

EXHIBIT OF 28.1986 ACRES
 SECTION 28, TOWN 4, FR 2, COLUMBIA
 TOWNSHIP, MIAMI PURCHASE,
 CINCINNATI, HAMILTON COUNTY, OHIO



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WEST SIDE OF DISNEY STREET
 WESTERLY TERMINUS OF VANDERCAR WAY

APRIL 30, 2020 SCALE: 1"=200'

Milacron, LLC
 ORB 11233, PG. 1847
 PID: 052-0002-0017

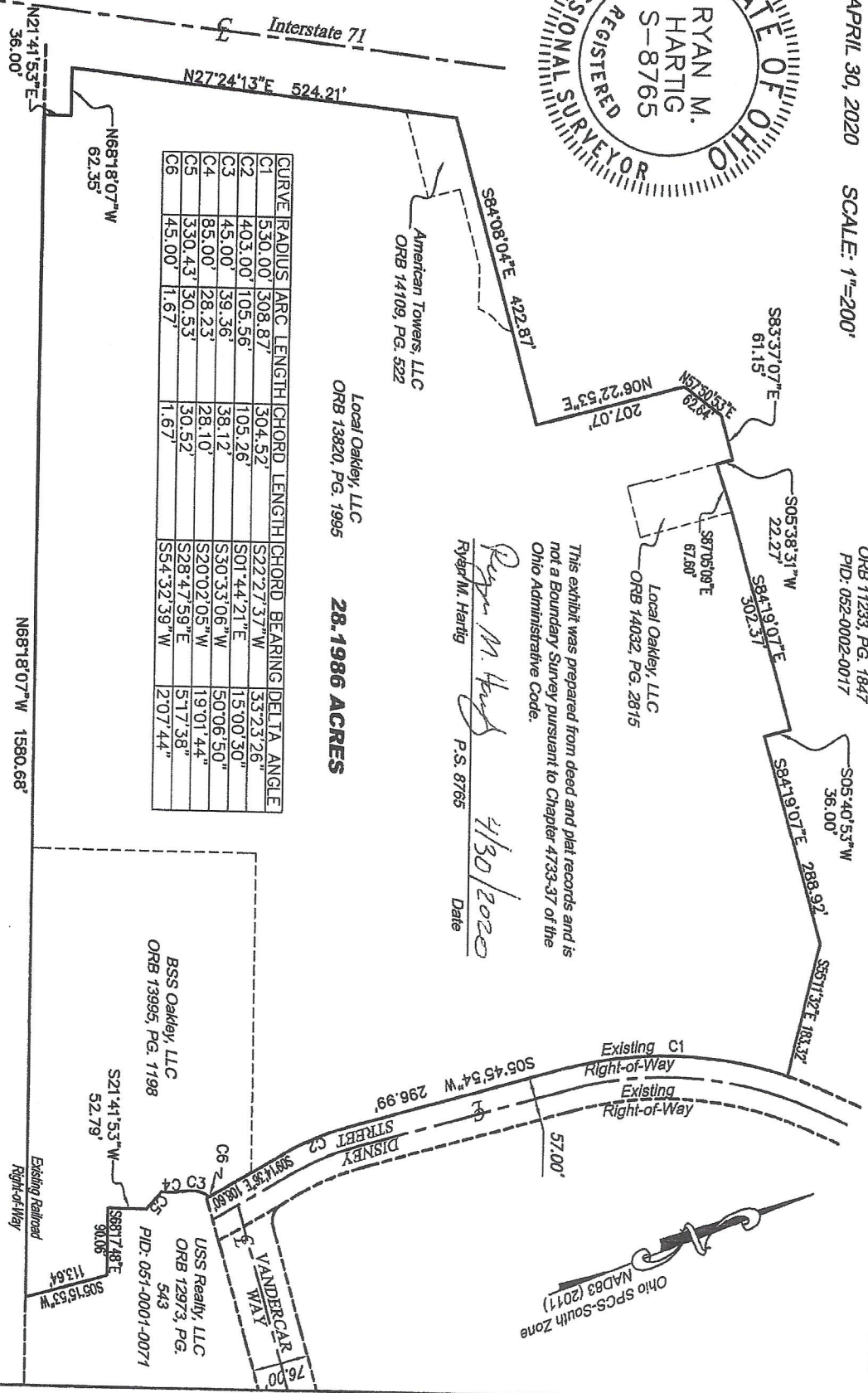
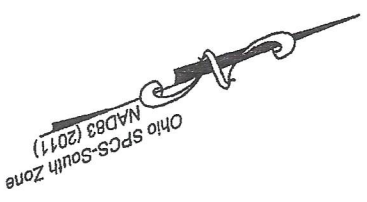
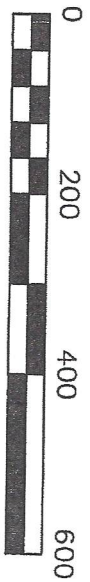


