

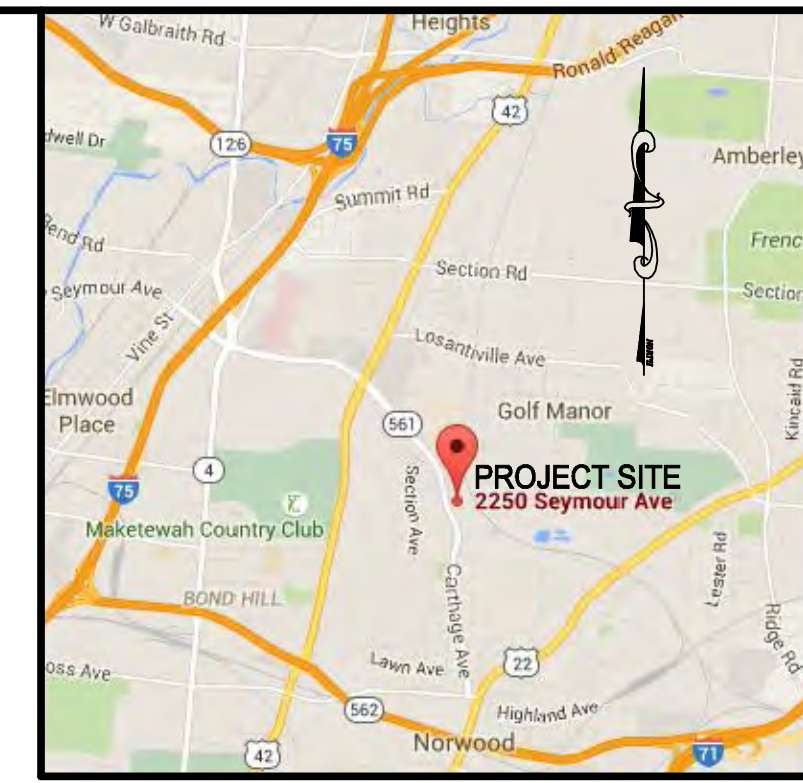
**1. ALTA Survey for 2250 Seymour Avenue completed by IDE –
June 30, 2016**

SOUTH PROPERTY
LINE AREA DETAIL
SEE SHEET 2

ALTA/NSPS LAND TITLE SURVEY

Sheet 1 of 2

BASIS OF BEARINGS
OFFICIAL RECORD BOOK 12489, PAGE 628
VERTICAL DATUM: STATE PLANE COORD (NAV29)
CINCINNATI MONUMENT #6937 ELEVATION: 599.331



Vicinity Map



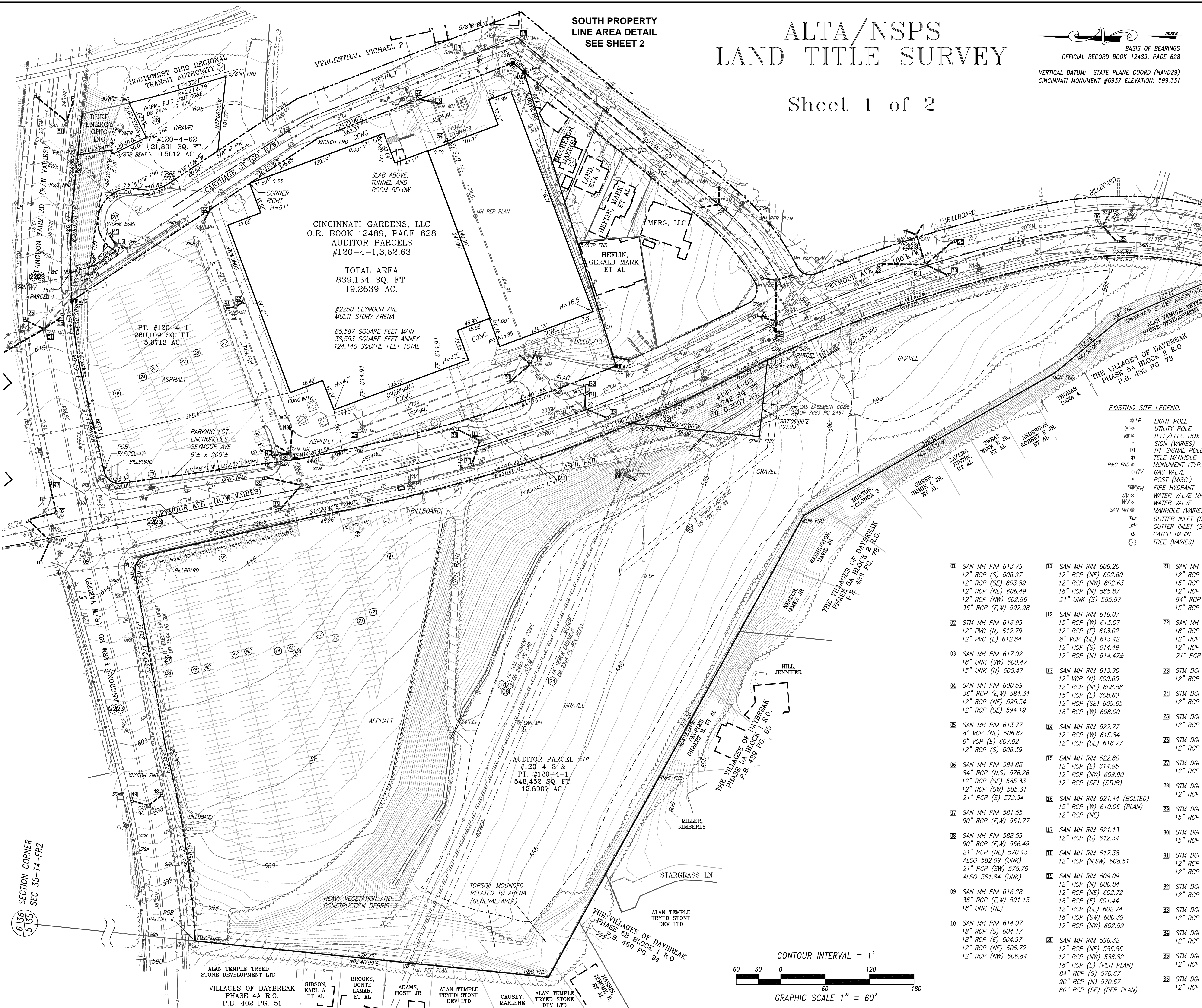
CINCINNATI OFFICE
246 CROWNE POINT DR
CINCINNATI, OH 45241
Tel: (513) 671-8144
Fax: (513) 671-8160



