

**ATTACHMENT A**

## ATTACHMENT A

### **Tract I**

Parcel: 203-0027-0138-00

Owner: Casey Kinane

**SITUATE IN THE CITY OF CINCINNATI, COUNTY OF HAMILTON AND STATE OF OHIO AND BOUND AND DESCRIBED AS FOLLOWS:**

**FROM THE NORTHWESTERLY CORNER OF REGISTERED LAND CERTIFICATE NO. 55581; THENCE SOUTH 88°34'30" EAST ALONG THE NORTHERLY LINE OF REGISTERED LAND CERTIFICATE NO. 55581 AND THE SOUTHERLY LINE OF HARRISON AVENUE, A DISTANCE OF 60.18 FEET TO A POINT FOR THE PLACE OF BEGINNING THENCE SOUTH 1°25'30" WEST A DISTANCE OF 150.70 FEET TO A POINT IN THE SOUTHERLY LINE OF REGISTERED LAND CERTIFICATE NO. 55581; THENCE NORTH 89°38'10" WEST ALONG THE SOUTHERLY LINE OF REGISTERED LAND CERTIFICATE NO. 55581, A DISTANCE OF 51.73 FEET TO A POINT; THENCE NORTH 1°45'30" WEST A DISTANCE OF 151.89 FEET TO A POINT; THENCE SOUTH 88°34'30" EAST ALONG THE NORTHERLY LINE OF REGISTERED LAND CERTIFICATE NO. 55581 AND THE SOUTHERLY LINE OF HARRISON AVENUE A DISTANCE OF 60.18 FEET TO THE PLACE OF BEGINNING.**

**SUBJECT TO THE EXCEPTIONS MENTIONED IN SECTION TWENTY-FIVE OF THE ACT OF MAY 6, 1913, 103 O. L. 914 AS AMENDED, PROVIDING FOR THE REGISTRATION OF LAND TITLES, AND SUBJECT TO THE LESSER ESTATES AND INTERESTS, LIENS, CHARGES AND ENCUMBRANCES MENTIONED AND DESCRIBED IN THE MEMORIALS ENDORSED HEREON OR ON THE SHEET OF MEMORIALS ATTACHED HERETO.**

### **Tract II**

Parcel: 203-0027-0140-00

Owner Casey Kinane

**SITUATE IN THE CITY OF CINCINNATI, COUNTY OF HAMILTON, AND STATE OF OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:**

**FROM THE NORTHWESTERLY CORNER OF REGISTERED LAND CERTIFICATE NO. 55581; THENCE SOUTH 88 DEGREES 34'30" EAST ALONG THE NORTHERLY LINE OF REGISTERED LAND CERTIFICATE NO. 55581 AND THE SOUTHERLY LINE OF HARRISON AVENUE, A DISTANCE OF SIXTY AND 18/100 (60.18) FEET TO A POINT FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 34'30" EAST ALONG THE NORTHERLY LINE OF REGISTERED LAND CERTIFICATE NO. 55619 AND THE SOUTHERLY LINE OF HARRISON AVENUE, A DISTANCE OF FIFTY FIVE AND 62/100 (55.62) FEET TO A POINT; THENCE SOUTH 1 DEGREE 25'30" WEST, A DISTANCE OF ONE HUNDRED FORTY NINE AND 67/100 (149.67) FEET TO A POINT IN THE SOUTHERLY LINE OF REGISTERED LAND CERTIFICATE NO. 55619; THENCE NORTH 89 DEGREES 38'10" WEST ALONG THE SOUTHERLY LINE OF REGISTERED LAND CERTIFICATE NO. 55619, A DISTANCE OF FIFTY FIVE AND 63/100 (55.63) FEET TO A POINT; THENCE NORTH 1 DEGREE 25'30" EAST A DISTANCE OF ONE HUNDRED FIFTY AND 70/100 (150.70) FEET TO A POINT FOR THE PLACE OF BEGINNING.**

**SUBJECT TO THE EXCEPTIONS MENTIONED IN SECTION TWENTY-FIVE OF THE ACT OF MAY 6, 1913, 103 O.L. 914 AS AMENDED, PROVIDING FOR THE REGISTRATION OF LAND TITLES, AND SUBJECT TO THE LESSER ESTATES AND INTERESTS, LIENS, CHARGES AND ENCUMBRANCES MENTIONED AND DESCRIBED IN THE MEMORIALS ENDORSED HEREON OR ON THE SHEET OF MEMORIALS ATTACHED HERETO.**

