ALTA/NSPS LAND TITLE SURVEY

7867, 7877 & 7887 BEECHMONT AVENUE PART OF HITE'S MILITARY SURVEY #608 ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO

TRACT 1 EXHIBIT "A" LEGAL DESCRIPTION

SITUATE IN ANDERSON TOWNSHIP. IN THE COUNTY OF HAMILTON, AND STATE OF OHIO, BEING PART OF A. HITE'S MILITARY SURVEY NO. 608. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ATA POINT IN THE CENTER OF THE OHIO PIKE 997.9 FEET WESTWARDLY, MEASURED ALONG SAID OHIO PIKE, FROM THE POINT WHERE SAID OHIO PIKE IS INTERSECTED BY THE WEST LINE OF SAID HITE'S SURVEY NO. 608 (SAID WEST LINE BEING ALSO THE CENTER LINE OF ASBURY ROAD); THENCE SOUTH 0°10' EAST 250 FEET TO A POINT: THENCE EASTWARDLY PARALLEL WITH THE CENTER LINE OF OHIO PIKE 75 FEET TO A POINT; THENCE NORTH 0° 10' WEST PARALLEL WITH THE LINE FIRSTLY HEREIN DESCRIBED 250 FEET TO A POINT IN THE CENTER OF OHIO PIKE; THENCE WESTWARDLY WITH THE CENTER OF OHIO PIKE 75 FEET TO

TRACT 1 SCHEDULE BII ITEMS:

FROM TITLE COMMITMENT CONDUCTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER A34363-1605-16, WITH AN EFFECTIVE DATE OF JULY 30, AT 7:59 A.M.

ITEMS 1-13, AND 20-23 ARE NOT SURVEY RELATED.

SCHEDULE BII ITEMS:

- 14. SLOPE EASEMENT IN FAVOR OF THE STATE OF OHIO, AS SET FORTH IN EASEMENT FOR HIGHWAY PURPOSES DATED SEPTEMBER 27, 1957 AND RECORDED IN DEED BOOK 3769, PAGE 864, HAMILTON COUNTY, OHIO RECORDS.
- EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON 15. PERPETUAL EASEMENT AND RIGHT OF WAY FOR PUBLIC HIGHWAY AND ROAD PURPOSES IN FAVOR OF THE STATE OF OHIO, AS SET FORTH IN EASEMENT FOR HIGHWAY PURPOSES DATED APRIL 8, 1957 AND RECORDED IN DEED BOOK 3770, PAGE 837, HAMILTON COUNTY, OHIO RECORDS.
- EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON 16. TEMPORARY EASEMENT IN FAVOR OF THE STATE OF OHIO. FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 11, 2014 AND RECORDED MAY 29, 2015 IN OFFICIAL RECORD BOOK 12906, PAGE 2001, HAMILTON COUNTY, OHIO RECORDS.
- EASEMENT IS LISTED AS TEMPORARY AND MAY HAVE EXPIRED 17. EASEMENT IN FAVOR OF THE STATE OF OHIO FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 11, 2014 AND RECORDED MAY 29, 2015 IN OFFICIAL RECORD BOOK 12906. PAGE 1996. HAMILTON COUNTY. OHIO RECORDS.
- EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON 18. MATTERS. INCLUDING BUT NOT LIMITED TO TERMS. CONDITIONS. PROVISIONS. MAINTENANCE OBLIGATIONS. RESTRICTIONS. AND PERMANENT PRIVATE DRAINAGE EASEMENT FOR STORM WATER DETENTION PURPOSES, AS SET FORTH ON DEDICATION PLAT RECORDED IN PLAT BOOK 328, PAGE 24, HAMILTON COUNTY, OHIO RECORDS.
- EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON 19. FOR INFORMATIONAL PURPOSES: AUDITOR'S PARCEL NO. 500-0203-0335 WAS CREATED PURSUANT TO DEED OF ACCEPTANCE BY THE COUNTY OF HAMILTON, STATE OF OHIO RECORDED DECEMBER 17, 1999 IN OFFICIAL RECORD BOOK 8149, PAGE 899 AND WAS ERRONEOUSLY REFERRED TO AS "BEECHMONT AVENUE". "KING LOUIS COURT" WAS DEDICATED PURSUANT TO RIGHT OF WAY DEDICATION PLAT RECORDED IN PLAT BOOK 349, PAGE 78 AND ACCEPTED BY HAMILTON COUNTY PURSUANT TO AMENDED DEED OF ACCEPTANCE RECORDED SEPTEMBER 6, 2000 IN OFFICIAL RECORD BOOK 8363, PAGE 940 AND