Surveyed By: T. COOK
Drawn By: T. FOSTER
Checked By: T. COOK
Approved By: T. COOK

REVISIONS:

No.	Description



CINCINNATI GARDENS, LLC
O.R. BOOK 12489, PAGE 628
AUDITOR PARCELS
#120-4-1-3, 62, 63

TOTAL AREA
839,134 SQ. FT.
19.2639 AC.

#2250 SEYMOUR AVE
MULTI-STORY ARENA
85,587 SQUARE FEET MAIN
38,553 SQUARE FEET ANNEX
124,140 SQUARE FEET TOTAL

PT. #120-4-1
280,109 SQ. FT.
5.9713 AC.

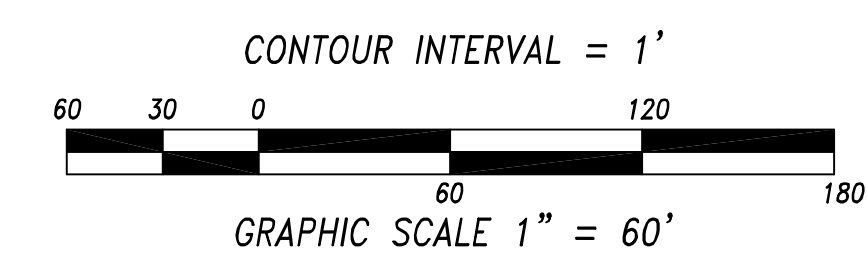
AUDITOR PARCEL
#120-4-3 &
PT. #120-4-1
548,452 SQ. FT.
12.5907 AC.

PARKING SUMMARY
634 TOTAL SPACES ±
608 REGULAR
26 ADA

EXISTING SITE LEGEND:

LP	LIGHT POLE	PROPERTY LINE
UP	UTILITY POLE	LOT LINE
TE	TELE/ELEC BOX	RIGHT-OF-WAY LINE
TR	SIGNAL POLE	CENTER LINE
TR	TELE MANHOLE	EASEMENT LINE
TR	MONUMENT (TYP.)	CONTOURS
TR	GAS VALVE	EDGE OF ASPHALT/CONCRETE
TR	POST (MISC.)	EDGE OF GRAVEL
TR	FIRE HYDRANT	EDGE OF BUILDING
TR	WATER VALVE MH	EDGE OF TREE/VEGETATION LINE
TR	WATER VALVE	FENCE LINE
TR	MANHOLE (VARIES)	AERIAL ELEC/TELE/CABLE
TR	CATCH BASIN	UNDERGROUND GAS LINE
TR	TREE (VARIES)	UNDERGROUND WATER LINE
		UNDERGROUND SANITARY LINE
		UNDERGROUND STORM LINE
		UNDERGROUND ELECTRIC LINE
		UNDERGROUND TELEPHONE LINE
		DITCH LINE