**Tract III**

Parcel: 203-0027-0141-00 and 203-0027-0142-00

Owner Casey Kinane

BEING PART OF REGISTERED LAND CERTIFICATE NO. 55581 AND ALL OF REGISTERED LAND CERTIFICATE NO. 56290, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHWESTERLY CORNER OF REGISTERED LAND CERTIFICATE NO. 55581; THENCE SOUTH 88° 34' 30" EAST ALONG THE NORTHERLY LINE OF REGISTERED LAND CERTIFICATE NO. 55581 AND NO. 55619 AND THE SOUTHERLY LINE OF HARRISON AVENUE, A DISTANCE OF 115.80 FEET TO A POINT FOR THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 88° 34' 30" EAST ALONG THE SOUTHERLY LINE OF HARRISON AVENUE A DISTANCE OF 64.21 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF HARRISON AVENUE AND LIMA STREET; THENCE SOUTH 1° 48' 30" EAST ALONG THE WESTERLY LINE OF LIMA STREET, A DISTANCE OF 148.54 FEET TO A POINT IN THE SOUTHERLY LINE OF REGISTERED LAND CERTIFICATE NO. 55581; THENCE NORTH 89° 38' 10" WEST A DISTANCE OF 72.62 FEET TO A POINT; THENCE NORTH 1° 25' 30" EAST, A DISTANCE OF 149.67 FEET TO A POINT THE PLACE OF BEGINNING. TOGETHER WITH AN EASEMENT AS SET FORTH IN DEED FROM MARCELLA C. FESSEL TO HERMAN FESSEL, RECORDED IN DEED BOOK 3382, PAGE 759 OF THE REGISTERED LAND RECORDS OF HAMILTON COUNTY, OHIO.

SUBJECT TO THE EXCEPTIONS MENTIONED IN SECTION TWENTY-FIVE OF THE ACT OF MAY 6, 1913, 103 O.L. 914 AS AMENDED, PROVIDING FOR THE REGISTRATION OF LAND TITLES, AND SUBJECT TO THE LESSER ESTATES AND INTERESTS, LIENS, CHARGES AND ENCUMBRANCES MENTIONED AND DESCRIBED IN THE MEMORIALS ENDORSED HEREON OR ON THE SHEET OF MEMORIALS ATTACHED HERETO.

**Tract IV**

Parcel: 203-0027-0139-00

Owner: Westside Blue Jay, LLC

Situate in Section 25, Town 3, Fractional Range 2, Millcreek Township, and being more particularly described as follows:

From a point in the westerly line of Rankin Street, said point being also the northeast corner of Registered Land Certificate No. 48432; thence North 8° 00' 25" West along said Westerly line, a distance of 122.56 feet to a point in the Southwesterly corner of Rankin Street and Harrison Avenue; thence South 77° 54' West along the Southerly line of Harrison Avenue, a distance of 388.77 feet to an angle point; thence continuing along said Southerly line of Harrison Avenue, South 86° 21' 30" West, a distance of 286.00 feet to an angle point; thence continuing along said Southerly line of Harrison Avenue, North 88° 34' 30" a distance of 287.82 feet to a point for the place of beginning; thence South 0° 18' West a distance of 144.75 feet to a point; thence North 89° 38' 10" West a distance of 174.48 feet to a point; thence North 1° 48' 30" West a distance of 148.18 feet to a point in the Southerly line of Harrison Avenue; thence South 88° 34' 30" East along the Southerly line of Harrison Avenue, a distance of 179.96 feet to a point, the place of Beginning.

Tract V

Parcel: 203-0029-0104-00

Owner: Martin Media et al

Situated in the City of Cincinnati, Hamilton County, Ohio, in Section Twenty-Five (25), Township Three (3), Fractional Range Two (2), Miami Purchase and being part of Lot Number Four Hundred and Forty-four (444) of the subdivision made by J.A. James, recorded in Plat Book 1, page 173 and known as Fairmount College and more particularly described as follows: Beginning at a point in the southerly line of Harrison Avenue which point is also the northeast corner of Lot Four Hundred and Forty-four (444); thence in a southerly direction one hundred and nine and 12/100 (109.12) feet which point is also the center of the east line of said lot; thence from said center point of original lot running in a westerly direction to the center of said lot on the west line of said lot; thence in a northerly direction from said point to the southerly side of Harrison Avenue, which point is also the northwest corner of said Lot Number Four Hundred and Forty-four (444); thence in an easterly direction along the southerly line of Harrison Avenue ninety-six and 50/100 (96.50) feet to the place of beginning, and being the northerly one half of said Lot Number Four Hundred and Forty-four (444).