RELATED PLAT BOOK 355, PAGE 24, HAMILTON COUNTY, OHIO RECORDS. EASEMENTS ARE NOT ON SUBJECT PARCEL BUT SHOWN HEREON

TRACT 2 EXHIBIT "A" LEGAL DESCRIPTION

FROM TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. SITUATE IN HAMILTON COUNTY, OHIO:

PARCEL ONE: BEGINNING AT THE POINT OF INTERSECTION OF OHIO PIKE AND ASBURY ROAD AND PASSING EASTWARDLY ALONG THE CENTER LINE OF OHIO PIKE 1072.9 FEET TO A POINT; THENCE SOUTH 250 FEET ALONG THE EAST LINE OF JOHN W. HAWKINS PROPERTY (DB 1393, P 138) TO A POINT WHICH IS THE SOUTHEAST COMER OF WILBUR HAWKINS PROPERTY AND THE REAL POINT OF BEGINNING; THENCE SOUTHWARDLY, SEVENTY FIVE (75) FEET TO A POINT: THENCE WESTWARDLY, TWO HUNDRED, AND TWENTY FIVE (225) FEET TO A POINT IN C. AYERS LINE; THENCE NORTHWARDLY WITH C. AYERS' LINE A DISTANCE OF SEVENTY FIVE (75) FEET TO A POINT, THENCE EASTWARDLY PARALLELING OHIO PIKE A DISTANCE OF TWO HUNDRED AND TWENTY FIVE (225) FEET TO A POINT AND PLACE OF BEGINNING. THIS LOT OF 75 FOOT FRONTAGE FACES ON AN UNDEDICATED 40 FOOT WIDE ROADWAY, RUNNING BACK FROM THE SOUTH LINE OF OHIO PIKE, AND SAID UNDEDICATED ROADWAYS WESTERN LINE COINCIDES WITH AND IS THE SAME AS THE EAST LINE OF THE WILBUR HAWKINS LOT AND THE 75 FOOT FRONT LINE OF THE LOT HEREIN

PARCEL TWO: BEGINNING AT THE POINT OF INTERSECTION OF OHIO PIKE AND ASBURY ROAD AND PASSING EASTWARDLY ALONG THE CENTER LINE OF OHIO PIKE 1072.9 FEET TO A POINT: THENCE SOUTH 325 FEET ALONG THE EAST LINE OF JOHN W. HAWKINS PROPERTY (DB 1393 P 138) TO A POINT WHICH IS 75 FEET SOUTH OF THE SOUTH EAST COMER OF WILBUR HAWKINS PROPERTY AND THE REAL PLACE OF BEGINNING; THENCE SOUTHWARDLY FIFTEEN (15) FEET TO A POINT: THENCE WESTWARDLY TWO HUNDRED TWENTY FIVE (225) FEET TO A POINT IN C. AYERS LINE; THENCE NORTHWARDLY WITH C. AYERS LINE, A DISTANCE OF FIFTEEN (15) FEET TO A POINT; THENCE EASTWARDLY PARALLELING OHIO PIKE A DISTANCE OF TWO HUNDRED TWENTY FIVE (225) FEET TO A POINT AND PLACE OF BEGINNING. THIS LOT OF 15 FOOT FRONTAGE FACES ON AN UNDEDICATED 40 FOOT WIDE ROADWAY. RUNNING BACK FROM THE SOUTH LINE OF OHIO PIKE, AND SAID UNDEDICATED ROADWAY'S WESTERN LINE COINCIDES WITH AND IS THE SAME AS THE EAST LINE OF THE WILBUR HAWKINS LOT AND THE 15 FOOT FRONT LINE OF THE LOT HEREIN CONVEYED.