11 SAN MH RIM 613.79 12" RCP (S) 606.97 12" RCP (SE) 603.89 12" RCP (NE) 606.49 12" RCP (NW) 602.86 36" RCP (E,W) 592.98	12 SAN MH RIM 619.07 12" RCP (W) 613.07 12" RCP (E) 613.02 8" VCP (SE) 613.42 12" RCP (S) 614.49 12" RCP (N) 614.47±	21 SAN MH RIM 592.69 12" RCP (NE) 584.44 15" RCP (SW) 584.49 12" RCP (E) 576.26 84" RCP (N,S) 573.48 15" RCP (SE) 584.39	31 STM DGI GRATE 609.30 12" RCP (SE) 604.18 32 STM DGI GRATE 609.31 12" RCP (SW) 606.31
22 STM MH RIM 616.99 12" PVC (N) 612.79 12" PVC (E) 612.84	13 SAN MH RIM 613.90 12" VCP (N) 609.65 12" RCP (NE) 608.58 15" RCP (E) 608.60 12" RCP (SE) 609.65 18" RCP (W) 608.00	23 STM DGI GRATE 594.41 12" RCP (NE) 589.76	41 STM SGI GRATE 618.63 12" RCP (S) (SILTED FULL)
33 SAN MH RIM 617.02 18" UNK (SW) 600.47 15" UNK (N) 600.47	14 SAN MH RIM 622.77 12" VCP (W) 615.84 12" RCP (SE) 616.77	24 STM DGI GRATE 594.45 12" RCP (NW) 609.26	42 STM SGI GRATE 618.71 12" RCP (N) 615.16
44 SAN MH RIM 600.59 36" RCP (E,W) 584.34 12" RCP (NE) 595.54 12" RCP (SE) 594.19	15 SAN MH RIM 622.80 12" RCP (E) 614.95 12" RCP (NW) 609.90 12" RCP (SE) (STUB)	25 STM DGI GRATE 612.41 12" RCP (NW) 609.26	43 STM SGI GRATE 614.28 12" RCP (W) 610.43
55 SAN MH RIM 613.77 8" VCP (NE) 606.67 6" VCP (E) 607.92 12" RCP (S) 606.39	16 SAN MH RIM 621.44 (BOLTED) 15" RCP (W) 610.06 (PLAN) 12" RCP (NE)	26 STM DGI GRATE 612.67 12" RCP (SW) 609.67	44 STM SGI GRATE 622.99 12" RCP (NW) 619.34
66 SAN MH RIM 594.86 84" RCP (N,S) 576.26 12" RCP (SE) 585.33 12" RCP (SW) 585.31 21" RCP (S) 579.34	17 SAN MH RIM 621.33 12" RCP (S) 612.34	27 STM DGI GRATE 596.43 12" RCP (SW) 593.43	45 STM DGI GRATE 621.97 12" RCP (SW) 619.37
77 SAN MH RIM 581.55 90" RCP (E,W) 561.77	18 SAN MH RIM 617.38 12" RCP (N,S,W) 608.51	28 STM DGI GRATE 592.54 12" RCP (S) 589.54	46 STM SGI GRATE 621.95 12" RCP (SW) 617.07
88 SAN MH RIM 588.59 90" RCP (E,W) 566.49 21" RCP (NE) 570.43 ALSO 582.09 (UNK) 21" RCP (SW) 575.76 ALSO 581.84 (UNK)	19 SAN MH RIM 621.14 12" RCP (S) 612.34	29 STM DGI GRATE 591.89 15" RCP (NW) 588.89	47 STM DGI GRATE 616.66 12" PVC (W) 613.96
99 SAN MH RIM 616.28 36" RCP (E,W) 591.15 18" UNK (NE)	20 SAN MH RIM 617.38 12" RCP (N,S,W) 608.51	30 STM DGI GRATE 591.99 15" RCP (NE) 586.19	48 STM DGI GRATE 600.89 12" RCP (NW) 596.74
100 SAN MH RIM 614.07 18" RCP (S) 604.17 18" RCP (E) 604.97 12" RCP (NE) 606.72 12" RCP (NW) 606.84	21 SAN MH RIM 609.09 12" RCP (N) 600.84 12" RCP (NE) 602.72 18" RCP (SE) 601.44 12" RCP (SW) 600.39 12" RCP (NW) 602.59	31 STM DGI GRATE 604.09 12" RCP (W) 600.34 12" RCP (E) 600.69	49 STM SGI GRATE 609.74 12" VCP (SE) 605.47
	22 SAN MH RIM 596.32 12" RCP (NE) 586.86 12" RCP (NW) 586.82 18" RCP (E) (PER PLAN) 84" RCP (S) 570.67 90" RCP (N) 570.67 60" RCP (SE) (PER PLAN)	32 STM DGI GRATE 596.05 12" RCP (E) 590.05	50 SAN MH RIM 602.62 36" UNK (W) (PER PLAN) 24" UNK (E) (PER PLAN)
		33 STM DGI GRATE 603.03 12" RCP (NE) 597.93	51 SAN MH RIM (NOT FOUND) 90" RCP (E,W) (PER PLAN)
		34 STM DGI GRATE 596.05 12" RCP (E) 590.05	52 SAN MH RIM 602.62 36" UNK (W) (PER PLAN) 24" UNK (E) (PER PLAN)
		35 STM DGI GRATE 613.87 12" RCP (SW) 610.67	53 SAN MH RIM (NOT FOUND) 21" RCP (N) (PER PLAN)
		36 STM DGI GRATE 613.97 12" RCP (SE) 608.52	54 STM CB GRATE 615.27 6" VCP (NE,W) 613.02 BOTTOM 611.27



