

**SYCAMORE TOWNSHIP, OH**  
DEPARTMENT OF PLANNING & ZONING  
8540 KENWOOD ROAD, CINCINNATI, OH 45236

513.792.7250 PHONE      513.792.8564 FAX

**RECEIVED**

APR 19 2021

SYCAMORE TWP.

**ZONING COMMISSION APPLICATION**

**FEES:**

ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

**APPLICATION NUMBER**

**2021-05 LASR**

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 8044-Montgomery Rd      ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER STIX Towers of Kenwood LLC	220 E. 42 <sup>nd</sup> St 7 <sup>th</sup> floor	New York	NY	10017	
CONTRACTOR Hofhaus signs	817 Ridgeway Ave	Cinti	OH	45229	513-861-0060
DESIGNER					
APPLICANT Sheila Mangrum	same as contractor				
APPLICANTS E-MAIL ADDRESS	admin@hofhausigns.com				

**3. ZONING COMMISSION ACTION REQUESTED:**

ZONE CHANGE  FROM ZONE \_\_\_\_\_ TO ZONE \_\_\_\_\_

PUD I       PUD II       LASR

MAJOR ADJUSTMENT TO A PUD       MINOR ADJUSTMENT TO A PUD

MAJOR ADJUSTMENT TO A LASR       MINOR ADJUSTMENT TO A LASR

**4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:**

Additional signs to building replacing existing ground sign + 1 new ground sign

5. SQUARE FEET: on drawings      6. USE: commercial      7. HEIGHT: —

8. EST. START DATE: 4/15      9. EST. FINISH DATE: 4/20      10. # OF SIGNS: 3

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

**NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.**

Sheila Mangrum      4-15-21  
APPLICANT'S SIGNATURE      DATE

STIX Towers of Kenwood LLC      \_\_\_\_\_  
PROPERTY OWNER'S SIGNATURE      DATE

By: Jenny Eversole      3/11/21  
DO NOT WRITE BELOW



04/8/2021

Sycamore Township  
8540 Kenwood Road  
Cincinnati, OH 45236

RE: Towers of Kenwood  
8044 Montgomery Rd

**Members of the Board**

Attached please find documentation and material for submission for a LASR for Towers of Kenwood located at 8044 Montgomery Road sign improvements. The existing property is a commercial high-rise building consisting of multiple tenants, fitness area and parking garage, approximately 404,636 sq. foot office building on 5.27 acres. Just a few of the current building tenants include IHeart Media, Sibcy Cline, UBS Financial Services and JP Morgan Chase Bank.

We are requesting additional, future, tenant building signs along with illuminated address numbers on the front canopy and to replace the existing ground mounted sign with a larger monument sign.

**Existing signs on the property include:**

(3) internally illuminated building mounted signs for the following:

Chase Bank - 56.2 sq' - internally illuminated, individually mounted letters

JP Morgan - 16.67 sq' - non-illuminated, individually mounted letters

USB - 64.6 sq' - Internally illuminated, individually mounted letters

(1) internally illuminated monument sign - 9'x10' (90sq') on Montgomery Road

**Proposing signs include:**

(1) Replacing the existing monument sign with larger sign - 18'x8' (144sq) on Montgomery Road

(1) new monument sign off Hosbrook Road - 13'x8' (104sq)

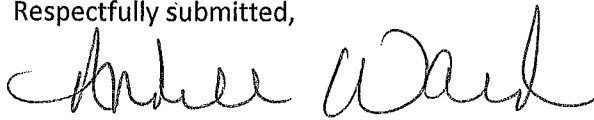
(1) new illuminated address numbers on canopy - 7'x14'2" (99.2sq)

(5) future tenant building signs 100sq' of LED illuminated signage each (500sq')

The additional signage should not pose a negative impact on any community objectives or impact adjacent properties. By increasing the existing ground sign and adding a ground sign on Hosbrook Road, this will in fact benefit clients since the property sits a distance from Montgomery Road and blocked by the retail center directly in front of the property. The request seems to be in line with other surrounding properties and recent changes with Kenwood.

Our intent is to offer future tenants the ability to add their signage to the building. Under current guidelines, the existing signs have exceeded the quantity and square footage permitted for this property.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Andrea Ward". The signature is written in black ink and is positioned to the right of the typed name.

Andrea Ward



# 8044

MONTGOMERY RD  
CINCINNATI OHIO



## CONTACT INFORMATION

**SCOTT ABERNETHY**

*Senior Director*

+1 513 763 3013

scott.abernethy@cushwake.com

**DIGGER DALEY**

*Senior Director*

+1 513 763 3028

digger.daley@cushwake.com



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# 8044

MONTGOMERY RD  
CINCINNATI OHIO



# 8044 MONTGOMERY



16,698 RSF (IN VARIOUS SUITE SIZES)

\$19.50 NPT

## Property Highlights







8044 Montgomery is a seven-story 406,000 SF Class A office building located in the much sought after Kenwood market. The building features a dramatic three-story atrium in both towers with stunning marble floors and walls. Each suite features a glass entrance showcasing an open and inviting environment.

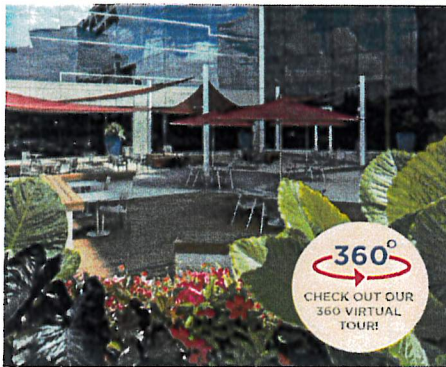
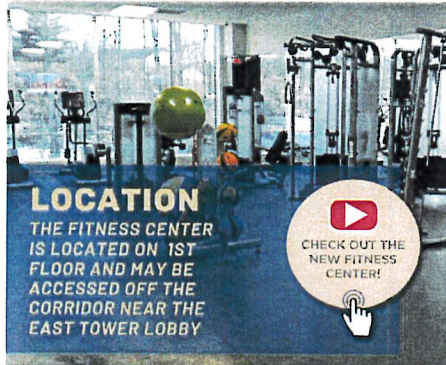
- Onsite deli, ATM and men's hair salon
- Free covered parking for employees
- 24-hour onsite security
- Outdoor seating plaza with free high-speed internet
- Onsite conference facilities
- Upscale amenities within walking distance
- Immediate access to I-71, close to I-275
- Renovation plans underway
- Under new ownership & management



## Coming Soon...

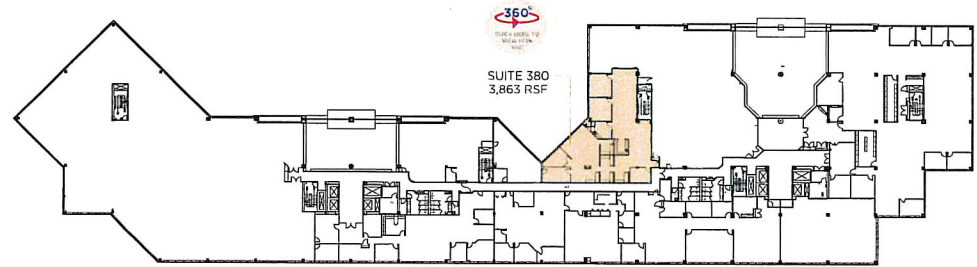
- Advanced Fitness Center with Lockers and Showers and equipped with Smart Fitness Equipment, Lifetime, Peloton Bikes and Cardio - **NOW OPEN!**
- Renovated full-service Café with Micro Market and Barista
- State of the art elevator modernization
- Modern restroom renovations
- Updated common area finishes

 WIFI ENABLED TENANT LOUNGE	 ON-SITE FITNESS CENTER	 CONFERENCE AND TRAINING ROOM
 FULL-SERVICE CAFÉ & MARKET	 MODERNIZED ELEVATORS	 COMMON AREA FINISHES