(#) TRACT 2 SCHEDULE BII ITEMS:

FROM TITLE COMMITMENT CONDUCTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER A34363-1604-16, WITH AN EFFECTIVE DATE OF JULY 30, AT 7:59 A.M. ITEMS 1-12, AND 15-20 ARE NOT SURVEY RELATED.

SCHEDULE BII ITEMS:

- 13. EASEMENT FOR PRIVATE WATER LINE AS SET FORTH IN INSTRUMENT DATED APRIL 22, 1944 AND RECORDED IN DEED BOOK 2039, PAGE 169, HAMILTON COUNTY, OHIO RECORDS. EASEMENT IS BLANKET IN NATURE
- 14. RIGHT OF WAY AND EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY IN FAVOR OF THE CINCINNATI GAS & ELECTRIC COMPANY, AS SET FORTH IN INSTRUMENT DATED AUGUST 27, 1947 AND RECORDED IN DEED BOOK 2261, PAGE 306, HAMILTON COUNTY, OHIO RECORDS. EASEMENT DESCRIBES WHAT IS NOW KING LOUIS COURT

TRACT 3 EXHIBIT "A" LEGAL DESCRIPTION

FROM TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

SITUATE IN ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO, BEING PART OF A. HITE'S MILITARY SURVEY NO. 608, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF OHIO PIKE, WHICH POINT IS 937.9 FEET EASTWARDLY. MEASURED ALONG THE CENTERLINE OF SAID PIKE FROM THE POINT WHERE SAID OHIO PIKE IS INTERSECTED BY THE WEST LINE OF SAID HITE'S SURVEY NO. 608 (SAID WEST LINE BEING ALSO THE CENTER LINE ASBURY ROAD); THENCE SOUTH 0°10' EAST FOR A DISTANCE OF 250 FEET TO A POINT; THENCE EASTWARDLY ON A LINE PARALLEL WITH THE CENTER LINE OF OHIO PIKE 60 FEET TO A POINT, WHICH POINT IS ALSO THE SOUTHWEST CORNER OF A LOT OWNED BY JOHN W. HAWKINS AND ALBERTA M. HAWKINS. HUSBAND AND WIFE: THENCE NORTH 0°10' WEST ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT, (AND WITH THE WEST LOT LINE OF LOT OWNED BY JOHN W. HAWKINS AND ALBERTA M. HAWKINS. HUSBAND AND WIFE) FOR A DISTANCE OF 250 FEET TO A POINT IN THE CENTER OF OHIO PIKE: THENCE WESTWARDLY WITH THE CENTER LINE OF OHIO PIKE FOR A DISTANCE OF 60 FEET TO THE PLACE

TRACT 3 SCHEDULE BII ITEMS:

FROM TITLE COMMITMENT CONDUCTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. COMMITMENT NUMBER A34363-1603-16, WITH AN EFFECTIVE DATE OF AUGUST 4, 2020 AT 7:59 A.M.

ITEMS 1-11 AND 16-20 ARE NOT SURVEY RELATED.

SCHEDULE BII ITEMS:

- 12 TEN (10) FOOT FASEMENT FOR INGRESS AND EGRESS AS RESERVED IN OHIO WARRANTY DEED DATED FEBRUARY 9, 1954 AND RECORDED MARCH 4, 1954 IN DEED BOOK 2669, PAGE 216, HAMILTON COUNTY, EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON
- 13 FASEMENT FOR HIGHWAY PURPOSES IN FAVOR OF THE STATE OF OHIO, DATED OCTOBER 21, 1957 AND RECORDED JANUARY 18, 1971 IN DEED BOOK 3769, PAGE 853, HAMILTON COUNTY, OHIO RECORDS.
- EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON 14. EASEMENT FOR HIGHWAY PURPOSES IN FAVOR OF THE STATE OF OHIO, DATED DECEMBER 21, 1928 AND RECORDED APRIL 8, 1929 IN DEED BOOK 1492, PAGE 77, HAMILTON COUNTY, OHIO RECORDS. EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON
- 15. EASEMENT FOR HIGHWAY PURPOSES IN FAVOR OF THE STATE OF OHIO, DATED DECEMBER 21, 1928 AND RECORDED APRIL 8, 1929 IN DEED BOOK 1491, PAGE 74, HAMILTON COUNTY, OHIO RECORDS. EASEMENTS ARE ON SUBJECT PARCEL AND SHOWN HEREON

