Plot time: Jan 30, 2013 - 10:30am
Drawing name: J:\2005\05M020-000\SV\DWG\05M020-000 AS 03.DWG - Layout Tab: ALTA Survey

LEGAL DESCRIPTIONS

Parcel I:

Situated in Section 13, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio, and being part of 2.751 acres as conveyed to Helen S. Kugel, as recorded in Official Record 10022, Page 1628, containing 0.849 acres being further described as follows:

Begin at a set 5/8" iron pin at an existing fence post at the northeast corner of Kenwood Acres Subdivision, Block C, Part 2, as recorded in Plat Book 107, Page 12 and the southerly line of Holiday Acres, Block E, as recorded in Plat Book 89, Page 30; thence, departing said Kenwood Acres, with said Holiday Acres, Block E, South 82°19'58" East, passing a found 1" iron pipe at the southwest corner of said Holiday Acres Subdivision, Block A, said pipe being North 05°48'02" East, 0.98 feet, at 178.00 feet, a total distance of 368.01 feet to the westerly right of way of Kenwood Road and a found concrete monument on the Southeast Corner of Lot 1 of Holiday Acres Subdivision, Block A as recorded in Plat Book 84, Page 38,said monument being North 05°42'14" East, 0.92 feet; thence, with said right of way, South 05°42'14" West, 325.70 feet to the northeasterly corner of Helen S. Kugel, Trustee, as recorded in Official Record 8608, Page 3481, departing said right of way with said Kugel, North 82°14'06" West, passing a found 5/8" iron pin at 0.60 feet, to a found 5/8" iron pin at 233.14 feet, and the true point of beginning;

thence from the true point of beginning, thus found, continuing with said Helen S. Kugel, North 82°14'06" West, 55.36 feet to a set 5/8" iron pin,
thence departing said Helen S. Kugel, with a new division line, the following five courses: North 07°22'16" East, 270.47 feet to a set 5/8" iron pin;
thence South 79°47'55" East, 145.51 feet to a set 5/8" iron pin;
thence South 07°22'16" West, 242.95 feet to a set 5/8" iron pin;
thence North 82°37'44" West, 89.82 feet to a set 5/8" iron pin;
thence South 07°45'54" West, 20.72 feet, to the true point of beginning containing 0.849 acres of land.

Parcel II:

Situated in Section 13, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio, and being part of 0.294 acres conveyed to FNC Kenwood Group, LLC, as recorded in Official Record 10154, page 1398 of the Hamilton County Recorder's office, containing 0.274 acres being further described as follows:

Begin at an existing 5/8" iron pin at an existing fence post at the northeast corner of Kenwood Acres Subdivision, Block C, Part 2, as recorded in Plat Book 107, Page 12 and the southerly line of Holiday Acres, Block E, as recorded in Plat Book 89, Page 30; thence, departing said Kenwood Acres, with said Holiday Acres, Block E, South 82°19'58" East, 128.99 feet to an existing 5/8" iron pin, said pin being the true point of beginning;

thence from the true point of beginning, thus found, continuing with said Holiday Acres, Block E, South 82°19'58" East, passing a found 1" iron pipe at the southwest corner of said Holiday Acres Subdivision, Block A, as recorded in Plat Book 84, page 38, said pipe being North 05°48'02" East, 0.98 feet, at 178.00 feet, a total distance of 239.02 feet to the westerly right of way of Kenwood Road and a found concrete monument on the Southeast Corner of Lot 1 of Holiday Acres Subdivision, Block A, said monument being North 05°42'14" East, 0.92 feet;
thence departing said Holiday Acres Subdivision, Block A, with said right-of-way, South 05°42'14" West, 194.23 feet to a set mag nail;
thence departing said right-of-way, with a new division line, North 82°37'44" West, 48.34 feet to a set mag nail on the easterly line of Board of Trustees of Sycamore Township, Ohio, as recorded in Official Record 10154, page 1419;
thence departing said new division line, with said Board of Trustees of Sycamore Township, Ohio, the following three courses: North 07°22'16" East, 174.42 feet to an existing 5/8" iron pin;
thence North 79°47'55" West, 203.94 feet to an existing 5/8" iron pin;
thence North 41°25'54" East, 13.15 feet, to the true point of beginning containing 0.274 acres of land.