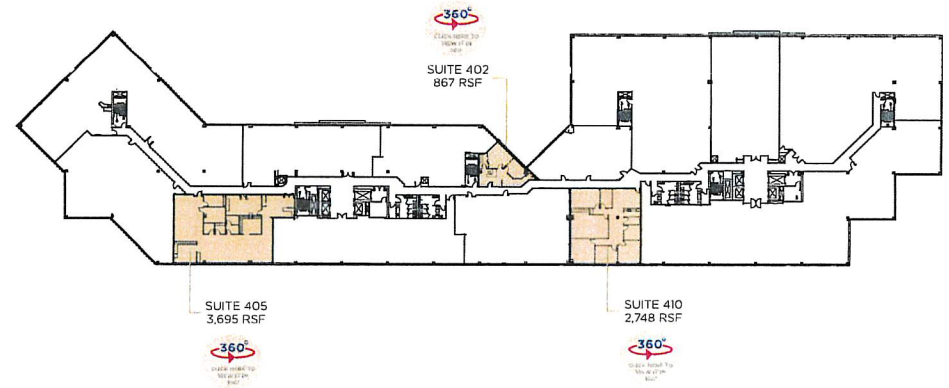
3,274 - 3,863 RSF

## 3rd Floor



3,695 - 3,695 RSF

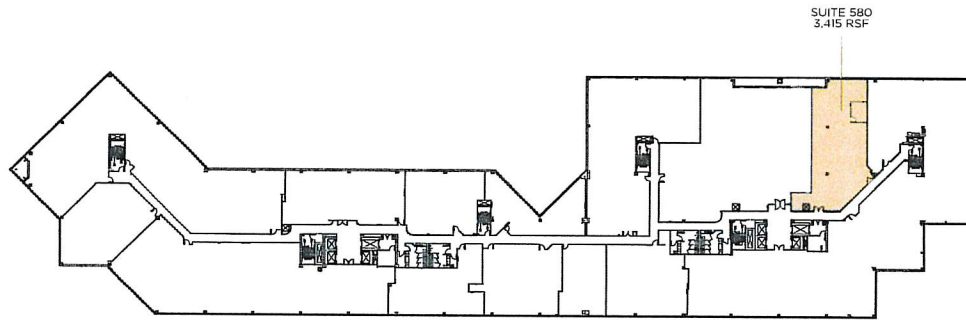
## 4th Floor





3,415 RSF

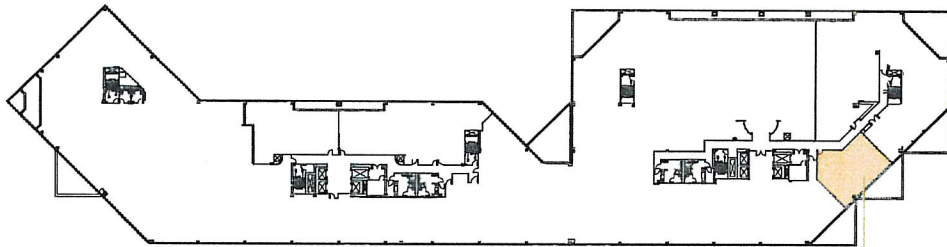
## 5th Floor



SUITE 580  
3,415 RSF

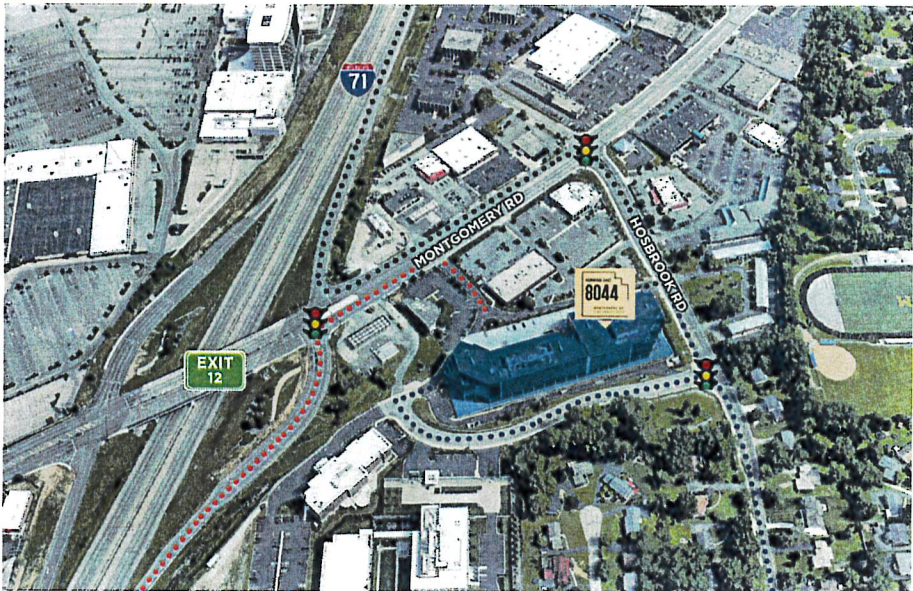
2,110 RSF

## 6th Floor



SUITE 610  
2,110 RSF





# Area Amenities

### RESTAURANTS

1. FirstWatch
2. Panera Bread
3. Red Lobster
4. Cutback Steakhouse
5. Cheesecake Factory
6. Maggiano's
7. Texas Roadhouse
8. Bibibop
9. Buffalo Wild Wings
10. McAlister's Deli

### RETAIL OPTIONS

1. Kenwood Town Centre
2. Crate & Barrel
3. Whole Foods
4. Dillard's
5. Macy's
6. Apple
7. Nordstrom
8. Orange Theory Fitness
9. Trade Joe's
10. Staples

### HOTELS

1. Hampton Inn
2. Best Western Plus

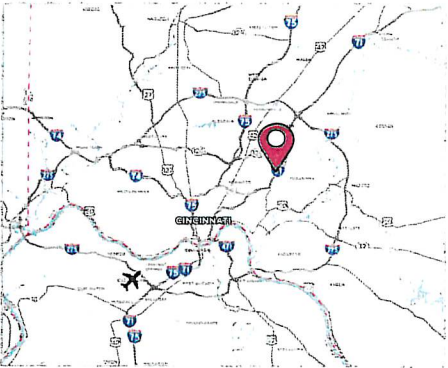
### HEALTHCARE

1. Mercy Health - The Jewish Hospital
2. TriHealth Women's Center

# Location

Kenwood is located in Sycamore Township and is conveniently located between two major highway (I-71 & I-75). Kenwood is only minutes away from downtown, museums, the arts, major sporting events, theme parks, airports and more.

Kenwood is situated in the heart of Cincinnati's upscale neighborhoods, providing more than 15 million shoppers who visit annually with an outstanding shopping, dining and entertainment destination. Kenwood embodies a happy medium between urban and suburban living.



**30**  
RESTAURANTS  
within 1 mile

**100+**  
RETAIL OPTIONS  
within 1 mile

**2**  
HOTELS  
within 1 mile

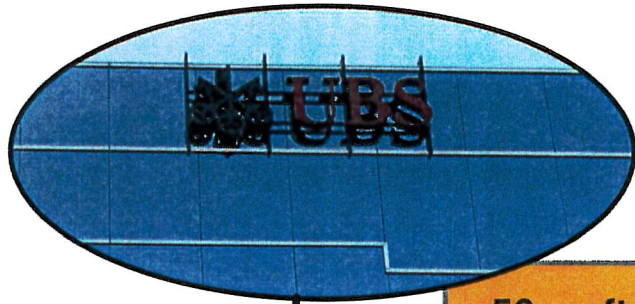
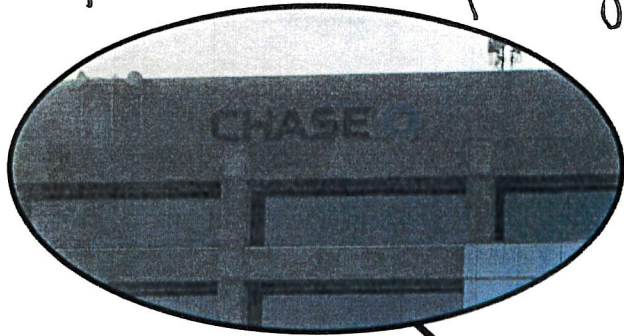
**10**  
MULTI-FAMILY  
within 1 mile