*446 51/6*

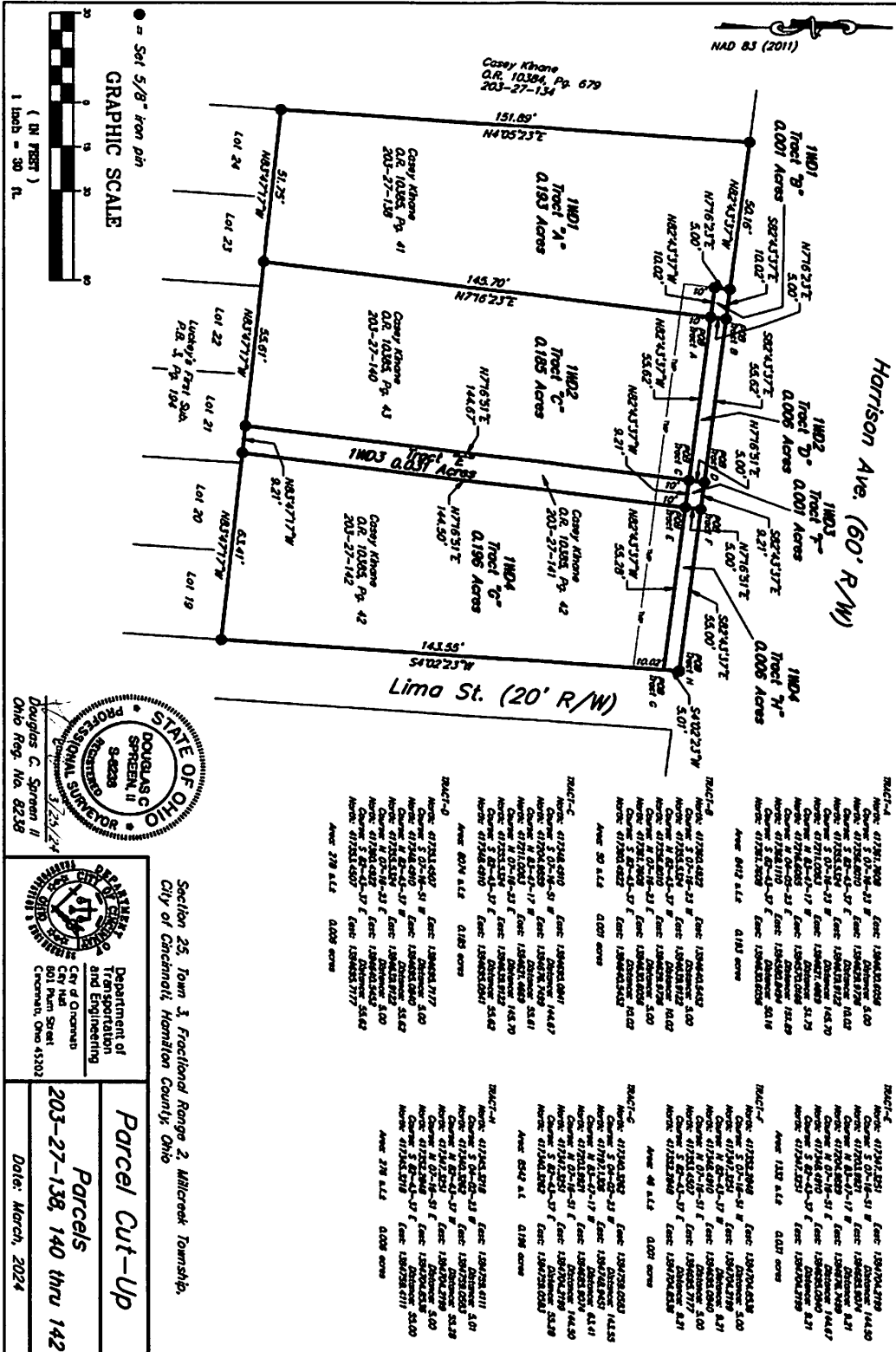
Situate in the City of Cincinnati, Hamilton County, Ohio, and being the north one-half of Lot Four Hundred and Forty-one (441) of James Subdivision of Faircount as shown on plat recorded in Plat Book 1, page 173 of the Hamilton County Ohio Records; said north one-half of said Lot Four Hundred and Forty-one (441) fronts three hundred and ninety-five (395) feet, more or less, on the south side of Harrison Avenue, and extends back southwardly one-half the distance to Montrose Street and lies between Rankin and Elizabeth Streets.

Being property conveyed to the said Grantor by deed recorded at Volume 1990, page 536 of Hamilton County Records.

**ATTACHMENT B**

# ATTACHMENT B

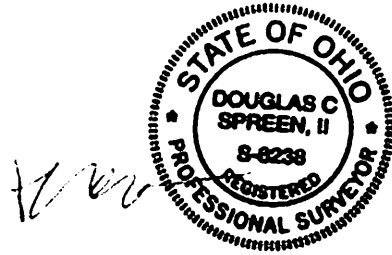
## Casey Kinane Appropriation Cut-up



**Casey Kinane Appropriation – Tract B – All interest in fee simple**  
Out of Parcel: 203-0027-0138-00

Situate in Section 25, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Casey Kinane in O.R. 10385, Pg. 41 and being more particularly described as follows:

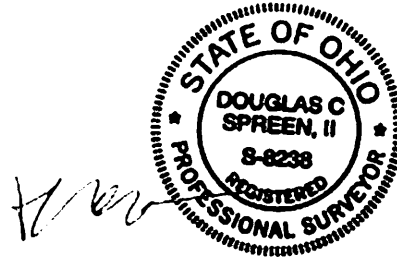
Commencing at the intersection of the west line of Lima Street, 20' R/W and the south line of Harrison Avenue, 60' R/W; thence with the south line of said Harrison Avenue, North 82°43'37" West, 119.83 feet to a set 5/8" iron pin being the Point of Beginning; thence South 07°16'23" West, 5.00 feet to a set 5/8" iron pin; thence North 82°43'37" West, 10.02 feet to a set 5/8" iron pin; thence North 07°16'23" East, 5.00 feet to a set 5/8" iron pin in the south line of said Harrison Avenue; thence with the south line of said Harrison Avenue, South 82°43'37" East, 10.02 feet to the Point of Beginning. Containing 0.001 acres of land more or less. Bearings based on NAD 83 (2011). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Douglas C. Spreen II, Ohio Registration Number 8238.



**Casey Kinane Appropriation – Tract D – All interest in fee simple**  
Out of Parcel: 203-0027-0140-00

Situate in Section 25, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Casey Kinane in O.R. 10385, Pg. 43 and being more particularly described as follows:

Commencing at the intersection of the west line of Lima Street, 20' R/W and the south line of Harrison Avenue, 60' R/W; thence with the south line of said Harrison Avenue, North 82°43'37" West, 64.21 feet to a set 5/8" iron pin being the Point of Beginning; thence South 07°16'51" West, 5.00 feet to a set 5/8" iron pin; thence North 82°43'37" West, 55.62 feet to a set 5/8" iron pin; thence North 07°16'23" East, 5.00 feet to a set 5/8" iron pin in the south line of said Harrison Avenue; thence with the south line of said Harrison Avenue, South 82°43'37" East, 55.62 feet to the Point of Beginning. Containing 0.006 acres of land more or less. Bearings based on NAD 83 (2011). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Douglas C. Spreen II, Ohio Registration Number 8238.

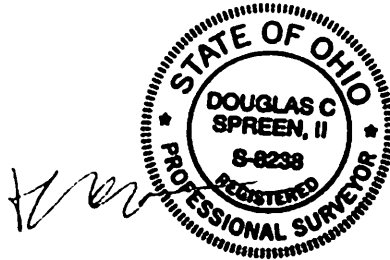




**Casey Kinane Appropriation – Tract F – All interest in fee simple**  
Out of Parcel: 203-0027-0141-00

Situate in Section 25, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Casey Kinane in O.R. 10385, Pg. 42 and being more particularly described as follows:

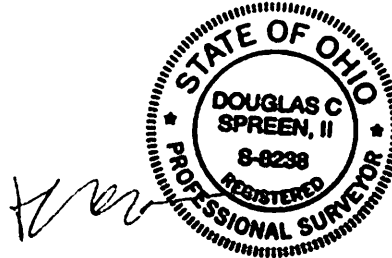
Commencing at the intersection of the west line of Lima Street, 20' R/W and the south line of Harrison Avenue, 60' R/W; thence with the south line of said Harrison Avenue, North 82°43'37" West, 55.00 feet to a set 5/8" iron pin being the Point of Beginning; thence South 07°16'51" West, 5.00 feet to a set 5/8" iron pin; thence North 82°43'37" West, 9.21 feet to a set 5/8" iron pin; thence North 07°16'51" East, 5.00 feet to a set 5/8" iron pin in the south line of said Harrison Avenue; thence with the south line of said Harrison Avenue, South 82°43'37" East, 9.21 feet to the Point of Beginning. Containing 0.001 acres of land more or less. Bearings based on NAD 83 (2011). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Douglas C. Spreen II, Ohio Registration Number 8238.



**Casey Kinane Appropriation – Tract H – All interest in fee simple**  
Out of Parcel: 203-0027-0142-00

Situate in Section 25, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Casey Kinane in O.R. 10385, Pg. 42 and being more particularly described as follows:

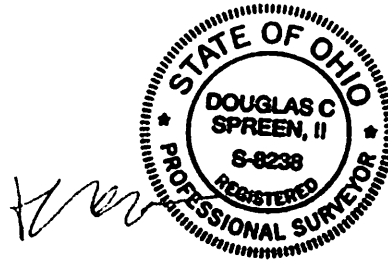
Beginning at a set 5/8" iron pin at the intersection of the west line of Lima Street, 20' R/W and the south line of Harrison Avenue, 60' R/W; thence with the west line of said Lima Street, South 04°02'23" West, 5.01 feet to a set 5/8" iron pin; thence North 82°43'37" West, 55.28 feet to a set 5/8" iron pin; thence North 07°16'51" East, 5.00 feet to a set 5/8" iron pin in the south line of said Harrison Avenue; thence with the south line of said Harrison Avenue, South 82°43'37" East, 55.00 feet to the Point of Beginning. Containing 0.006 acres of land more or less. Bearings based on NAD 83 (2011). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Douglas C. Spreen II, Ohio Registration Number 8238.



