



**DESCRIPTION FOR:** Scott Street Partners – II, LLC.  
**8.3864 Acres**  
**LOCATION:** Northcreek Drive, Sycamore Twp.

Situated in Section 8, Town 4, Entire Range 1, Miami Purchase, Sycamore Township, County of Hamilton and State of Ohio, and being more particularly described as follows:

Beginning at the intersection of the Easterly right of way line of Interstate Route 71 and the northerly right-of-way of East Galbraith Road (a 40 foot half right-of-way at this point);

Thence along said easterly line of Interstate 71, the following four (4) courses and distances:

1. North 23°26' 27" East, 62.65 feet;
2. North 10° 40' 56" East, 254.03 feet;
3. North 17°21' 27" East, 354.08 feet;
4. North 17° 10' 53" East, 262.88 feet to a point;

Thence South 48° 08' 12" East, 90.55 feet to a point;

Thence North 05° 52' 24" East, 12.36 feet to a point

Thence South 48° 08' 12" East, 93.67 feet to a point;

Thence South 42° 17' 48" West, 10.00 feet to a point;

Thence South 48° 08' 12" East, 451.65 feet to a point;

Thence South 42° 17' 48" West, 159.30 feet to a point;

Thence South 03° 13' 18" West, 249.99 feet to a point;

Thence South 05° 52' 25" West 20.89 feet to a point;

Thence North 80° 37' 35" West 140.54 feet to a point;

Thence South 78 ° 02' 25" West 221.60 feet to a point;

Thence South 05° 52' 25" West 109.86 feet to a point in the aforesaid northerly line of East Galbraith Road;

Thence along said line of East Galbraith Road, North 79° 22' 35" West, 237.38 feet to the point of beginning.

Containing 8.3864 acres of land

The above description was prepared from a Consolidation Plat by McGill Smith Punshon, Inc., dated March 11, 2014. The bearings are based on the Ohio State Plane Coordinate System South Zone (NAD 83) adjusted to ground, Hamilton County Benchmark No. 8357 & 8384.

Prepared by: McGill Smith Punshon, Inc.

Date: March 24, 2014

MSP No.: 08499.10

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