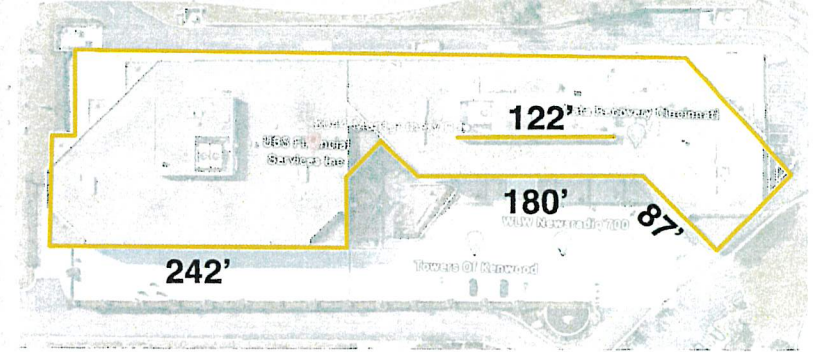
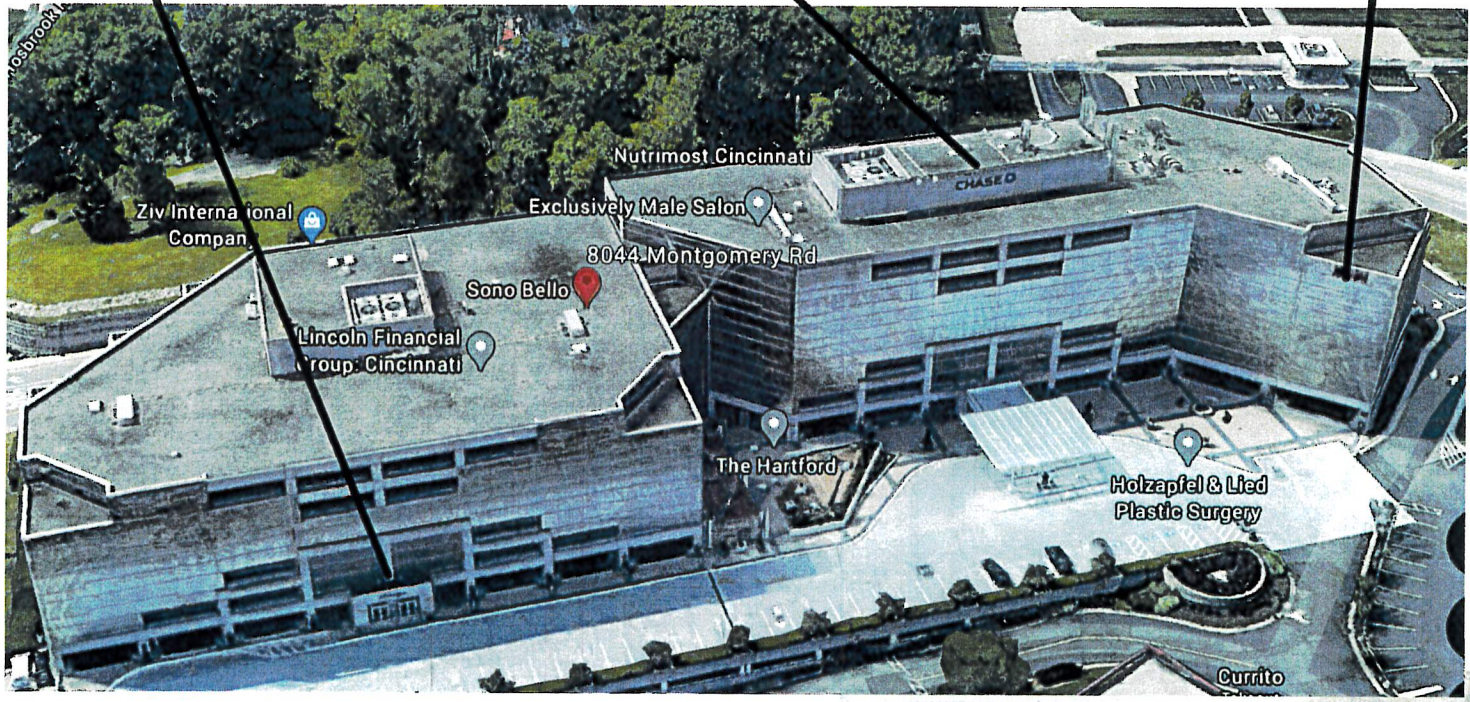
# Existing Building Signs



12.5 sq.ft.



56 sq.ft.