**Casey Kinane Appropriation – 1T1 – Temporary Easement for Construction and Work  
Upon Parcel: 203-0027-0138-00**

Situate in Section 25, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Casey Kinane in O.R. 10385, Pg. 41 and being more particularly described as follows:

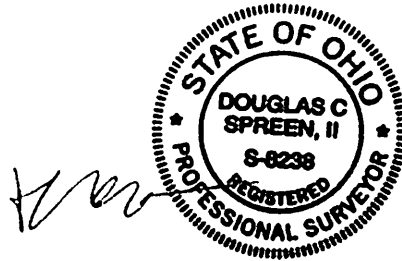
Commencing at the intersection of the west line of Lima Street, 20' R/W and the south line of Harrison Avenue, 60' R/W; thence with the south line of said Harrison Avenue, North 82°43'37" West, 119.83 feet to a point; thence South 07°16'23" West, 5.00 feet to the Point of Beginning; thence South 07°16'23" West, 10.00 feet to a point; thence North 82°43'37" West, 10.02 feet to a point; thence North 07°16'23" East, 10.00 feet to a point; thence South 82°43'37" East, 10.02 feet to the Point of Beginning. Containing 100 square feet of land more or less. Bearings based on NAD 83 (2011). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Douglas C. Spreen II, Ohio Registration Number 8238.



**Casey Kinane Appropriation – 1T2 – Temporary Easement for Construction and Work  
Upon Parcel: 203-0027-0140-00**

Situate in Section 25, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Casey Kinane in O.R. 10385, Pg. 43 and being more particularly described as follows:

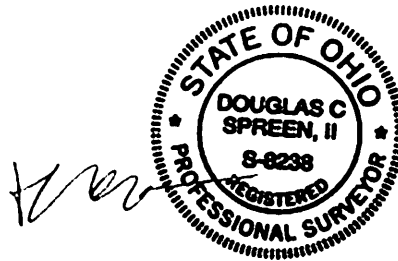
Commencing at the intersection of the west line of Lima Street, 20' R/W and the south line of Harrison Avenue, 60' R/W; thence with the south line of said Harrison Avenue, North 82°43'37" West, 64.21 feet to a point; thence South 07°16'51" West, 5.00 feet to the Point of Beginning; thence South 07°16'51" West, 10.00 feet to a point; thence North 82°43'37" West, 55.62 feet to a point; thence North 07°16'23" East, 10.00 feet to a point; thence South 82°43'37" East, 55.62 feet to the Point of Beginning. Containing 556 square feet of land more or less. Bearings based on NAD 83 (2011). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Douglas C. Spreen II, Ohio Registration Number 8238.



**Casey Kinane Appropriation – 1T3 – Temporary Easement for Construction and Work  
Upon Parcel: 203-0027-0141-00**

Situate in Section 25, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Casey Kinane in O.R. 10385, Pg. 41 and being more particularly described as follows:

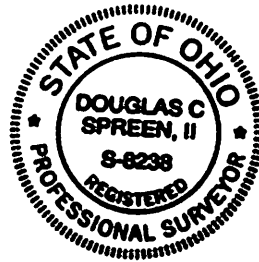
Commencing at the intersection of the west line of Lima Street, 20' R/W and the south line of Harrison Avenue, 60' R/W; thence with the south line of said Harrison Avenue, North 82°43'37" West, 55.00 feet to a point; thence South 07°16'51" West, 5.00 feet to the Point of Beginning; thence South 07°16'51" West, 10.00 feet to a point; thence North 82°43'37" West, 9.21 feet to a point; thence North 07°16'51" East, 10.00 feet to a point; thence South 82°43'37" East, 9.21 feet to the Point of Beginning. Containing 92 square feet of land more or less. Bearings based on NAD 83 (2011). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Douglas C. Spreen II, Ohio Registration Number 8238.