This exhibit was prepared from deed and plat records and is not a Boundary Survey pursuant to Chapter 4733-37 of the Ohio Administrative Code.

Ryan M. Hartig
 Ryan M. Hartig P.S. 8765 Date 4/30/2020

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	530.00'	308.87'	304.52'	S22°27'37"W	33°23'26"
C2	403.00'	105.56'	105.26'	S01°44'21"E	15°00'30"
C3	45.00'	39.36'	38.12'	S30°33'06"W	50°06'50"
C4	85.00'	28.23'	28.10'	S20°02'05"W	19°01'44"
C5	330.43'	30.53'	30.52'	S28°47'59"E	51°7'38"
C6	45.00'	1.67'	1.67'	S54°32'39"W	2°07'44"

American Towers, LLC
 ORB 14109, PG. 522
 Local Oakley, LLC
 ORB 13820, PG. 1995
28.1986 ACRES



Baltimore & Ohio Railroad
 PID: 049-0002-0013

NG618'07"W 1580.68'

N21°41'53"E 36.00'

NG618'07"W 62.35'

N27°24'13"E 524.21'

BSS Oakley, LLC
 ORB 13995, PG. 1198

USS Realty, LLC
 ORB 12973, PG. 543
 PID: 051-0001-0071

Existing Railroad Right-of-Way

Existing C1 Right-of-Way
 Existing Right-of-Way

DISNEY STREET

VANDERCAR WAY



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DESCRIPTION OF 28.1986 ACRES

Situated in Section 28, Town 4, Fractional Range 2, Miami Purchase, City of Cincinnati, Hamilton County, Ohio and being the property conveyed to Local Oakley LLC by deed recorded in Official Record Book 14032, page 2815 and Parcel I, Parcel II Tract I and Parcel II Tract II conveyed to Local Oakley LLC by deed recorded in Official Record Book 13820, page 1995 and the property conveyed to BSS Oakley, LLC by deed recorded in Official Record Book 13995, page 1198 in the office of the Hamilton County Recorder's Office in Cincinnati, Ohio and is more particularly described as follows:

Unless otherwise stated, any monument referred to herein as a set iron pin is a 5/8 inch diameter rebar, thirty inches in length with a plastic cap stamped "HARTIG PS 8765". All bearings referred to herein are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2011).

BEGINNING, at an existing 5/8" iron pin (PS 8656) at the most easterly common corner of Local Oakley LLC (Official Record 13820, page 1995) and Milacron, LLC (Official Record 11233, page 1847), being in the westerly right-of-way line of Disney Street, 28.50 feet as measured perpendicular to the centerline;

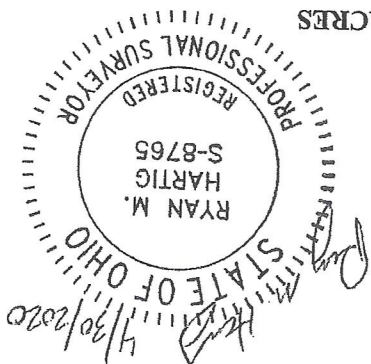
THENCE, with said right-of-way line and with a curve to the left having a radius of 530.00 feet, an arc length of 308.87 feet and a chord bearing and distance of S22°27'37"W 304.52 feet to an existing 5/8" iron pin (PS 8656);