FUTURE TENANT

FUTURE TENANT

CHASE

FUTURE TENANT

FUTURE TENANT

FUTURE TENANT

AT&T

GENESIS DRIVE CENTER

Genesis Drive

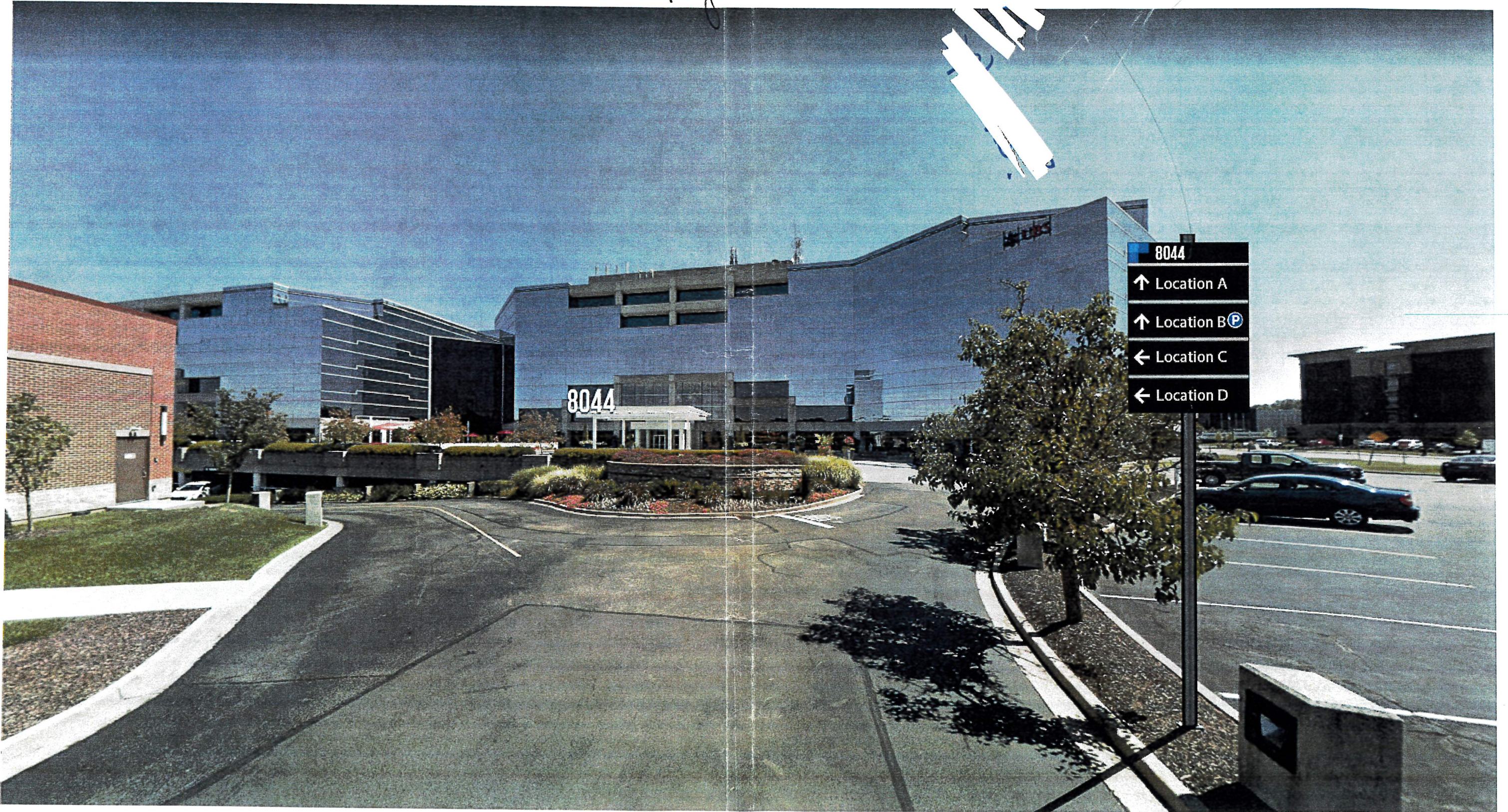
chitto

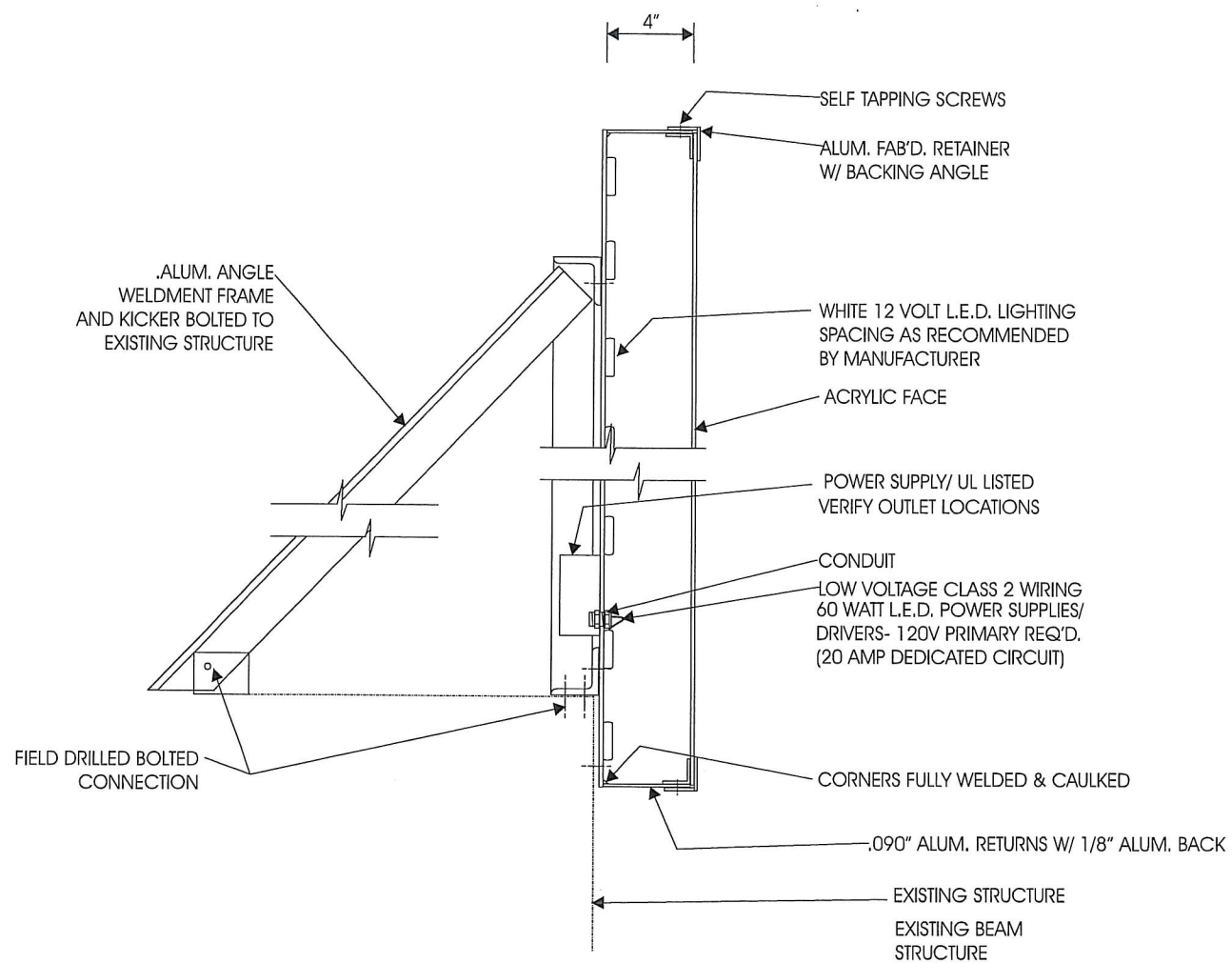


# MONTGOMERY ROAD ENTRY

SITE WAYFINDING - BUILDING SIGNAGE

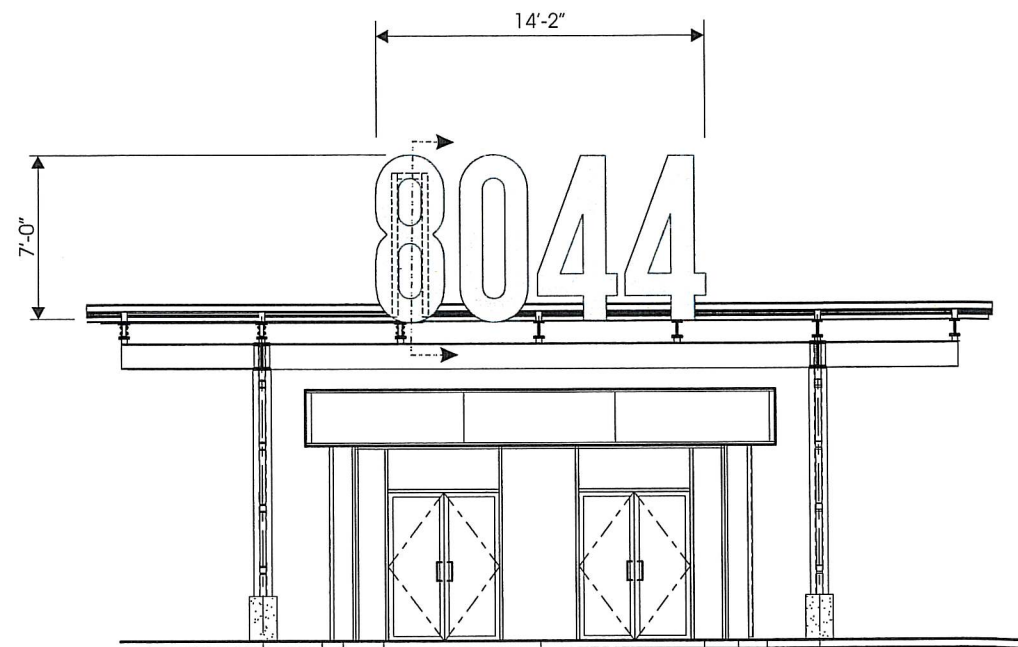
*Canopy*





VERTICAL SECTION  
THRU PROPOSED SIGN  
SCALE: NTS

PROPOSED SIGN *Canopy* **99.2SF**



PROPOSED SIGN ELEVATION  
SCALE: 1/8" = 1'-0"

SPECIFICATIONS

- 1) SIGN TO BE U.L. AND HAVE SEAL AFFIXED TO THE UNIT
- 2) ELECTRIC WIRING AND DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH 2017 OBC 3107.6, 2701.1 AND NFPA70
- 3) SIGN SHALL BEAR THE MANUFACTURER'S MARKINGS ( HLS) AND SHALL BE MAINTAINED BY HLS
- 4) PVC & ACRYLIC. SHALL CONFORM TO ASTM D635 SPECIFICATIONS
- 5) PROPOSED MAXIMUM SIGN LETTER WT. = < 100#
- 6) ALL EXPOSED METAL NON-PLATED SURFACES TO BE FINISHED W/ CATALYZED ACRYLIC POLYURETHANE ENAMEL PAINT.
- 7) GRAPHIC LAYOUT & COLORS PER CUSTOMER SPEC'S.
- 8) ALUM. TO BE ALLOY 5052
- 9) ALUM. EXTRUSION TO BE ALLOY 6061
- 10) BOLTS TO CONFORM TO ASTM A193 GRADE B OR EQ.
- 11) ALUM. ANCHOR RODS TO BE ALLOY 2011-T3
- 12) SILICONE ADHESIVE TO BE G.E. #RTV108 (OR EQ.) HIGH PERFORMANCE INDUSTRIAL ADHESIVE SEALANT

FIELD VERIFY SIZES & ELECT. OUTLET LOCATIONS

DESIGN LOADS

2017 OHIO BUILDING CODE  
BASIC WIND SPEED (3 SECOND GUST) = 115 MPH  
WIND EXPOSURE 'C'  
DESIGN WIND PRESSURE = 37.5 PSF  
WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS

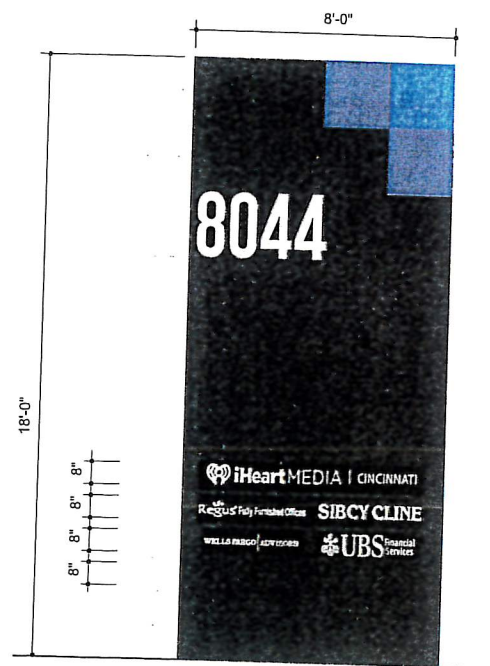


SCALE: NOTED		APPROVED BY:	DRAWN BY: Rct
DATE: 7-27-20			REVISED:
PROPOSED ADDRESS SIGN ON CANOPY			
KENWOOD TOWERS			DRAWING NUMBER 78379-7