Parcel III:

Situated in Section 13, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio, and being part of 2.751 acres as conveyed to Helen S. Kugel, as recorded in Official Record 10022, Page 1628, containing 0.111 acres being further described as follows:

Begin at a set 5/8" iron pin at an existing fence post at the northeast corner of Kenwood Acres Subdivision, Block C, Part 2, as recorded in Plat Book 107, Page 12 and the southerly line of Holiday Acres, Block E, as recorded in Plat Book 89, Page 30; thence, departing said Kenwood Acres, with said Holiday Acres, Block E, South 82°19'58" East, passing a found 1" iron pipe at the southwest corner of said Holiday Acres Subdivision, Block A, said pipe being North 05°48'02" East, 0.98 feet, at 178.00 feet, a total distance of 368.01 feet to the westerly right of way of Kenwood Road and a found concrete monument on the Southeast Corner of Lot 1 of Holiday Acres Subdivision, Block A as recorded in Plat Book 84, Page 38,said monument being North 05°42'14" East, 0.92 feet; thence, with said right of way, South 05°42'14" West, 259.29 feet to a set 5/8" iron pin and the true point of beginning;

thence from the true point of beginning, thus found, continuing with said right-of-way South 05°42'14" West, 66.41 feet, to the northeasterly corner of Helen S. Kugel, Trustee, as recorded in Official Record 8608, Page 3481;
thence departing said right of way with said Kugel, North 82°14'06" West, passing a found 5/8" iron pin at 0.60 feet, a total distance of 118.37 feet,
thence departing said Helen S. Kugel, with a new division line, the following four courses: North 01°05'07" West, 21.75 feet to a set 5/8" iron pin;
thence South 82°37'44" East, 69.40 feet to a set 5/8" iron pin;
thence North 07°22'16" East, 44.05 feet to a set 5/8" iron pin;
thence South 82°37'44" East, 50.23 feet to the true point of beginning containing 0.111 acres of land.

Parcel IV:

Together with easement for surface use and utilities, as set out in Official Record Book 10154, Page 1402, over the following described real estate:

Situated in Section 13, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio, and being part of 2.751 acres as conveyed to Helen S. Kugel, as recorded in Official Record 10022, Page 1628, containing 1.442 acres being further described as follows:

Begin at a set 5/8" iron pin at an existing fence post at the northeast corner of Kenwood Acres Subdivision, Block C, Part 2, as recorded in Plat Book 107, Page 12 and the southerly line of Holiday Acres, Block E, as recorded in Plat Book 89, Page 30, said pin being the true point of beginning;

thence from the true point of beginning, thus found, departing said Kenwood Acres, with said Holiday Acres, Block E, South 82°19'58" East, 128.99 feet to a set 5/8" iron pin;
thence departing said Holiday Acres, Block E, with said new division line, the following four courses: South 41°25'54" West, 13.15 feet to a set 5/8" iron pin;
thence South 79°47'55" East, 203.94 feet to a set 5/8" iron pin;
thence South 07°22'16" West, 191.97 feet to a set 5/8" iron pin;
thence South 82°37'44" East, 48.85 feet to a set 5/8" iron pin on the westerly right-of-way of Kenwood Road;
thence departing said new division line, with said right-of-way, South 05°42'14" West, 47.50 feet to a set 5/8" iron pin;
thence departing said right-of-way, with a new division line, the following six courses: North 82°37'44" West, 50.23 feet to a set 5/8" iron pin;
thence South 07°22'16" West, 44.05 feet to a set 5/8" iron pin;
thence North 82°37'44" West, 91.00 feet to a set 5/8" iron pin;
thence North 07°22'16" East, 242.95 feet to a set 5/8" iron pin;
thence North 79°47'55" West, 145.51 feet to a set 5/8" iron pin;
thence South 07°22'16" West, 270.47 feet, to a set 5/8" iron pin on the northerly line of Helen S. Kugel, Trustee, as recorded in Official Record 8608, Page 3481;
thence departing said new division line, with said Helen S. Kugel, North 82°14'06" West, 80.51 feet to a set 5/8" iron pin at the northwest corner of said Kugel and the easterly line of Kenwood Acres Subdivision, Block C, Part 1 as recorded in Plat Book 95, Page 39;
thence departing said Kugel, with said Kenwood Acres, North 05°52'34" East, passing a found concrete monument at the northeast corner of said Kenwood Acres, Block C, Part 1 and the southeast corner of said Kenwood Acres Subdivision, Block C, Part 2 as recorded in Plat Book 107, Page 12 at 52.35 feet, a found 3/4" iron pin at the southeast corner of Lot 57 of said Kenwood Acres Subdivision, Block C, Part 2 at 112.62 feet, a found 3/4" iron pin at the northeast corner of said Lot 57 at 306.45 feet, a total distance of 325.03 to the true point of beginning containing 1.442 acres of land.