BEECHMONT AVENUE

VICINITY MAP:

TABLE A ITEMS

1. MONUMENTS FOUND OR SET AS SHOWN

2. ADDRESSES ARE AS SHOWN HEREON.

3. BY INFORMATION PROVIDED BY FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39061C0379E, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 17, 2010. 4. GROSS LAND AREA AS SHOWN.

5. VERTICAL DATUM - U.S. STATE PLANE, NAD83 OHIO SOUTH (3402) ESTABLISHED FROM UTILIZING THE O.D.O.T. V.R.S. NETWORK.

6(a). A ZONING REPORT NOT PROVIDED BY THE INSURER

7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN.

7(b)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF BUILDINGS AT GROUND LEVEL AS SHOWN.

7(c). MEASURED HEIGHT OF BUILDINGS AS SHOWN.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN. 9. STRIPING OF PARKING SPACES AS SHOWN. 5 REGULAR; 0 ADA.

10(a). NO DIVISIONS OR PARTY WALLS DESIGNATED BY THE CLIENT WITH RESPECT TO THE ADJOINING PROPERTIES.

11. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

OUPS UTILITY LOCATE ORDERS: B021700980-00B B021700981-00B B021700985-00B

B021700993-00B B021700996-00B B021700997-00B

13. NAMES OF ADJOINERS AS SHOWN.

14. THE CLOSEST INTERSECTION IS THE INTERSECTION OF BEECHMONT AVENUE AND KING LOUIS COURT.

16. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE PROVIDED TO THE SURVEYOR. NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT TIME OF SURVEY.

20. PROFESSIONAL LIABILITY INSURANCE AVAILABLE ON REQUEST.

SURVEYORS NOTES:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WERE OBTAINED THROUGH A CERTIFIED TITLE COMMITMENT CONDUCTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER A34363-1603-16 WITH AN EFFECTIVE DATE OF AUGUST 4, 2020 AT 7:59 A.M., COMMITMENT NUMBER A34363-1605-16, WITH AN EFFECTIVE DATE OF JULY 30, AT 7:59 A.M., AND COMMITMENT NUMBER A34363-1604-16, WITH AN EFFECTIVE DATE OF JULY 30, AT 7:59 A.M.

ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE HAMILTON COUNTY RECORDERS OFFICE LOCATED IN CINCINNATI, OHIO.

OCCUPATION IN GENERAL MATCHED THE SURVEY

MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE

THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE

HORIZONTAL DATUM - U.S. STATE PLANE, NAD83 OHIO SOUTH (3402) ESTABLISHED FROM UTILIZING THE O.D.O.T. V.R.S. NETWORK. COORDINATES TAKEN TO GROUND AT LATITUDE N39°04'18.54801", LONGITUDE

THIS SURVEY MEETS ALL OF THE ACCURACY REQUIREMENTS FOR BOUNDARY SURVEYS AS SET FORTH BY

TRACT 3 HAS DIRECT ACCESS TO BEECHMONT AVENUE (S.R. 125) VIA CURB CUTS

W84°20'16.72798", PROJECT HEIGHT 719.261' GROUND SCALE FACTOR 1.00008369778761.