Montgomery Road

replaces existing

EXTERIOR WAYFINDING  
SIGNAGE + SITE UPGRADES



A1

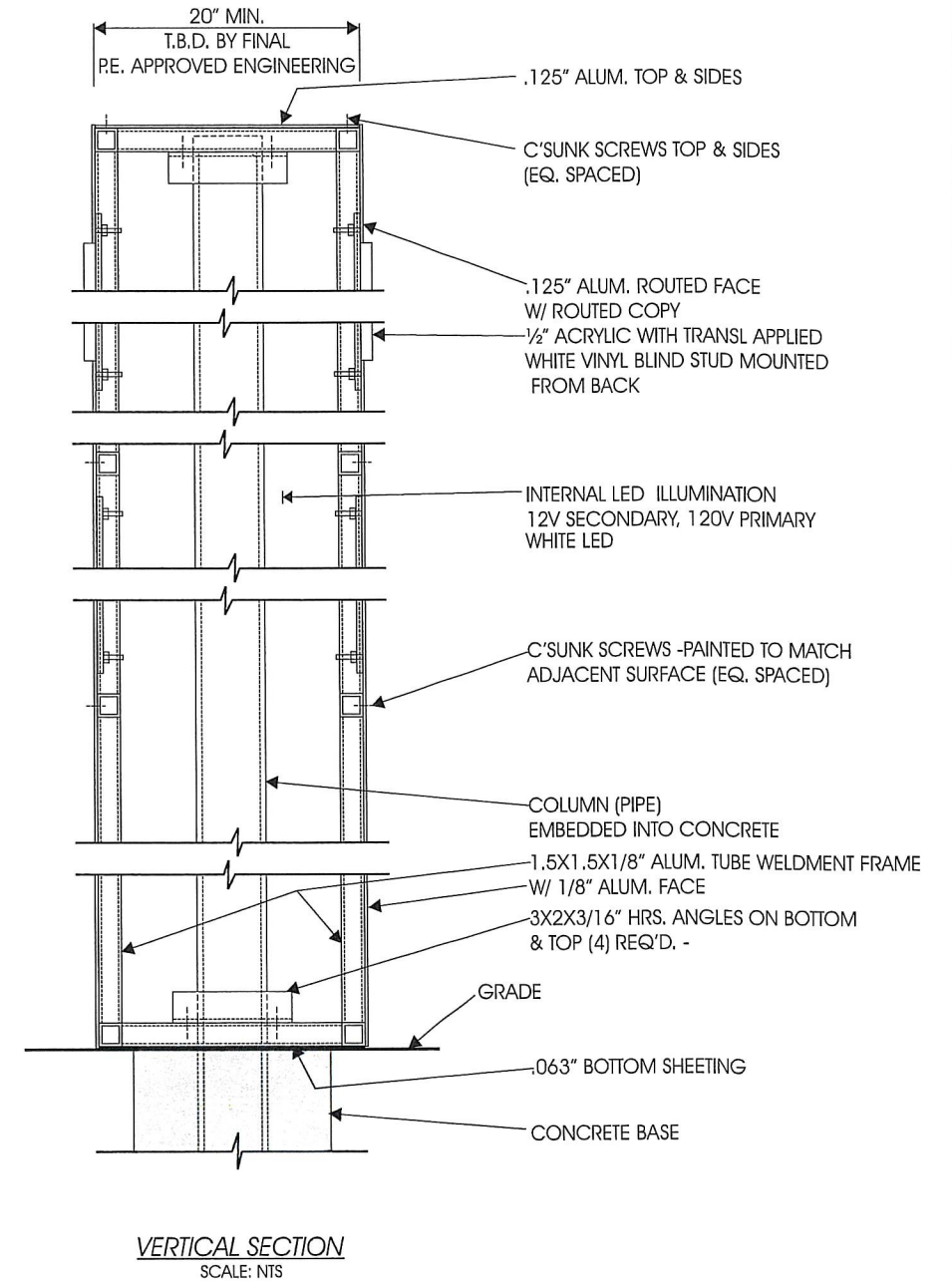
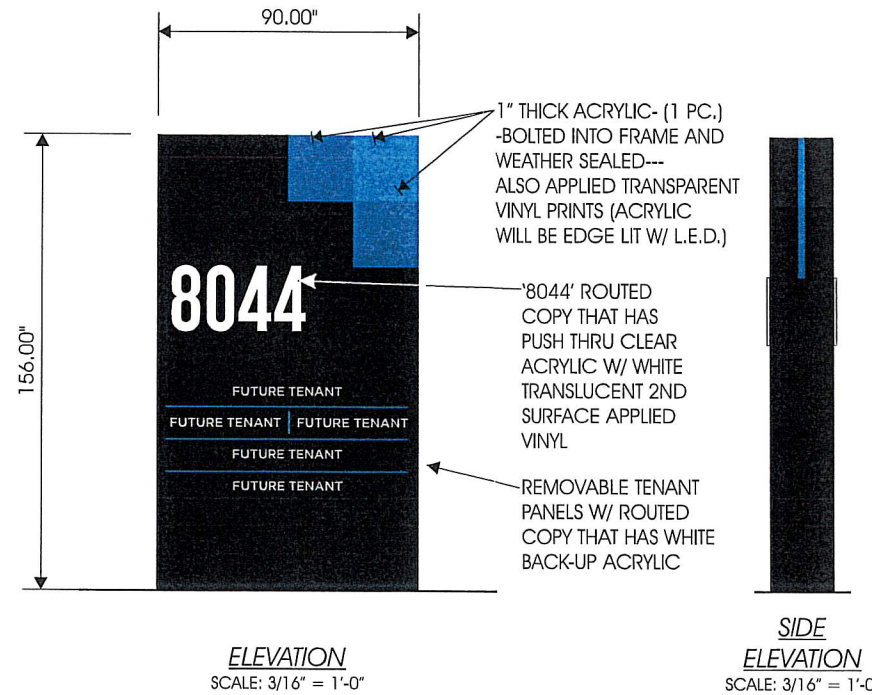
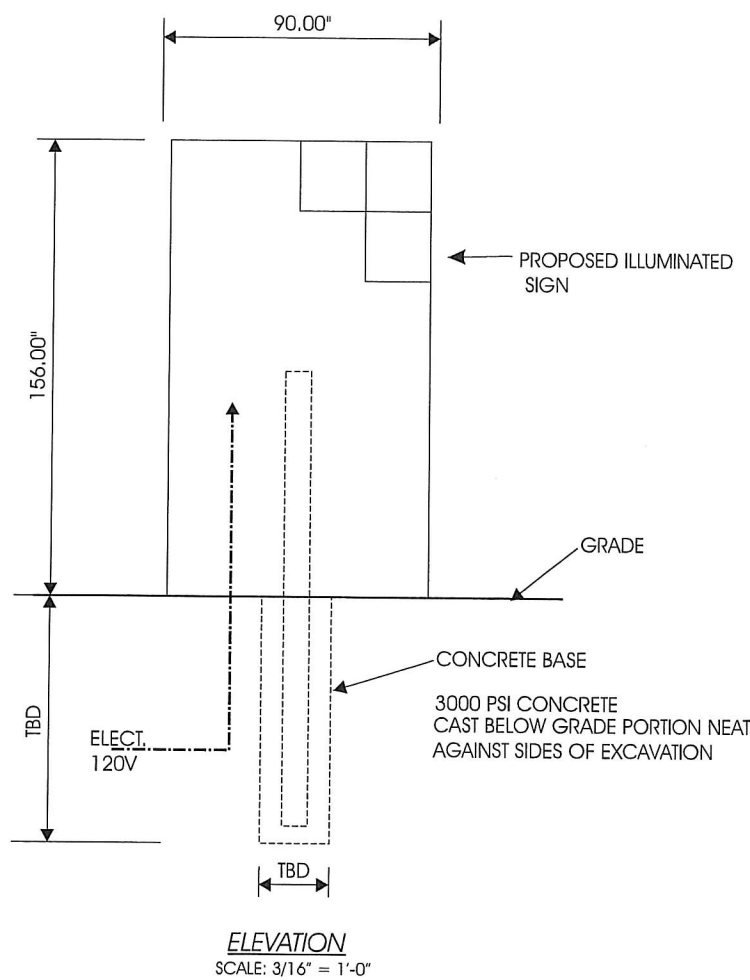