Parcel V:

Sewer and water easement as set forth in Easement Deed recorded in Official Record Book 10147, Page 1320, Hamilton County, Ohio Recorder's records.

Parcel VI:

Situated in the State of Ohio, Hamilton County, Sycamore Township, Section 13, Town 4, Entire Range 1 and being more particularly described as follows:

Beginning at a concrete monument found at the northeast corner of lot 24 of Kenwood Acres Subdivision Block "A", recorded in Plat Book 7, Page 16 of the Registered Land Records of Hamilton County; Thence N 0° 01' 00" E, 216.61 feet to a 5/8" iron pin set; thence S 87° 59' 00" E, 232.57 feet to a 5/8" iron pin set in the west right of way line of Kenwood Road; thence, with said line, S 0° 09' 00" W, 215.31 feet to a 5/8" iron pin set in the north line of the Evangelical Lutheran Church, Registered Land Certificate no. 45104; thence, with said registered land line, and leaving the west right of way line of Kenwood Road, N 88° 18' 00" W, 232.03 feet to the point of beginning.

The foregoing property is described by new survey as follows:

Situated in Section 13, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio, and being a parcel owned by Helen S. Kugel as recorded in Official Record 8608, Page 3481 of the Hamilton County Recorder's Office containing 1.155 acres being further described as follows:

Begin at a set 5/8" iron pin at an existing fence post at the northeast corner of Kenwood Acres Subdivision, Block C, Part 2, as recorded in Plat Book 107, Page 12 and the southerly line of Holiday Acres, Block E, as recorded in Plat Book 89, Page 30; thence, departing said Kenwood Acres, with said Holiday Acres, Block E, South 82°19'58" East, passing a found 1" iron pipe at the southwest corner of said Holiday Acres Subdivision, Block A, said pipe being North 05°48'02" East, 0.98 feet, at 178.00 feet, a total distance of 368.01 feet to the westerly right of way of Kenwood Road and a found concrete monument on the southeast corner of Lot 1 of Holiday Acres Subdivision, Block A as recorded in Plat Book 84, Page 38, said monument being North 05°42'14" East, 0.92 feet; thence, with said right of way, South 05°42'14" West, 325.70 feet to a point in the line of a 3.044 acre parcel as conveyed to said Helen S. Kugel as recorded in Official Record 4169, Page 1161 and the true point of beginning;

thence from the true point of beginning, thus found, departing said 3.044 acre parcel, continuing with said right of way, South 05°42'14" West, 215.33 feet to a set 5/8" iron pin on the northerly line of Evangelical Lutheran Church as recorded in Registered Land Certificate #45104;
thence departing said right of way with said Evangelical Lutheran Church, North 82°33'06" West, 233.03 feet to a found concrete monument on the northeast corner of Registered Land, Kenwood Acres Subdivision, Block A as recorded in Plat Book 7, Page 16 and the southeasterly corner of a 0.1425 acre parcel as conveyed to said Helen S. Kugel as recorded in Official Record 8608, Page 3481;
thence departing said Evangelical Lutheran Church and said Kenwood Acres, North 05°41'08" East, passing a found 5/8" iron pin at 100.05 feet, a total distance of 216.62 feet to a found 5/8" pin on the northeast corner of a 0.3491 acre parcel as conveyed to said Helen S. Kugel as recorded in Official Record 8608, Page 3481, and the southerly line of said 3.044 acre parcel;
thence departing said 0.3491 acre parcel with said 3.044 acre parcel, South 82°14'06" East, passing a found 5/8" iron pin at 232.54 feet, a total distance of 233.14 feet to the true point of beginning containing 1.155 acres of land

Parcel VII:

Situated in Section 13, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio, and being part of 2.751 acres as conveyed to Helen S. Kugel, as recorded in Official Record 10022, Page 1628, containing 0.055 acres being further described as follows:

