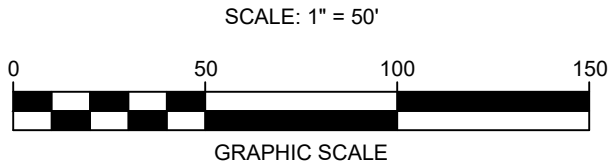


**BASIS OF BEARINGS:** Basis of bearings is the centerline of McMillan Street, being N 83° 52' 34" E, derived from VRS observations referencing monument, PID designation of DH9007 and CORS\_ID of KYBO, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.



**EXHIBIT OF A 1.741 ACRE TRACT TO BE REZONED,  
ALONG MOERLEIN AVENUE, BETWEEN McMILLAN STREET &  
LYON STREET, CITY OF CINCINNATI, HAMILTON CO., OHIO**



SCALE: 1" = 50'  
 V3 Companies, Ltd.  
 3500 Snouffer Road, Ste. 225  
 Columbus, Ohio 43235  
 Ph: (614) 761-1661

APRIL 20, 2021

April 20, 2021

**DESCRIPTION OF A 1.741 ACRE TRACT TO BE REZONED,  
ALONG MOERLEIN AVENUE, BETWEEN McMILLAN STREET & LYON STREET,  
CITY OF CINCINNATI, HAMILTON CO., OHIO**

Situated in the State of Ohio, County of Hamilton, City of Cincinnati, and being all of Lots Nos. 19-25, inclusive, as shown upon the plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 8, Volume 2, Page 11, said lots having been conveyed to 125 W. McMillan Parking LLC, by deed of record in Official Record 13091, Page 1756, all of Lots Nos. 14, 15, 21, 22 and a portion of 23, as shown upon the plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 2, Page 281, said lots having been conveyed to Moerlein Properties, LLC, by deed of record in Official Record 14297, Page 1043, all of Lots Nos. 16-20, inclusive, as shown upon the plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, of record in Plat Book 2, Page 281, said lots having been conveyed to Moerlein Properties, LLC, by deed of record in Official Record 14297, Page 1040, and portions of McMillan Street (60 feet in width), Moerlein Avenue (50 feet in width) and Lyon Street (36 feet in width), all records referenced to the recorder's Office, Hamilton County, Ohio, said tract to be rezoning boundaed and described as follows:

Beginning at a point at the intersection of the centerline of McMillan Street with the centerline of Moerlein Avenue;

thence S 83° 52' 34" E along the centerline of McMillan Street a distance of 194.67 feet to a point at the intersection of the Centerline of McMillan Street with the northerly extension of the east line of said Lot No. 19, also being the northerly extension of Lot No. 18, as shown upon said plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, said Lot No. 18 being a portion of a tract of land conveyed to McMillan LLC, by deed of record in Official Record 11268, Page 1130;

thence S 05° 37' 26" W crossing a portion of said McMillan Street, along the east line of said Lot No. 19 and along the west line of said Lot No. 18 a distance of 127.51 feet to a point at the southeast corner of said Lot No. 19, the southwest corner of said Lot No. 18 and in the north line of said Lot No. 16, as shown upon said plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision;

thence S 83° 52' 34" E along the south line of said Lot No. 18, along the south lines of Lots Nos. 17, 16 and a portion of the south line of Lot No. 15, as shown upon said plat entitled Adeline L. Brashear's Heirs Subdivision of Part 1 of Block 1 of Barr, Graham & Lewis Subdivision, along a portion of the north line of said Lot No. 16 and along the north lines of said Lots Nos. 15 and 14 a distance of 81.55 feet to a point at the northeast corner of said Lot No. 14 and at the northwest corner of Lot No. 13, as shown upon said plat entitled Estate of John Smith Subdivision of part of block 1 of Barr, Graham & Lewis Subdivision, said Lot No. 13 having been conveyed to JBMK Partners LLC, by deed of record in Official Record 13164, Page 2040;

thence S 15° 38' 32" W along the east line of said Lot No. 14 and along the west line of said Lot No. 13, and each extended southerly a distance of 168.25 feet to a point in the centerline of Lyon Street;

thence N 83° 52' 34" W along the centerline of Lyon Street a distance of 298.71 feet to a point at the intersection of the centerline of Lyon Street with the centerline of Moerlein Avenue;

thence N 15° 38' 32" E along the centerline of Moerlein Street a distance of 297.54 feet to the place of beginning;

containing 1.741 acres of land, more or less.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of V3 Companies, Ltd., (formerly Bird+Bull, Inc.) Consulting Engineers & Surveyors, Columbus, Ohio, from best available Court House records in April, 2021. Basis of bearings is the centerline of McMillan Street, being N 83° 52' 34" E, derived from VRS observations referencing monument, PID designation of DH9007 and CORS\_ID of KYBO, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.