**Casey Kinane Appropriation – 1T4 – Temporary Easement for Construction and Work  
Upon Parcel: 203-0027-0142-00**

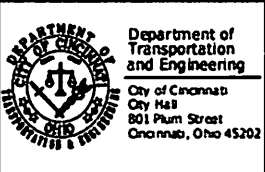
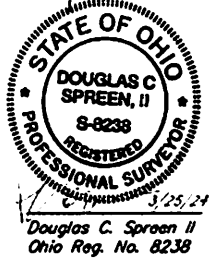
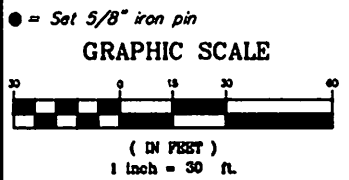
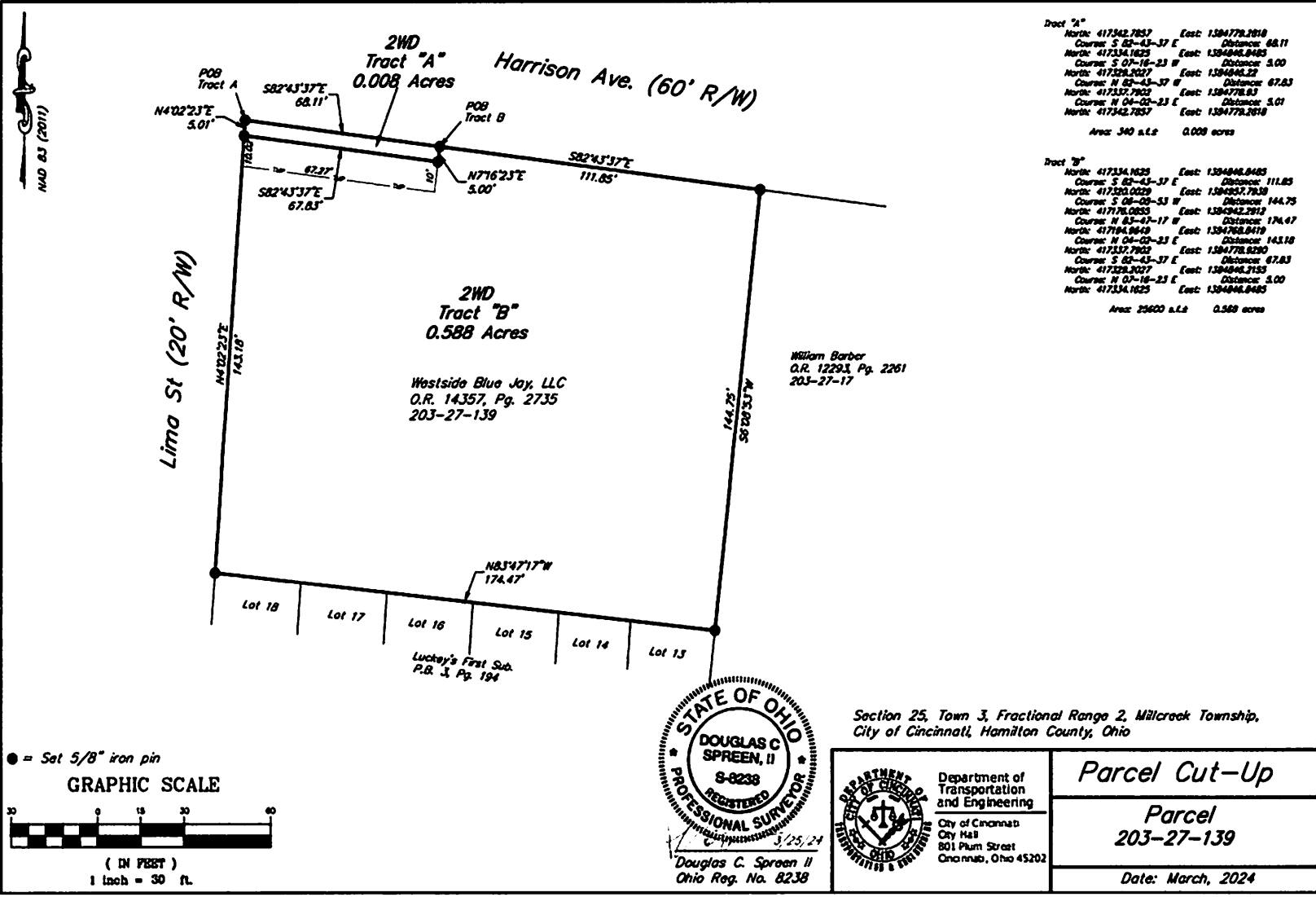
Situate in Section 25, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Casey Kinane in O.R. 10385, Pg. 42 and being more particularly described as follows:

Commencing at the intersection of the west line of Lima Street, 20' R/W and the south line of Harrison Avenue, 60' R/W; thence with the west line of said Lima Street, South 04°02'23" West, 5.01 feet to the Point of Beginning; thence South 04°02'23" West, 10.02 feet to a point; thence North 82°43'37" West, 55.85 feet to a point; thence North 07°16'51" East, 10.00 feet to a point; thence South 82°43'37" East, 55.28 feet to the Point of Beginning. Containing 556 square feet of land more or less. Bearings based on NAD 83 (2011). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Douglas C. Spreen II, Ohio Registration Number 8238.



A handwritten signature in black ink, appearing to read "Douglas C. Spreen, II", written below the professional seal.