97.5SF

Hosbrook Road



**DESIGN LOADS**

2017 OBC  
BASIC WIND SPEED (3SECOND GUST) = 115 MPH  
WIND EXPOSURE C  
DESIGN WIND PRESSURE = 32.5 PSF  
WIND LOADS CONTROL DESIGN OVER SEISMIC LOADS

**SPECIFICATIONS**

- 1) ALL SIGNS TO BE U.L. AND HAVE SEAL AFFIXED TO THE UNIT
- 2) ELECTRIC WIRING AND DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH 2017 OBC 3107.6, 2701.1 AND NFPA70
- 3) ALL SIGNS SHALL BEAR THE MANUFACTURER'S MARKINGS AND SHALL BE MAINTAINED BY HOLTHAUS SIGNS
- 4) POLYCARB. FACE SHALL CONFORM TO ASTM D635 SPECIFICATIONS
- 5) PROPOSED MAXIMUM SIGN WT. = < 370#
- 6) ALL EXPOSED METAL NON-PLATED SURFACES TO BE FINISHED W/ CATALYZED ACRYLIC POLYURETHANE ENAMEL PAINT.
- 7) GRAPHIC LAYOUT & COLORS PER CUSTOMER SPEC'S.
- 8) ALUMINIUM EXTRUSIONS SHALL BE 6061-T6 ALLOY
- 9) ALL WELDS SHALL BE MADE WITH ALLOY 4043 FILLER
- 10) ALL BOLTS SHALL BE CONFORM TO ASTM A307 OR SAE J429

<b>HLS</b> HOLTHAUSLACKNER SIGNS		
SCALE: NOTED	APPROVED BY:	DRAWN BY: Rct
DATE: 7-27-20		REVISED:
<b>PROPOSED ILLUMINATED GROUND SIGN</b>		
KENWOOD TOWERS		DRAWING NUMBER 78379-4

Hosbrook Road

### Zoning Information

The subject property is zoned "OO", Planned Office District within the Kenwood SPI Overlay District of the Township of Sycamore

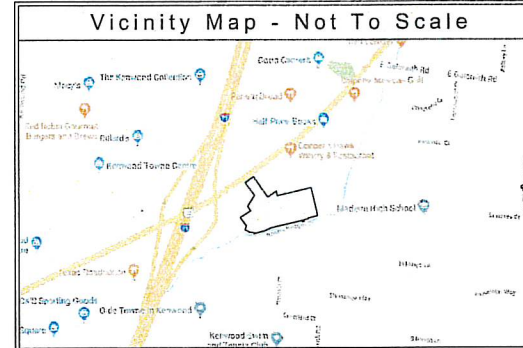
Front Setback: 40 Feet  
 Side Setback: 10 Feet  
 Rear Setback: 20 Feet  
 Maximum Building Height: 6-7 stories  
 Minimum Lot Size: 20,000 SqFt  
 Minimum Lot Width: 100 Feet  
 Maximum Impervious Surface: High intensity office uses allow for an impervious surface coverage in excess of 0.65 for S-PUD developments. As approved by Case No. 2-86 and Resolution No. 755, approving the planned unit development and site plan.  
 Parking Formula: 1,089 total parking spaces (per final development plan, dated July 28, 1987)  
 Per Sec. 12-2.2 Vehicular use area, Existing uses, The off-street parking and loading requirements of this Chapter shall not apply to buildings and land uses legally in existence on the effective date of amendment of this Resolution unless modified in the manner stated in Section 12-2.1 and further provided that any parking or loading facilities now serving such buildings or uses shall not in the future be reduced below these requirements."

The zoning information shown above was provided by American Zoning Services in the Zoning Information Project for 8044 Montgomery Road, Cincinnati, OH having a date of effect of March 14, 2019, pursuant to item 6b of Table A.

Note: The zoning setbacks referenced above are not shown on the drawing as they are subject to interpretation beyond the scope of the survey.

### Items Corresponding to Schedule B-II

15. Easement for Highway Purposes to the State of Ohio, filed for record June 8, 1936, in Deed Book 1713, Page 424, of the Hamilton County, Ohio Records. *Item references subject property and is shown hereon.*
16. Easement to Joseph J. Carroll, filed for record November 27, 1957, in Deed Book 2934, Page 586, of the Hamilton County, Ohio Records. *Item references subject property and is shown hereon.*
17. Agreement to Board of County Commissioners of Hamilton County, Ohio, filed December 17, 1957 and recorded in Deed Book 2937, Page 348, of the Hamilton County, Ohio Records. *Item references a 0.69 Acre parcel of land of which the subject property is part, and is shown hereon.*
18. Sewer easement as shown on plat recorded in Plat Book 267, Page 56 and as disclosed by County Resolution No. 755 dated October 15, 1986 and recorded in Deed Book 4391, Page 1685 and depicted on the related plat recorded in Plat Book 264, Page 89, of the Hamilton County, Ohio Records. *Item references subject property and is shown hereon.*
19. Easement to The Cincinnati Gas and Electric Company, filed for record August 30, 1988, in Official Record 4822, Page 1867, of the Hamilton County, Ohio Records. *Item references subject property and is shown hereon.*
20. Terms and conditions of the easements set out in that certain Reciprocal Easement Agreement by and between Duke Associates No. 51 Limited Partnership and Robert N. Sibcy and Pamela D. Sibcy dated October 31, 1988, and recorded in Official Record Book 4885, Page 578, Hamilton County, Ohio Records. *Item references subject property and is blanketed in nature.*
21. Terms and conditions of the easements set out in that certain Easement Agreement by and among Alfred S. Kaslner, Trustee, Joan K. Lang, Donald F. Lang and William Schaffer, Trustees and Duke Associates No. 51 Limited Partnership dated December 13, 1988, filed January 31, 1989, and recorded in Official Record 4931, Page 585, of the Hamilton County, Ohio records. *Item references subject property and is shown hereon.*
22. Terms and conditions of the easements set out in that certain Easement and Maintenance Agreement by and between Tom Sweeney, Inc., an Ohio Corporation and Duke Associates No. 51 Limited Partnership, an Indiana Limited Partnership dated May 8, 1989 and recorded June 7, 1989 in Official Record 5020, Page 76, of the Hamilton County, Ohio Records, as affected by the Partial Release of Easement & Maintenance Agreement recorded March 31, 2014, in Official Record 12569, Page 1470, of the Hamilton County, Ohio, Records. *Item references a Greenbelt Easement that is shown hereon. Item references an Ingress and Egress Easement that is not plottable due to a lack of descriptive information in the recorded documents. A portion of the Released Parcel, which is not part of the subject property, is shown hereon.*
23. Right of Entry Agreement to Warner Cable Communications, Inc., filed August 16, 1996 and recorded in Official Record 7131, Page 1703, of the Hamilton County, Ohio Records. *Item references subject property and is blanketed in nature.*
24. Terms and conditions of the easements set out in that certain Easement Agreement by and between Board of Township Trustees of Sycamore Township and Duke Realty Limited Partnership dated December 30, 2008, filed for record January 2, 2009 in Official Record Book 11033, Page 705, as amended by Amendment to Easement Agreement by and between The Board of Township Trustees of Sycamore Township, Hamilton County, Ohio and Duke Realty Limited Partnership, dated August 2, 2011, filed for record August 15, 2011 in Official Record 11738, Page 1817, Hamilton County, Ohio Records. *Item benefits subject property and is shown hereon.*
25. Easement to Duke Energy Ohio, Inc., filed for record March 6, 2012, in Official Record 11958, Page 794, of the Hamilton County, Ohio Records. *Item references subject property and is shown hereon.*
26. Easement Agreement by and between Duke Realty Limited Partnership, an Indiana limited partnership and P & P Real Estate, LLC, a Kentucky limited liability company, filed June 7, 2013 and recorded in Official Record 12333, Page 2600, of the Hamilton County, Ohio Records. *Item references subject property and is shown hereon.*
27. Sanitary Sewer Easement as shown on Dedication Plat filed November 27, 2013 and recorded in Plat Book 439, Page 78, of the Hamilton County, Ohio Records. *Item references subject property and is shown hereon.*