TRACT 3 CONSISTS OF ALL OF THE PROPERTY IDENTIFIED AS AUDITOR'S PARCEL NO. 500-0203-0124 AND 170 CONS., AND NO OTHER LAND

TRACT 3 IS THE SAME PROPERTY IDENTIFIED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. A34363-1603-16

W:\PROJECTS\DMG\758252 COMPTONADDY ANDERSON TWP-OH\04-SURVEY\DWG\758252 ALTA.DWG - 10/12/2020 4:58 PM

THE PROPERTY SHOWN ON THE DRAWING IS CONTIGUOUS TO ADJOINING LAND ALONG THE COMMON BOUNDARY LINES, WITH NO GAPS, GORES, OR OVERLAPS

ALTA/NSPS LAND TITLE SURVEY REVISIONS COMPTON ADDY ANDERSON TOWNSHIP NO. DATE DESCRIPTION 7867, 7877, 7887 BEECHMONT AVE. HITE'S MILITARY SURVEY NO. 608 COUNTY OF HAMILTON, STATE OF OHIO ANDERSON TOWNSHIP SCALE: 1" = 20' DATE: 9/22/2020 DESIGN: JOB NO.: 758252 DRAWN: SHEET NO.: DAS CHECKED: WWW.CESOINC.COM 1 of 2