SECTION CORNER
6 36
5 36
SEC 35-14-FR2

PORT OF GREATER CINCINNATI
DEVELOPMENT AUTHORITY
2250 SEYMOUR AVE
HAMILTON COUNTY
CINCINNATI, OH 45212

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ALTA/NSPS LAND TITLE SURVEY

Sheet 2 of 2



CINCINNATI OFFICE
246 CROWNE POINT DR
CINCINNATI, OH 45241
Phone: (513) 871-8144
Fax: (513) 871-8160



Surveyed By: T. COOK
Drawn By: T. FOSTER
Checked By: T. COOK
Approved By: T. COOK

REVISIONS:

NO.	DATE	DESCRIPTION

PORT OF GREATER CINCINNATI
DEVELOPMENT AUTHORITY
2250 SEYMOUR AVE
HAMILTON COUNTY
CINCINNATI, OH 45212

ALTA/NSPS SURVEY
Scale: 1"=20'
Date: 06/30/16
Sheet No. 2 of 2
C102
Project No.
16045A-32

ALTA/NSPS LAND TITLE SURVEY
For:
Hamilton County Land Reutilization Corporation,
an Ohio not-for-profit corporation
Based Upon Title Commitment with
Old Republic National Title Insurance Company,
Number A34363-1227-06
issued by Riverbend Commercial Title Agency, LP,
bearing an effective date of February 10, 2016.

SURVEYOR'S CERTIFICATION

I certify to Hamilton County Land Reutilization Corporation,
an Ohio not-for-profit corporation, Port of Greater
Cincinnati Development Authority, Old Republic National Title
Insurance Company, Riverbend Commercial Title Agency, LP,
and to their successors and assigns, as follows:

This is to certify that this map or plat and the survey on
which it is based were made in accordance with the 2016
Minimum Standard Detail Requirements for ALTA/NSPS Land
Title Surveys, jointly established and adopted by ALTA and
NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1),
7(c), 8, 9, 11, 13, 14, 16, 17, 18, and 19 of Table A
thereof. Field work was completed June 8, 2016.

Terry W. Cook 6/30/16
TERRY W. COOK, PS (OHIO #7950) DATE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ISSUING: RIVERBEND COMMERCIAL TITLE AGENCY, LP
TITLE COMMITMENT NO.: A34363-1227-06
EFFECTIVE DATE: FEBRUARY 10, 2016

