYING, INC. on July 23, 2020.


Gerard J. Berding, P.S. - 6880



7-23-2020
Date

G.J. Berding Surveying, Inc.

741 Main Street • Milford, OH 45150 • 513 831 5505 tel • 513 831 6761 fax • www.berdingsurveying.com