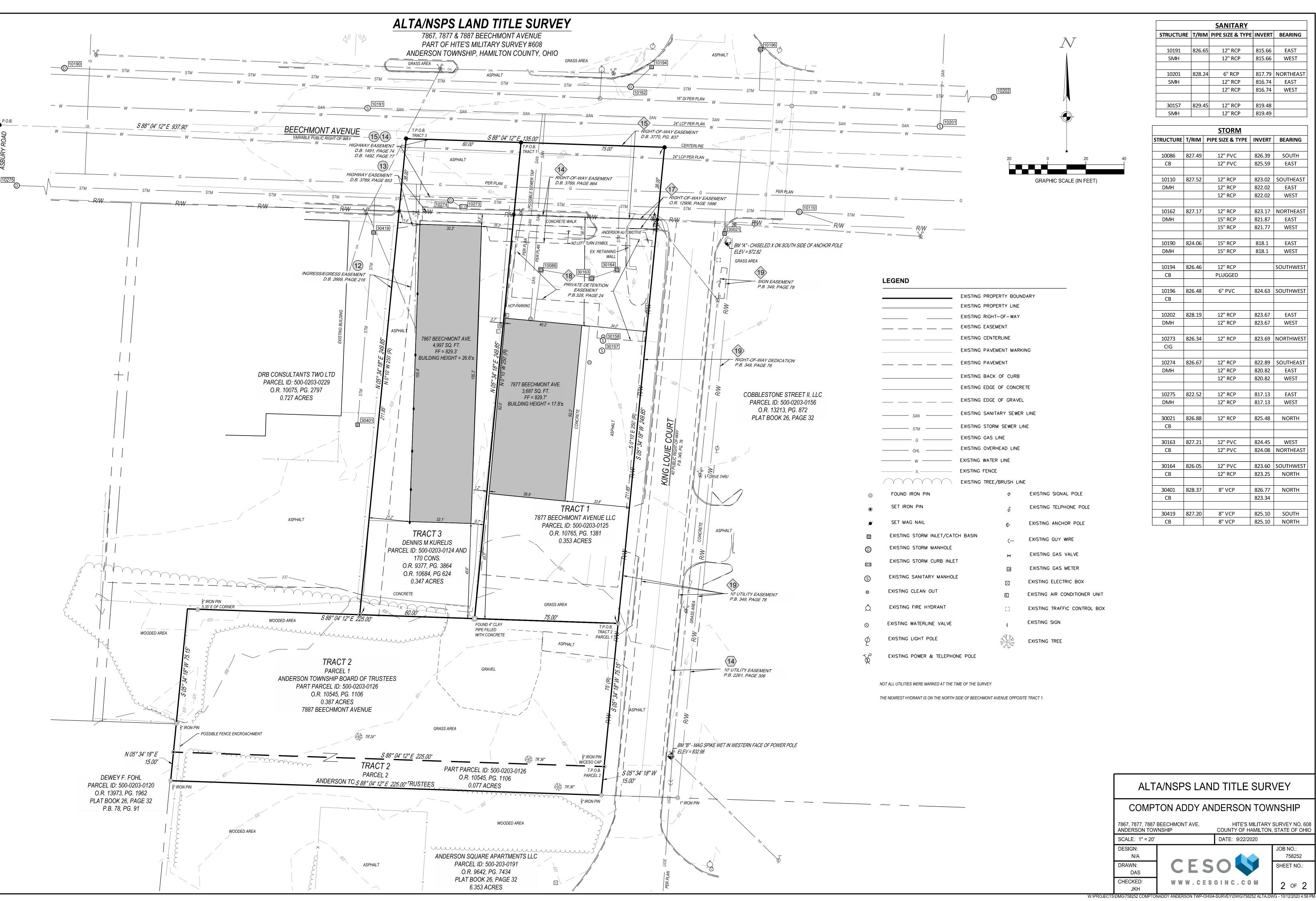
SURVEYORS CERTIFICATION

TO: ARS PROPERTY ACQUISITIONS, LLC, AN OHIO LIMITED LIABILITY COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, RIVERBEND COMMERCIAL TITLE SERVICES LP, CENTRAL BANK & TRUST CO. DJC PARTNERS, LLC, AN OHIO LIMITED LIABILITY 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, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED

STATE PROFESSIONAL SURVEYOR #8281





<u>SANITARY</u>					
STRUCTURE	T/RIM	PIPE SIZE & TYPE	INVERT	BEARING	
10191	826.65	12" RCP	815.66	EAST	
SMH		12" RCP	815.66	WEST	
10201	828.24	6" RCP	817.79	NORTHEAST	
SMH		12" RCP	816.74	EAST	
		12" RCP	816.74	WEST	
30157	829.45	12" RCP	819.48		
SMH		12" RCD	210 //0		

<u>STORM</u>						
STRUCTURE	T/RIM	PIPE SIZE & TYPE	INVERT	BEARING		
10086	827.49	12" PVC	826.39	SOUTH		
СВ		12" PVC	825.59	EAST		
10110	827.52	12" RCP	823.02	SOUTHEAST		
DMH		12" RCP	822.02	EAST		
		12" RCP	822.02	WEST		
10162	827.17	12" RCP	823.17	NORTHEAST		
DMH		15" RCP	821.87	EAST		
		15" RCP	821.77	WEST		
10100	924.06	1E" DCD	010 1	ГЛСТ		
10190	824.06	15" RCP	818.1	EAST		
DMH		15" RCP	818.1	WEST		
10194	826.46	12" RCP		SOUTHWEST		
CB	020.10	PLUGGED		30011111231		
		1 200025				
10196	826.48	6" PVC	824.63	SOUTHWEST		
СВ						
10202	828.19	12" RCP	823.67	EAST		
DMH		12" RCP	823.67	WEST		
10273	826.34	12" RCP	823.69	NORTHWEST		
CIG						
10274	826.67	12" RCP	822.89	SOUTHEAST		
DMH		12" RCP	820.82	EAST		
		12" RCP	820.82	WEST		
10275	822.52	12" RCP	817.13	EAST		
DMH		12" RCP	817.13	WEST		
30021	826.88	12" RCP	825.48	NORTH		
СВ						
30163	827.21	12" PVC	824.45	WEST		
СВ		12" PVC	824.08	NORTHEAST		
30164	826.05	12" PVC	823.60	SOUTHWEST		
СВ		12" RCP	823.25	NORTH		
20401	020 27	OII V.CD	026 77	NODTU		
30401 CB	828.37	8" VCP	826.77	NORTH		
CD			823.34			
30419	827.20	8" VCP	825.10	SOUTH		
CB	027.20	8" VCP	825.10	NORTH		
CD	l	0 10	023.10	INOVIU		

ALTA/NSPS LAND TITLE SURVEY

COMPTON ADDY ANDERSON TOWNSHIP

DATE: 9/22/2020

JOB NO.: 758252 SHEET NO.: 2 OF 2