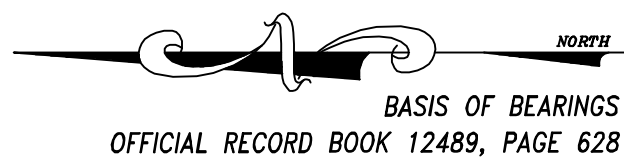
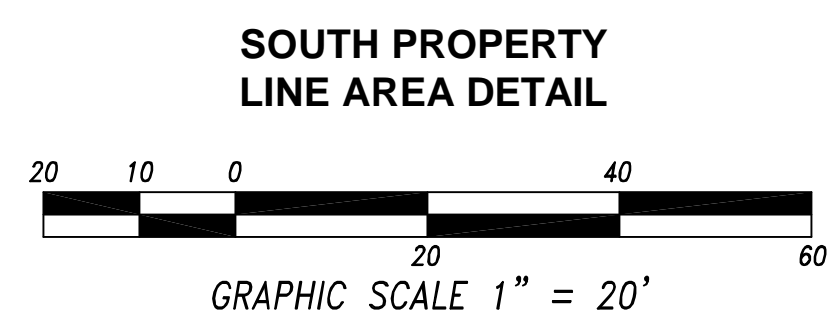
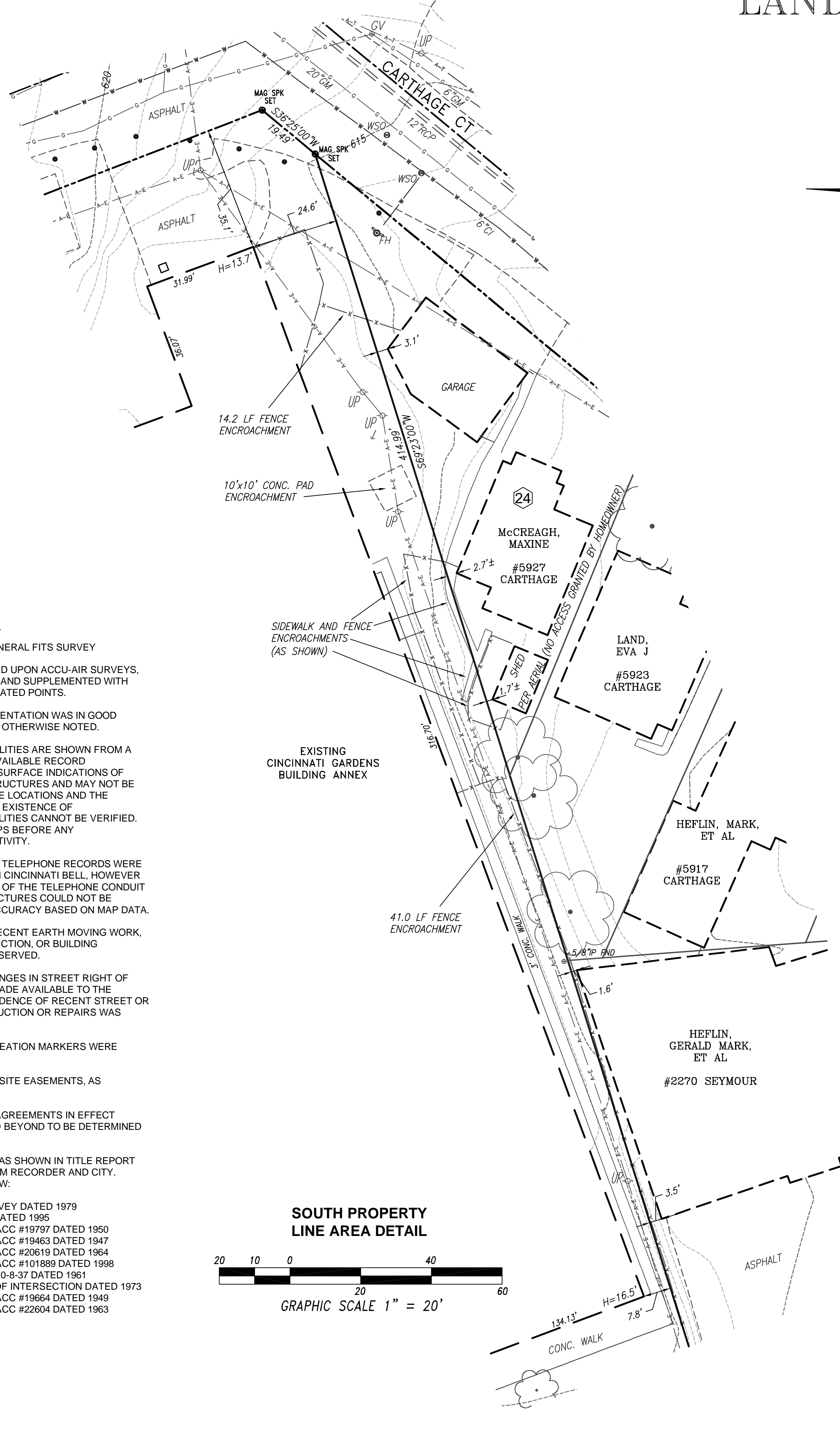
SCHEDULE B - SECTION 2