Westside Blue Jay, LLC Appropriation Cut-up



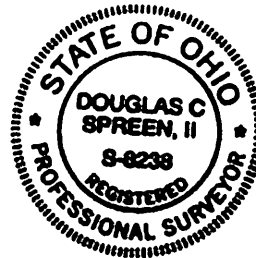
<b>Parcel Cut-Up</b>	
<b>Parcel</b> 203-27-139	
Date: March, 2024	

[00410759-1]

**West Side Blue Jay, LLC Appropriation – Tract A – All interest in fee simple**  
Out of Parcel: 0203-0027-0139-00

Situate in Section 25, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Westside Blue Jay, LLC in O.R. 14357, Pg. 2735 and being more particularly described as follows:

Beginning at a set 5/8" iron pin at the intersection of the east line of Lima Street, 20' R/W and the south line of Harrison Avenue, 60' R/W; thence with the south line of said Harrison Avenue, South 82°43'37" East, 68.11 feet to a set 5/8" iron pin; thence South 07°16'23" West, 5.00 feet to a set 5/8" iron pin; thence North 82°43'37" West, 67.83 feet to a set 5/8" iron pin; thence with the east line of said Lima Street, North 04°02'23" East, 5.01 feet to the Point of Beginning. Containing 0.008 acres of land more or less. Bearings based on NAD 83 (2011). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Douglas C. Spreen II, Ohio Registration Number 8238.