Begin at a set 5/8" iron pin at an existing fence post at the northeast corner of Kenwood Acres Subdivision, Block C, Part 2, as recorded in Plat Book 107, Page 12 and the southerly line of Holiday Acres, Block E, as recorded in Plat Book 89, Page 30; thence, departing said Kenwood Acres, with said Holiday Acres, Block E, South 82°19'58" East, passing a found 1" iron pipe at the southwest corner of said Holiday Acres Subdivision, Block A, said pipe being North 05°48'02" East, 0.98 feet, at 178.00 feet, a total distance of 368.01 feet to the westerly right of way of Kenwood Road and a found concrete monument on the Southeast Corner of Lot 1 of Holiday Acres Subdivision, Block A as recorded in Plat Book 84, Page 38,said monument being North 05°42'14" East, 0.92 feet; thence, with said right of way, South 05°42'14" West, 325.70 feet to the northeasterly corner of Helen S. Kugel, Trustee, as recorded in Official Record 8608, Page 3481, departing said right of way with said Kugel, North 82°14'06" West, passing a found 5/8" iron pin at 0.60 feet, a total distance of 118.37 feet to a set 5/8" iron pin and the true point of beginning;

thence from the true point of beginning, thus found, continuing with said Helen S. Kugel, North 82°14'06" West, 114.77 feet to a found 5/8" iron pin,
thence departing said Helen S. Kugel, with a new division line, the following three courses: North 07°45'54" East, 20.72 feet to a set 5/8" iron pin;
thence South 82°37'44" East, 111.42 feet to a set 5/8" iron pin;
thence South 01°05'07" East, 21.75 feet, to the true point of beginning containing 0.055 acres of land.

Parcel VIII:

Utility Easement as set forth in Official Record Book 5350, Page 1128, Hamilton County, Ohio Recorder's records.

Parcel IX:

Situated in Section 13, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio, and being part of 1.442 acres as conveyed to Board of Trustees of Sycamore Township, Ohio, as recorded in Official Record 10154, page 1419 of the Hamilton County Recorder's office, containing 0.020 acres being further described as follows:

Begin at an existing 5/8" iron pin at an existing fence post at the northeast corner of Kenwood Acres Subdivision, Block C, Part 2, as recorded in Plat Book 107, Page 12 and the southerly line of Holiday Acres, Block E, as recorded in Plat Book 89, Page 30; thence, departing said Kenwood Acres, with said Holiday Acres, Block E, South 82°19'58" East, 128.99 feet to an existing 5/8" iron pin on the northwesterly corner of FNC Kenwood Group, LLC; thence, departing said Holiday Acres, Block E, with said FNC Kenwood Group, LLC, as recorded in Official Record 10154, page 1398, the following four courses:

South 41°25'54" West, 13.15 feet to an existing 5/8" iron pin;
thence, South 79°47'55" East, 203.94 feet to an existing 5/8" iron pin;
thence, South 07°22'16" West, passing a set mag nail at 174.42 feet, a total of 191.97 feet to an existing 5/8" iron pin;
thence, South 82°37'44" East, 48.85 feet to an existing 5/8" iron pin on the westerly right-of-way of Kenwood Road;
thence, with said right-of-way, South 05°42'14" West, 47.50 feet to an existing 5/8" iron pin on a northerly line of said FNC Kenwood Group LLC;
thence, departing said right-of-way, with said FNC Kenwood Group LLC, the following six courses:
North 82°37'44" West, 50.23 feet to an existing 5/8" iron pin;
Thence, South 07°22'16" West, 44.05 feet to an existing 5/8" iron pin;
Thence, North 82°37'44" West, 91.00 feet to an existing 5/8" iron pin;
Thence, North 07°22'16" East, 242.95 feet to an existing 5/8" iron pin;
Thence, North 79°47'55" West, 145.51 feet to an existing 5/8" iron pin;
Thence, South 07°22'16" West, 104.74 feet to the true point of beginning;

Thence continuing with said FNC Kenwood Group, LLC, South 07°22'16" West, 62.85 feet;
Thence departing said FNC Kenwood Group, LLC, with a new division line, the following three courses:

North 82°37'44" West, 13.59 feet to a set mag nail;
Thence North 07°22'16" East, 62.85 feet to a set mag nail;
Thence South 82°37'44" East, 13.59 feet to the true point of beginning. Containing 0.020 acres of land.