- 67 Oil and gas leases, pipeline agreements, or any other instruments related to the production or sale of oil or natural gas which may arise subsequent to the Date of Policy. (AS SHOWN)
- 68 Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception. (AS SHOWN)
- 21 Easement in favor of The City of Cincinnati for a permanent easement for the construction, maintenance, repair, operation and use of a trunk sewer, dated May 10, 1948 and recorded June 2, 1948 in Deed Book 2304, Page 404, of the Hamilton County, Ohio Records (AS SHOWN)
- 22 The subject property is benefited by an easement reserved by the former owner, Cincinnati Gardens, Inc., by deed to The City of Cincinnati for portions of Langdon Farm Road and Seymour Avenue (relocated), as set forth in Deed dated June 22, 1948 and recorded October 22, 1948 in Deed Book 2330, Page 120, for a permanent easement for the construction, maintenance, repair and use of a pedestrian underpass in and under the pavement of the proposed Seymour Avenue as set forth therein. (AS SHOWN, NOT BUILT PER GARDENS)
- 23 Limited access rights and easements for necessary cuts and fills in association with improvement of Seymour Avenue Relocation, Langdon Farm Road Extension and Grade Elevation of Langdon Farm Road at the Pennsylvania Railroad as granted in Deed Book 2330, Page 120, of the Hamilton County, Ohio Records. (AS SHOWN)
- 24 The property is benefited by an easement for the natural flow, drainage and discharge of storm and service waters over Parcel No. 120-0004-0039, as granted in Deed Book 2454, Page 302, of the Hamilton County, Ohio Records. (NOT PLOTTABLE, PRIOR AGREEMENT BETWEEN PRIOR ADJACENT OWNERS)
- 25 Sixteen (16) foot utility easement in favor of The Cincinnati Gas & Electric Company, for pipelines and all necessary and incidental fixtures, as set forth in Grant of Easement recorded in Deed Book 2455, Page 589, of the Hamilton County, Ohio Records. (AS SHOWN)
- 26 Aerial high tension transmission line in favor of The Cincinnati Gas & Electric Company with the right to cut, trim and remove trees and other obstructions, granted in Deed Book 2474, Page 477, of the Hamilton County, Ohio Records. (AS SHOWN)
- 27 Fifteen (15) foot easement in favor of The Cincinnati Gas & Electric Company, for poles, wires, cables, etc., as set forth in Grant recorded in Deed Book 3864, Page 396, of the Hamilton County, Ohio Records. (AS SHOWN)
- 28 Reservation by the City of Cincinnati for a storm sewer over property as set out and reserved in Quit Claim Deed recorded June 1, 1995 in Official Record Book 6770, Page 1256, of the Hamilton County, Ohio Records. As to Parcel I. (AS SHOWN)
- 29 Terms and conditions set out in Quit Claim Deed from the City of Cincinnati, recorded June 1, 1995 in Official Record Book 6770, Page 1256, of the Hamilton County, Ohio Records. As to Parcel I. (NOT PLOTTABLE)
- 30 Rights of Cincinnati Bell Telephone in an existing telephone plant located on the property as disclosed in Quit Claim Deed recorded June 1, 1995 in Official Record Book 6770, Page 1256, of the Hamilton County, Ohio Records. As to Parcel I. (UNKNOWN LOCATION)
- 31 The conveyance of Parcel 120-0004-0063 was a transfer pursuant to Ohio Revised Code 711.01 Subsection (B) (1) and is subject to terms and conditions of same as set forth in Quit Claim Deed recorded June 23, 1998 in Official Record Book 7683, Page 2467, of the Hamilton County, Ohio Records. As to Parcel I. (AS SHOWN)
- 32 Subject to restrictions, covenants, conditions and reservations set forth by the City of Cincinnati in Official Record Book 7683, Page 2467, including:
A) Billboard restriction; (SEE SURVEYOR NOTE 9)
B) Reservation of an existing permanent sewer easement in favor of Hamilton County; (AS SHOWN)
C) Reservation of a 50' wide easement along existing gas feeder line in favor of Cincinnati Gas & Electric. (AS SHOWN)
- 33 Sanitary sewer in favor of Board of County Commissioners as set forth in Deed Book 1657, Page 98, of the Hamilton County, Ohio Records. (AS SHOWN AND PIPE NOTED AS ABANDONED ON CITY RECORDS)
- 34 A portion of the Land abuts the Pennsylvania Railroad and which appears to be owned by Southwest Ohio Regional Transit Authority. No railroad rights were disclosed in the chain of title. Anything to the contrary notwithstanding, this policy does not insure that the Land has the right to access the railroad which abuts the Land. (AS SHOWN)

SURVEYOR NOTES:

1. OCCUPATION IN GENERAL FITS SURVEY
2. TOPOGRAPHY BASED UPON ACCU-AIR SURVEYS, INC. FLOWN 5-31-16 AND SUPPLEMENTED WITH GROUND FIELD LOCATED POINTS.
3. ALL FOUND MONUMENTATION WAS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. UNDERGROUND UTILITIES ARE SHOWN FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY OUPS BEFORE ANY CONSTRUCTION ACTIVITY.
- 4.1. UNDERGROUND TELEPHONE RECORDS WERE OBTAINED FROM CINCINNATI BELL, HOWEVER THE ALIGNMENT OF THE TELEPHONE CONDUIT BETWEEN STRUCTURES COULD NOT BE SHOWN WITH ACCURACY BASED ON MAP DATA.
5. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED.
6. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.
7. NO WETLAND DELINEATION MARKERS WERE OBSERVED.
8. NO PLOTTABLE OFFSITE EASEMENTS, AS PROVIDED.
9. BILLBOARD LEASE AGREEMENTS IN EFFECT THROUGH 2016 AND BEYOND TO BE DETERMINED BY ATTORNEY.
10. DOCUMENTS USED AS SHOWN IN TITLE REPORT AND OBTAINED FROM RECORDER AND CITY. PLATS LISTED BELOW:

- PUNSHON SURVEY DATED 1979
- MSP SURVEY DATED 1995
- CITY SURVEY ACC #19797 DATED 1950
- CITY SURVEY ACC #19463 DATED 1947
- CITY SURVEY ACC #20619 DATED 1964
- CITY SURVEY ACC #101889 DATED 1998
- CITY SURVEY 20-8-37 DATED 1961
- CITY SURVEY OF INTERSECTION DATED 1973
- CITY SURVEY ACC #19664 DATED 1949
- CITY SURVEY ACC #22604 DATED 1963