THENCE, S05°45'54"W 296.99 feet to an existing 5/8" iron pin (PS 8656);
THENCE, with a curve to the left having a radius of 403.00 feet, an arc length of 105.56 feet and a chord bearing and distance of S01°44'21"E 105.26 feet to an existing 5/8" iron pin (PS 8656);

THENCE, S09°13'26"E 108.60 feet to an existing cut notch at the common corner of Local Oakley LLC and USS Realty, LLC (Official Record 12973, page 543);

THENCE, with the common line of Local Oakley LLC, USS Realty, LLC and BSS Oakley, LLC (Official Record 13995, page 1198) and with a curve to the left having a radius of 45.00 feet, an arc length of 39.36 feet and a chord bearing and distance of S30°33'06"W 38.12 feet to an existing 5/8" iron pin (PS 8656);

THENCE, with the common line of USS Realty, LLC and BSS Oakley, LLC and with a curve to the right having a radius of 85.00 feet, an arc length of 28.23 feet and a chord bearing and distance of S20°02'05"W 28.10 feet to an existing 5/8" iron pin (PS 8656);





THENCE, with a curve to the left having a radius of 330.43 feet, an arc length of 30.53 feet and a chord bearing and distance of S28°47'59"E 30.52 feet to an existing 5/8" iron pin;

THENCE, S21°41'53"W 52.79 feet to an existing 5/8" iron pin;

THENCE, S68°17'48"E 90.06 feet to an existing 5/8" iron pin (PS 5804);

THENCE, S05°15'53"W 113.64 feet to an existing 3/4" iron bar in the northerly right-of-way line of the Baltimore & Ohio Railroad;

THENCE, with said right-of-way line N68°18'07"W 1580.68 feet to a point, an existing concrete monument bears S30°34'35"E 0.89 feet;

THENCE, N21°41'53"E 36.00 feet to an existing 5/8" iron pin (PS 6452 & PS 4911);

THENCE, N68°18'07"W 62.35 feet to an existing chiseled notch in the easterly right-of-way line of Interstate 71;

THENCE, with said right-of-way line of Interstate 71 and the westerly line of Local Oakley, LLC and American Towers, LLC (Official Record Book 14109, page 522) N27°24'13"E 524.21 feet to an existing chiseled notch at the common corner of American Towers, LLC and Milacron, LLC;

THENCE, with the common line of American Towers, LLC, Milacron, LLC and Local Oakley, LLC S84°08'04"E 422.87 feet to an existing 5/8" iron pin (PS 8656);

THENCE, N06°22'53"E 207.07 feet to an existing 5/8" iron pin (PS 8656);

THENCE, N57°50'53"E 62.64 feet to an existing disturbed 5/8" iron pin;

THENCE, S83°37'07"E, passing an existing 5/8" iron pin stamped REFERENCE PS-8656 at 56.15 feet, a total distance of 61.15 feet to a point;

THENCE, S05°38'31"W 22.27 feet to an iron pin (set);

THENCE, S87°05'09"E 67.60 feet to an existing 5/8" iron pin (PS 8656)

THENCE, S84°19'07"E 302.37 feet to an existing chainlink fence post;

THENCE, S05°40'53"W 36.00 feet to an existing 5/8" iron pin (PS 8656);

THENCE, S84°19'07"E 288.92 feet to a point, an existing iron pin bears N37°18'32"W 0.58 feet;

THENCE, S55°11'32"E 183.31 feet to the POINT OF BEGINNING CONTAINING 28.1986 ACRES and being subject to all right-of-ways and easements of record.

This description was prepared from new surveys made by Ryan M. Hartig, PS 8765, for Viox & Viox, Inc., May 16, 2019 and July 16, 2019.