### Record Description Continued

TRACT II:  
 Auditor's Parcel No. 600-0080-0011  
 Situated in the Township of Sycamore, County of Hamilton and State of Ohio:  
 And known as being situated in Section 7, Town 4, Entire Range 1, of the Miami Purchase, Sycamore Township, Hamilton County, Ohio and being part of the lands conveyed to Duke Realty Limited Partnership in O.R. 9358, Page 6761 of the Hamilton County, Ohio Recorder's Office, the boundary of which being more particularly described as follows:  
 Commencing at the centerline intersection of Hosbrook Road and Montgomery Road;  
 Thence along the centerline of Montgomery Road, and with a curve to the right, an arc distance of 225.09 feet to a point of tangency, said curve having a radius of 5729.65 feet and a chord bearing South 48 deg. 16' 18" West for 225.08 feet;  
 Thence continuing, along said centerline, South 49 deg. 23' 29" West a distance of 417.99 feet;  
 Thence South 40 deg. 35' 31" East a distance of 51.90 feet to the true point of beginning for this description, witness a found cross notch lying North 0.7 feet;  
 Thence along the East line of the above referenced parcel, South 40 deg. 35' 31" East a distance of 248.10 feet, reference a cross notch found 0.19 feet South and 0.41 feet West;  
 Thence along the South line of said parcel, South 49 deg. 24' 29" West a distance of 100.00 feet to a pk nail found;  
 Thence along the West line of said parcel, North 40 deg. 35' 31" West passing a pk nail found at 97.12 feet a total distance of 248.10 feet to a point in the Southerly right of way line of Montgomery Road, witness a found 5/8-inch iron pin lying North 1.5 feet and West 1.3 feet;  
 Thence along the Southerly right of way line of Montgomery Road, North 49 deg. 24' 29" East a distance of 100.00 feet to the point of beginning.  
 Containing 0.570 acres more or less.  
 Bearings are based on the North line of Kenwood Village Block "H" being South 89 deg. 34' 00" West as per deed recorded in Deed Book 4389, Page 569 of the Hamilton County Recorder's Office.  
 Tract III - Easement:  
 Non-exclusive easements as created, limited and defined in Reciprocal Easement Agreement by and between Duke Associates No. 51 Limited Partnership and Robert N. Sibcy and Pamela D. Sibcy dated October 31, 1988, and recorded in Official Record Book 4885, Page 578, Hamilton County, Ohio Records.  
 Tract IV - Easement:  
 Non-exclusive easements as created, limited and defined in Easement Agreement by and between Board of Township Trustees of Sycamore Township and Duke Realty Limited Partnership dated December 30, 2008, filed for record January 2, 2009 in Official Record Book 11033, Page 705, as amended by Amendment to Easement Agreement by and between The Board of Township Trustees of Sycamore Township, Hamilton County, Ohio and Duke Realty Limited Partnership, dated August 2, 2011, filed for record August 15, 2011 in OR Book 11738, Page 1817, Hamilton County, Ohio Records.  
 Tract V - Easement:  
 Non-exclusive easements as created, limited and defined in Easement and Maintenance Agreement by and between Tom Sweeney, Inc., an Ohio Corporation and Duke Associates No. 51 Limited Partnership, an Indiana Limited Partnership dated May 8, 1989 and recorded June 7, 1989 in Official Record Volume 5020, Page 76 of the Hamilton County, Ohio Records, as affected by the Partial Release of Easement & Maintenance Agreement recorded March 31, 2014, in Official Record Volume 12569, Page 1470, of the Hamilton County, Ohio, Records.  
 Tract VI - Easement:  
 Non-exclusive easements as created, limited and defined in Easement Agreement by and among Alfred S. Kaslner, Trustee, Joan K. Lang, Donald F. Lang and William Schaffer, Trustees and Duke Associates No. 51 Limited Partnership dated December 13, 1988, and recorded January 31, 1989, in Official Record Volume 4931, Page 585, Hamilton County, Ohio records.  
 The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by Chicago Title Insurance Company, Commitment No. 19620184, dated February 18, 2019.

### Miscellaneous Notes

- MN1 The monuments referenced hereon (found or set) are in good condition and undisturbed (unless otherwise noted) at or near existing grade. All set pins are 5/8" wide x 30" long with an identification cap bearing the number "7911".
- MN2 The visible posted address of the subject property is 8044 Montgomery Road, Cincinnati, OH
- MN3 The subject property surveyed contains an area of 5.271 acres (229,605 square feet), more or less.
- MN4 There are 45 exterior regular parking spaces (36 of those are assigned to Sibcy Cline) and 1105 parking garage spaces, and 21 garage handicapped parking spaces for a total of 1171 parking spaces located on the subject property.
- MN5 At the time of survey, there was no observable evidence of earth moving work, building construction or building additions.
- MN6 At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- MN7 The surveyor was not provided any documentation, was not made aware, and did not observe, any ground markings on the surveyed property with regards to wetlands located on the surveyed property. No environmental assessment or audit was performed on the subject parcel by Bock and Clark Corp.
- MN8 Bearings shown hereon are based on the westerly Right-of-Way line of Hosbrook Road, Hamilton County, Ohio. A bearing of S17°36'40"E was used.
- MN9 Subject property has direct access to Montgomery Road, and Hosbrook Road, which are dedicated, public Rights-of-Way. Subject property has indirect access through Tract VI to Montgomery Road and indirect access through Tract V to Hosbrook Road and access to Ronald Reagan Drive through Tract IV.
- MN10 Some features shown on this plat may be shown out of scale for clarity. All dimensions shown are in feet and decimals thereof.
- MN11 There are no gaps, gores, overlaps or hiatus inherent to the surveyed property based on the field survey performed and the title commitments provided, and all parcels are contiguous.
- MN12 At the time of survey, there was no observable evidence of site use as a cemetery or burial ground.
- MN13 At the time of the survey, there was no observed evidence of substantial areas of refuse.
- MN14 Survey prepared by: NV5, 7362 Kingsgate Way Suite A, West Chester, OH 45069. Phone (800)787-8392, Fax (513)779-9973 or Email Steve.Harsley@nv5.com

### Record Description

TRACT I:  
 Auditor's Parcel No. 600-0080-0772  
 Situated in the Township of Sycamore, County of Hamilton and State of Ohio:  
 And known as being situated in Section 7, Entire Range 1, of the Miami Purchase, Sycamore Township, Hamilton County, Ohio and being part of a 6.212 acre tract conveyed to Duke Realty Limited Partnership in Deed Book 9358 Page 6761 of the Hamilton County Recorder's Office the boundary of which being more particularly described as follows:  
 Commencing at a found pipe at the Northwest corner of Lot 6 of Kenwood Village Subdivision Block "H" as recorded in the Hamilton County, Recorder's Office Registered Land Plat Book 25 Pages 41 & 42, said point also being in the South line of the aforementioned 6.212 acre tract;  
 Thence continuing along the South line of the 6.212 acre tract North 85 deg. 05' 27" West (North 89 deg. 34' 00" West on survey) a distance of 138.98 feet and North 00 deg. 11' 00" West a distance of 69.37 feet to the true point of beginning;  
 Thence continuing along the lines of said 6.212 acre tract the following Thirteen (13) Courses:  
 1. North 00 deg. 11' 00" West for a distance of 8.83 feet to a point to an iron pin set.  
 2. South 88 deg. 59' 00" West for a distance of 41.78 feet to a point to an iron pin set.  
 3. North 64 deg. 33' 09" West for a distance of 55.93 feet to an iron pin set.  
 4. North 16 deg. 39' 00" East for a distance of 40.98 feet to an iron pin set.  
 5. North 40 deg. 35' 31" West for a distance of 100.00 feet to an iron pin set.  
 6. North 52 deg. 12' 29" East for a distance of 98.07 feet to an iron pin found.  
 7. North 49 deg. 24' 29" East for a distance of 21.93 feet to an iron pin found.  
 8. North 40 deg. 35' 31" West for a distance of 49.00 feet to an iron pin found, referencing a centerline monument on US 22 (Montgomery Road) bearing North 27 deg. 10' 13" West at a distance of 257.04 feet.  
 9. North 27 deg. 23' 20" East for a distance of 128.39 feet to a pk nail found.  
 10. South 40 deg. 35' 31" East for a distance of 97.12 feet to a pk nail set.  
 11. North 49 deg. 24' 29" East for a distance of 199.52 feet to an iron pin found referencing a centerline monument on US 22 (Montgomery Road) bearing North 89 deg. 48' 08" East at a distance of 375.80 feet.  
 12. South 17 deg. 36' 40" East for a distance of 47.90 feet to an iron pin found.  
 13. North 72 deg. 23' 20" East for a distance of 337.41 feet to an iron pin found in the West right-of-way line of Hosbrook Road.  
 Thence along the said West right-of-way line of Hosbrook Road South 17 deg. 36' 40" East for a distance of 279.89 feet to an iron pin found;  
 Thence along the lines of the property of Sycamore Township as listed in Deed Book 11033, Page 695 in the records of Hamilton County, Ohio Recorder's Office for the following Nine (9) Courses:  
 1. South 72 deg. 37' 37" West for a distance of 98.85 feet to an iron pin found;  
 2. South 17 deg. 16' 08" East for a distance of 8.40 feet to an iron pin found;  
 3. South 72 deg. 35' 30" West for a distance of 44.74 feet to an iron pin found;  
 4. South 17 deg. 53' 28" East for a distance of 14.69 feet to an iron pin found;  
 5. South 72 deg. 06' 32" West for a distance of 17.69 feet to an iron pin found;  
 6. North 17 deg. 53' 28" West for a distance of 13.97 feet to an iron pin found;  
 7. South 72 deg. 16' 32" West for a distance of 399.77 feet to an iron pin found;  
 8. South 51 deg. 08' 31" West for a distance of 74.17 feet to an iron pin found;  
 9. South 72 deg. 32' 28" West for a distance of 104.81 feet to an iron pin found at the True Point of beginning for the land herein described.  
 Containing 4.701 acres.  
 The basis of the bearings used is based on the deed bearings in Deed Book 11030, Page 629.  
 The above description is the result of a survey prepared by William J. Law III (Brandtletter Carroll Inc.), Ohio Registered Surveyor No. 7242, dated February 18, 2011.  
 Continued to the Left