*Handwritten signature of Douglas C. Spreen, II*

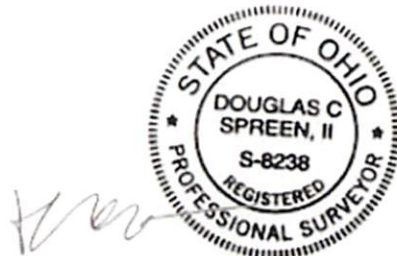


**West Side Blue Jay, LLC Appropriation – 2T – Temporary easement for construction and work**

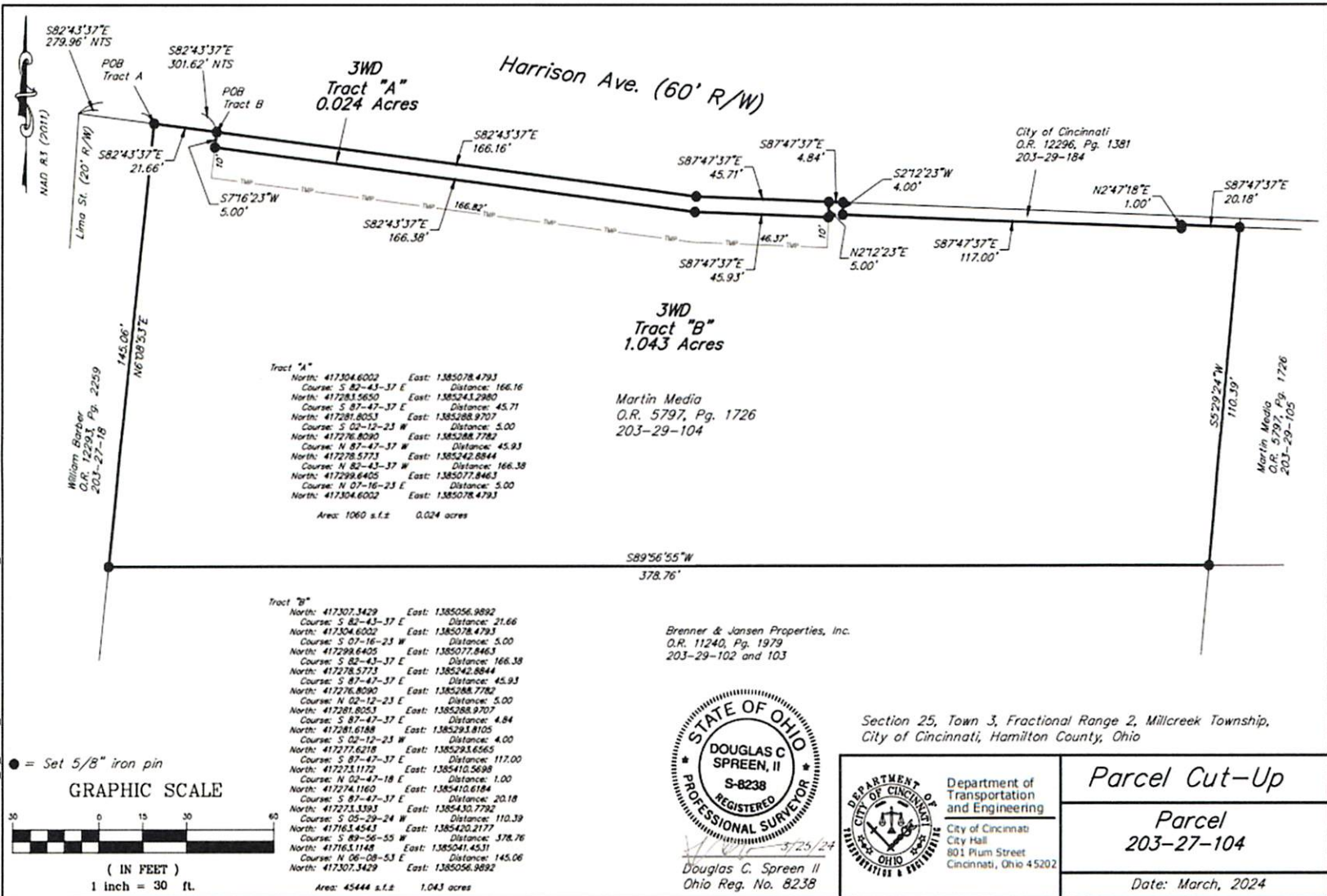
Upon Parcel: 0203-0027-0139-00

Situate in Section 25, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Westside Blue Jay, LLC in O.R. 14357, Pg. 2735 and being more particularly described as follows:

Commencing at the intersection of the east line of Lima Street, 20' R/W and the south line of Harrison Avenue, 60' R/W; thence with the east line of said Lima Street, South 04°02'23" West, 5.01 feet to the Point of Beginning; thence South 82°43'37" East, 67.83 feet to a point; thence South 07°16'23" West, 10.00 feet to a point; thence North 82°43'37" West, 67.27 feet to a point; thence with the east line of said Lima Street, North 04°02'23" East, 10.02 feet to the Point of Beginning. Containing 676 square feet of land more or less. Bearings based on NAD 83 (2011). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Douglas C. Spreen II, Ohio Registration Number 8238.



Martin Media Appropriation Cut-up



STATE OF OHIO  
DOUGLAS C. SPREEN, II  
S-8238  
REGISTERED PROFESSIONAL SURVEYOR  
3/25/24  
Douglas C. Spreen II  
Ohio Reg. No. 8238

Section 25, Town 3, Fractional Range 2, Milcreek Township, City of Cincinnati, Hamilton County, Ohio

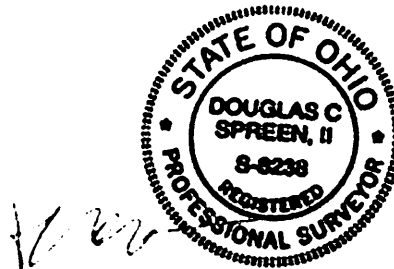
<p>Department of Transportation and Engineering City of Cincinnati City Hall 801 Plum Street Cincinnati, Ohio 45202</p>	Parcel Cut-Up
	Parcel 203-27-104
	Date: March, 2024

[00410759-1]

**Martin Media Appropriation – Tract A – All interest in fee simple**  
Out of Parcel: 0203-0029-0104-00

Situate in Section 25, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Martin Media in O.R. 5797, Pg. 1726 and being more particularly described as follows:

Commencing at the intersection of the east line of Lima Street, 20' R/W and the south line of Harrison Avenue, 60' R/W; thence with the south line of said Harrison Avenue, South 82°43'37" East, 301.62 feet to a set 5/8" iron pin being the Point of Beginning; thence continuing with the south line of said Harrison Avenue the following two courses; South 82°43'37" East, 166.16 feet to a set 5/8" iron pin; thence South 87°47'37" East, 45.71 feet to a set 5/8" iron pin; thence South 02°12'23" West, 5.00 feet to a set 5/8" iron pin; thence North 87°47'37" West, 45.93 feet to a set 5/8" iron pin; thence North 82°43'37" West, 166.38 feet to a set 5/8" iron pin; thence North 07°16'23" East, 5.00 feet to the Point of Beginning. Containing 0.024 acres of land more or less. Bearings based on NAD 83 (2011). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Douglas C. Spreen II, Ohio Registration Number 8238.



**Martin Media Appropriation – 3T – Temporary easement for construction and work**  
Upon Parcel: 0203-0029-0104-00

Situate in Section 25, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio and being part of a tract conveyed to Martin Media in O.R. 5797, Pg. 1726 and being more particularly described as follows:

Commencing at the intersection of the east line of Lima Street, 20' R/W and the south line of Harrison Avenue, 60' R/W; thence with the south line of said Harrison Avenue, South 82°43'37" East, 301.62 feet to a point; thence South 07°16'23" West, 5.00 feet to the Point of Beginning; thence South 82°43'37" East, 166.38 feet to a point; thence South 87°47'37" East, 45.93 feet to a point; thence South 02°12'23" West, 10.00 feet to a point; thence North 87°47'37" West, 46.37 feet to a point; thence North 82°43'37" West, 166.82 feet to a point; thence North 07°16'23" East, 10.00 feet to the Point of Beginning. Containing 2,127 square feet of land more or less. Bearings based on NAD 83 (2011). Subject to all legal highways, easements and restrictions of record. Based on a survey performed under the direction of Douglas C. Spreen II, Ohio Registration Number 8238.