LEGAL DESCRIPTION
EXHIBIT "A"
CINCINNATI GARDENS, LLC,
AN OHIO LIMITED LIABILITY COMPANY
DEED REFERENCE:
OFFICIAL RECORD BOOK 12489, PAGE 628
HAMILTON COUNTY, OHIO RECORDS

Parcel I - Auditor's Parcel No. 120-0004-0062:
Situate in Section 35, Town 4, Fractional Range 2, Columbia Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows: Beginning at the corner of Sections 5 and 6, Town 3, Fractional Range 2, and Sections 35 and 36, Town 4, Fractional Range 2; thence along the north line of said Section 35; South 87° 06' East, 855.03 feet to a point; thence South 20° 23' 23" East, 51.73 feet to the south line of Langdon Farm Road, a LIMITED ACCESS HIGHWAY, and being the real point of beginning of the herein described property; thence along said line, along a curve to the right having a radius of 960.00 feet, a distance of 120.41 feet, the chord bears North 89° 18' 24" East, 120.33 feet and South 87° 06' East 38.96 feet to a point; thence South 11° 12' 24" East, 45.41 feet to a point; thence South 60° 20' West, 5.78 feet to a point; thence South 29° 40' East 50.00 feet to a point; thence North 60° 20' East, 52.00 feet to a point; thence along a curve to the left having a radius of 2212.79 feet, a distance of 135.11 feet, the chord bears South 18° 28' 59" East, 135.08 feet to a point; thence North 37° 08' West, 101.07 feet to the east line of Carthage Court (a 60 foot right-of-way); thence along said line, North 36° 41' West, 80.59 feet to the east line of Carthage Court as presently constructed; thence along said line, along a curve to the right having a radius of 50.00 feet, a distance of 40.86 feet, the chord bears North 13° 16' 12" West, 39.74 feet and along a curve to the left having a radius of 45.00 feet, a distance of 123.76 feet, the chord bears North 72° 27' 59" West, 89.25 feet to a point 5 feet to the east of an existing 6 inch water main; thence parallel with and 5 feet off said water main, North 37° 08' 01" West, 35.09 feet and North 20° 20' 23" West, 32.49 feet to the point of beginning.

Parcel II - Auditor's Parcel No. 120-0004-0003 (and part of 120-0004-0001):
Situate in Section 35, Town 4, Fractional Range 2, Columbia Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:
Beginning at a point in the West line of said Section 35, said point lies South 2° 40' West, 310.37 feet from the Northwest corner of said Section 35, said point of beginning also being in the South line of Langdon Farm Road; thence with said South line of Langdon Farm Road, along an arc deflecting to the left, the radius of said arc being 1280.00 feet, a distance of 231.27 feet to a point, the chord of said arc bears North 78° 46' 56" East, 230.95 feet; thence continuing with said South line of Langdon Farm Road, North 73° 36' 23" East, 39.47 feet to an angle point in said South line; thence continuing with said South line of Langdon Farm Road, North 76° 58' 22" East, 233.18 feet to a point; thence along an arc deflecting to the right, the radius of said arc being 20.00 feet, a distance of 30.24 feet to a point in the West line of Seymour Avenue, the chord of said arc bears South 59° 42' 50" East, 27.44 feet; thence with said West line of Seymour Avenue, the following eight courses and distances: South 16° 24' 01" East, 226.61 feet, South 14° 20' 40" East, 45.26 feet; thence along an arc deflecting to the left, the radius of said arc being 2040.00 feet, a distance of 410.29 feet to a point hereinafter designated as Point "A"; the chord of said arc bears South 20° 06' 22" East, 409.59 feet; thence South 69° 23' West, 1.68 feet; thence South 2° 40' West, 169.50 feet; thence South 87° 06' East, 103.95 feet; thence along an arc deflecting to the right, the radius of said arc being 1697.92 feet, a distance of 416.26 feet, the chord of said arc bears South 21° 47' 39" East, 415.22 feet; thence along an arc deflecting to the right, the radius of said arc being 423.93 feet, a distance of 229.66 feet to a point, the chord of said arc bears South 0° 40' 53" West, 225.90 feet; thence North 26° 28' 13" West, 157.42 feet to a point; thence North 42° 50' West, 113.19 feet to a point; thence North 32° 51' West 389.30 feet to a point; thence North 64° 18' West, 711.36 feet to a point in the West line of said Section 35; thence with said West line of said Section 35, North 2° 40' East, 478.75 feet to the point of beginning.