### ALTA/NSPS Land Title Survey

**Towers of Kenwood**  
 NV5 Project No. 201900714-001  
 8044 Montgomery Road, Cincinnati, OH  
 based upon Title Commitment No. 19620184  
 of Chicago Title Insurance Company  
 bearing an effective date of February 18, 2019  
 Surveyor's Certification

To: DRA Fund IX-A LLC, its successors and assigns; Chicago Title Insurance Company; G&I IX Towers of Kenwood LLC, its successors and assigns; Bank of America, N.A., in its capacity as Administrative Agent and Bock & Clark Corporation, an NV5 Company

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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on February 25, 2019.

DAVID J. KUETHE  
 S-7911  
 REGISTERED PROFESSIONAL SURVEYOR

David J. Kuehle PLS  
 Registration No. 7911  
 In the State of Ohio  
 Date of Survey: February 25, 2019  
 Date of Last Revision: April 8, 2019  
 NV5 Network Project No. 201900714-001 BJK

Sheet 1 of 2

### Flood Note

By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community No. 390204, Map No. 39061C0253E which bears an effective date of February 17, 2010 and is not in a Special Flood Hazard Area. As shown on the FEMA website (http://msc.fema.gov) by firmette created on March 4, 2019 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

### Project Revision Record

Date	Description	Date	Description
03/12/2019	Client Comments	4/5/2019	B&C Comments
03/26/2019	Client Comments	4/8/2019	Client Comments
03/28/2019	Client Comments		
Field Work: MG	Drafted: DJK	Checked By: DJK	FB & PG:

### Significant Observations

None Apparent

### Legal

The use of this document's format is strictly prohibited and contingent upon the written consent and permission of Bock & Clark Corporation, an NV5 Company.  
 © 2019 Bock & Clark Corporation, an NV5 Company  
 This survey was prepared for the purpose of this real estate transaction only and no further parties other than those certified above shall rely on it for any other purpose or transaction.

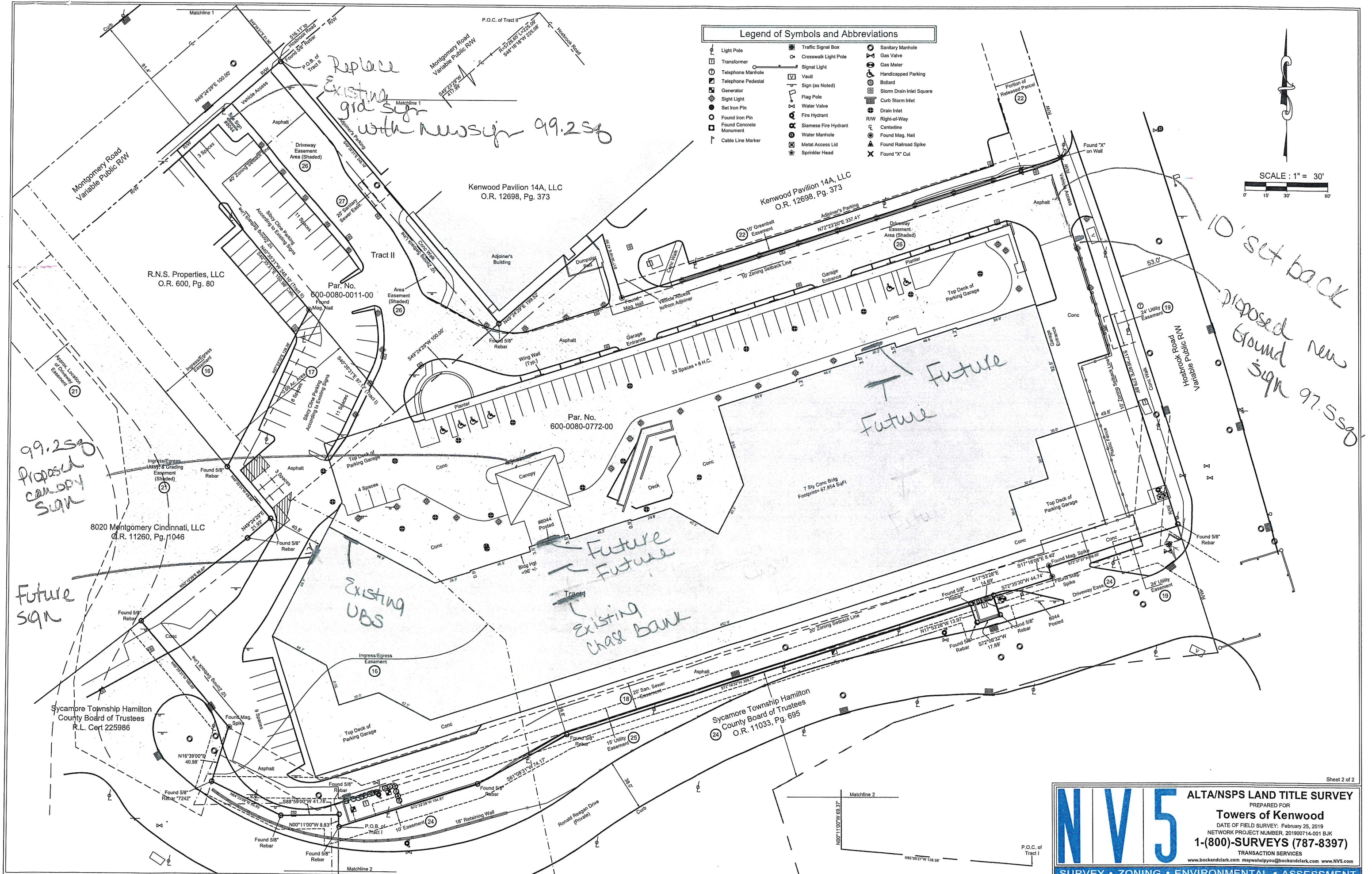
**Bock & Clark Corporation**  
 an NV5 Company

# NV5

**Transaction Services 1-800-SURVEYS (787-8397)**  
 3550 W. Market Street, Suite 200, Akron, Ohio 44333  
 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

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Branch Job No.: 1201900088



Light Pole	Traffic Signal Box	Sanitary Manhole
Transformer	Crosswalk Light Pole	Gas Valve
Telephone Manhole	Signal Light	Gas Meter
Telephone Pedestal	Vault	Handicapped Parking
Generator	Sign (as Noted)	Bollard
Sight Light	Flag Pole	Storm Drain Inlet Square
Set Iron Pin	Water Valve	Curb Storm Inlet
Found Iron Pin	Fire Hydrant	Drain Inlet
Found Concrete Monument	Siamese Fire Hydrant	R/W Right-of-Way
Cable Line Marker	Water Manhole	Centerline
	Metal Access Lid	Found Mag. Nail
	Sprinkler Head	Found Railroad Spike
		Found "X" Cut

SCALE: 1" = 30'

**NV5** ALTA/NSPS LAND TITLE SURVEY  
 PREPARED FOR  
**Towers of Kenwood**  
 DATE OF FIELD SURVEY: February 25, 2019  
 NETWORK PROJECT NUMBER: 201900714-001 BJK  
**1-(800)-SURVEYS (787-8397)**  
 TRANSACTION SERVICES  
 www.bockandclark.com maynehelptyou@bockandclark.com www.NV5.com

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