Parcel III - Auditor's Parcel No. 120-0004-0063 (area listed under Parcel II in original deed):
Situate in Section 35, Town 4, Fractional Range 2, Columbia Township, Hamilton County, Ohio and being more particularly described as follows:
Beginning at a point in the northeast corner of Lot 2 of Dalewood Subdivision of Dale Tract as recorded in Plat Book 18, Page 6 of the Hamilton County Recorder's Office, thence measure in west line of Old Seymour Avenue N 22° 13' E, 58.90 feet to a point; thence N 3° 51' E, 149.01 feet to a point; thence N 5° 03' W, 460.10 feet to a point; thence leaving said west line measure N 67° 08' W a distance of 13.58 feet to a point in the west line of Seymour Avenue as relocated, and being the Real Place of Beginning; thence N 87° 06' W a distance of 103.95 feet to a point; thence N 2° 40' E a distance of 169.50 feet to a point; thence N 69° 23' E a distance of 1.68 feet to a point in the west line of Seymour Avenue as relocated; thence with said west line measure on a curve to the left, said curve having a radius of 2040.00 feet, and a chord measuring 5 27' 58" E, 156.41 feet, a distance as measured along said curve of 156.45 feet to a point; thence on a curve to the right, said curve having a radius of 1697.92 feet, and a chord measuring 5 29' 32" 09" E, 42.57 feet, a distance as measured along said curve of 42.58 feet to the Place of Beginning.

Parcel IV - Remainder of Auditor's Parcel No. 120-0004-0001 (area listed as Parcel III in original deed):
Situate in Section 35, Town 4, Fractional Range 2, Columbia Township, City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:
Beginning at the Northwest corner of said Section 35; thence with the North line of said Section 35, South 87° 06' East, 502.49 feet to the intersection of said North line of said Section 35 with the center line of Seymour Avenue; thence with said center line of Seymour Avenue, South 14° 20' 40" East, 108.22 feet to the intersection of said center line of Seymour Avenue with the center line of Langdon Farm Road; thence North 73° 36' 23" East, with said center line of Langdon Farm Road, 71.97 feet to a point; thence South 16° 23' 32" East, 44.00 feet to a point in the South line of Langdon Farm Road and the real point of beginning for this description; thence from said real point of beginning, with the south line of Langdon Farm Road, North 73° 36' 23" East, 133.99 feet to a point; thence continuing with said South line of Langdon Farm Road, along an arc deflecting to the right, the radius of said arc being 456.22 feet, a distance of 57.55 feet to a point of compound curvature, the chord of said arc bears North 77° 13' 10" East, 57.51 feet; thence from said point of compound curvature, along an arc deflecting to the right, the radius of said arc being 960.00 feet, a distance of 43.82 feet to the intersection of the South line of Langdon Farm Road with the West line of Carthage Court, the chord of said arc bears North 82° 08' 25" East, 43.82 feet; thence with the West line of said Carthage Court, South 36° 41' East, 306.58 feet to a point; thence continuing with said West line of Carthage Court, South 24° 23' East, 282.37 feet to a point; thence continuing with said West line of Carthage Court, South 38° 35' West, 19.49 feet to a point; thence South 69° 23' West, 414.59 feet to a point in the East line of Seymour Avenue; thence with said East line of Seymour Avenue, along an arc deflecting to the right, the radius of said arc being 1960.00 feet, a distance of 401.55 feet to a point, the chord of said arc bears North 20° 12' 49" West, 400.94 feet; thence continuing with the said last line of Seymour Avenue, North 14° 20' 40" West, 44.81 feet to a point; thence continuing with said East line of Seymour Avenue, North 10° 58' 11" West, 242.57 feet to a point; thence along an arc deflecting to the right, the radius of said arc being 20.00 feet, a distance of 29.33 feet to a point in the South line of Langdon Farm Road and the point of beginning. The chord of said last mentioned arc bears North 31° 18' 51" East, 26.92 feet.

Parcel V - Easement (area listed under Parcel III in original deed):
Together with a permanent easement for the construction, maintenance, repair and use of a pedestrian underpass, in and under the pavement of Seymour Avenue, said permanent easement having a uniform width of 40 feet, 20 feet on each side of the following described center line:
From the aforementioned Point "A" measure Northwesterly along the West line of Seymour Avenue, a distance of 174.14 feet to the place of beginning; thence North 69° 01' 23" East, a distance of 80.00 feet to the point in the East line of Seymour Avenue and the terminus of said permanent easement.

ZONING CLASSIFICATION:
CITY OF CINCINNATI ZONING CODE
MAPPED PER ORDINANCE 15-2004
DISTRICT: CG-A (COMMERCIAL GEN.)
1409-09 DEVELOPMENT REGULATIONS
UPDATED PER ORDINANCE 15-2007
MAX. BUILDING HEIGHT: 85 FEET
MIN. BUILDING HEIGHT: 15 FEET
NO MIN. LOT AREA OR SETBACKS
FLOOD ZONE CLASSIFICATION:
THE SUBJECT PROPERTY IS LOCATED IN AN AREA WITH NO SPECIAL FLOOD HAZARD AREAS, ON THE NON-PRINTED FLOOD INSURANCE MAP (FIRM) PANEL 39061C0237E, ACCORDING TO FIRM PANEL 39061CIND0C FOR THE CITY OF CINCINNATI, OHIO, EFFECTIVE 02/16/12. SOURCE: FEMA NFIP