SCHEDULE B - SECTION 2
EXCEPTIONS:

COMMITMENT NUMBER: 13-01-00006
Effective Date: January 7, 2012

Item #17 Terms & Provisions
M.Bk. 27, Pg. 1018
P.Bk. 202, Pg. 384
May no longer Pertain

Item #18 Resolution of the Board of County Commissioners
O.R. 6573, Pg. 546
Kenwood Road Right of Way as shown
Temporary Easement as shown (Terminated)

Item #19 Temporary Easement (Deed describes RW also?)
O.R. 6489, Pg. 544
Pertains as shown (Terminated)

Item #20 C.G. & E. Easement
O.R. 6295, Pg. 3827
Pertains as shown

Item #21 Landscape Easement
O.R. 6288, Pg. 976
O.R. 6288, Pg. 978
Pertains as shown

Item #22 Resolution & appraisal Agreement
O.R. 6240, Pg. 2113
Plat Book 306, Pg. 100
Pertains
Plat Book 307, Pgs. 1 & 2
Do not Pertain (Galbraith Road)

Item #23 10' Sanitary & Storm Sewer Easement
D.Bk. 3995, Pg. 906
Pertains as shown

Item #24 Declaration of Restrictions
O.R. 5342, Pg. 1267
Pertains as shown
(Adjoins Rear)

Item #25 Covenant Restriction Use of Land
on Tax Parcels 600-0210-0859, 0860 & 0845
O.R. 3963, Pg. 737
May benefit Subject Parcel (Blanket)

Item #26 Terms & Provisions of Easement (PARCEL VIII)
O.R. 5350, Pg. 1128
Pertains as shown
(Adjoins Rear)

Item #27 Resolution #845
O.R. 5382, Pg. 178
Pertains to Parcel VI (Blanket)

Item #28 Temporary Easement
O.R. 6573, Pg. 546
Plat Book 306, Pg. 100
Pertains (Terminated)
Plat Book 307, Pgs. 1 & 2
Do not Pertain (Galbraith Road)

Item #29 Utility Easement
O.R. 6295, Pg. 3823
Pertains as shown

Item #30 Utility Easement
O.R. 6103, Pg. 1702
Pertains as shown

Item #31 Restrictions upon Building
O.R. 10154, Pg. 1398
Pertains to Parcels II & III
(Blanket)

Item #32 Terms & Provisions of a
Sanitary & Water Easement (PARCEL V)
O.R. 10147, Pg. 1320
Pertains to Parcels I, II, III, VII & IV
also Covers adjoining Tax Parcels
600-0210-0864 & 0866
(Blanket)

Item #33 O.R. C. 711 Restrictions
O.R. 10161, Pg. 2182
Pertains to Parcel VII
(Blanket)

Item #34 Term & Provisions of Easement Deed (PARCEL IV)
O.R. 10154, Pg. 1402
Pertains to Parcels I, II, & III
(Blanket)

Item #35 O.R. C. 711 Restrictions
O.R. 10421, Pg. 1618
Pertains to Parcel IX
(Blanket)

NOTES

1. Prior Deed Ref: As Shown
2. Basis of Bearings: State Plane NAD83 GPS Observations.
3. Documents used as shown.
4. Monumentation is in good condition unless otherwise shown.
5. Lines of occupation, wherever they exist, generally agree with the boundary lines except as shown.
6. Monumentation found or set as shown.
7. The properties are not located in a flood hazard area. Community Panel 39061C0234E (panel not printed) Effective Date: February 16, 2012
8. Site Zoned: "E" Retail Business District Per Sycamore Township. Site Plan approved April 19, 2007 Per Resolution 2007-15. As to Item 6(b): There are interpretations of a restriction. The surveyor cannot make a certification on the basis of an interpretation or opinion of another party.
9. There are 297 total number of parking spaces of which 9 are handicapped.
10. "The Property has direct access to Kenwood Road a dedicated public street.
11. The is no observed evidence of current earth moving work, building construction or building additions
12. There is no proposed changes in street right of way lines.
13. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
14. There are no delineated wetlands per the National Wetland Inventory as provided by the U.S. Fish and Wildlife Service.

CERTIFICATION

To: Kenwood Place Venture, LLC, Midland Atlantic Development Company, LLC, Redwood Commercial Mortgage Corporation, and its successors and assigns, Multi-State Title Agency, LLC and Old Republic National Title Insurance Company:

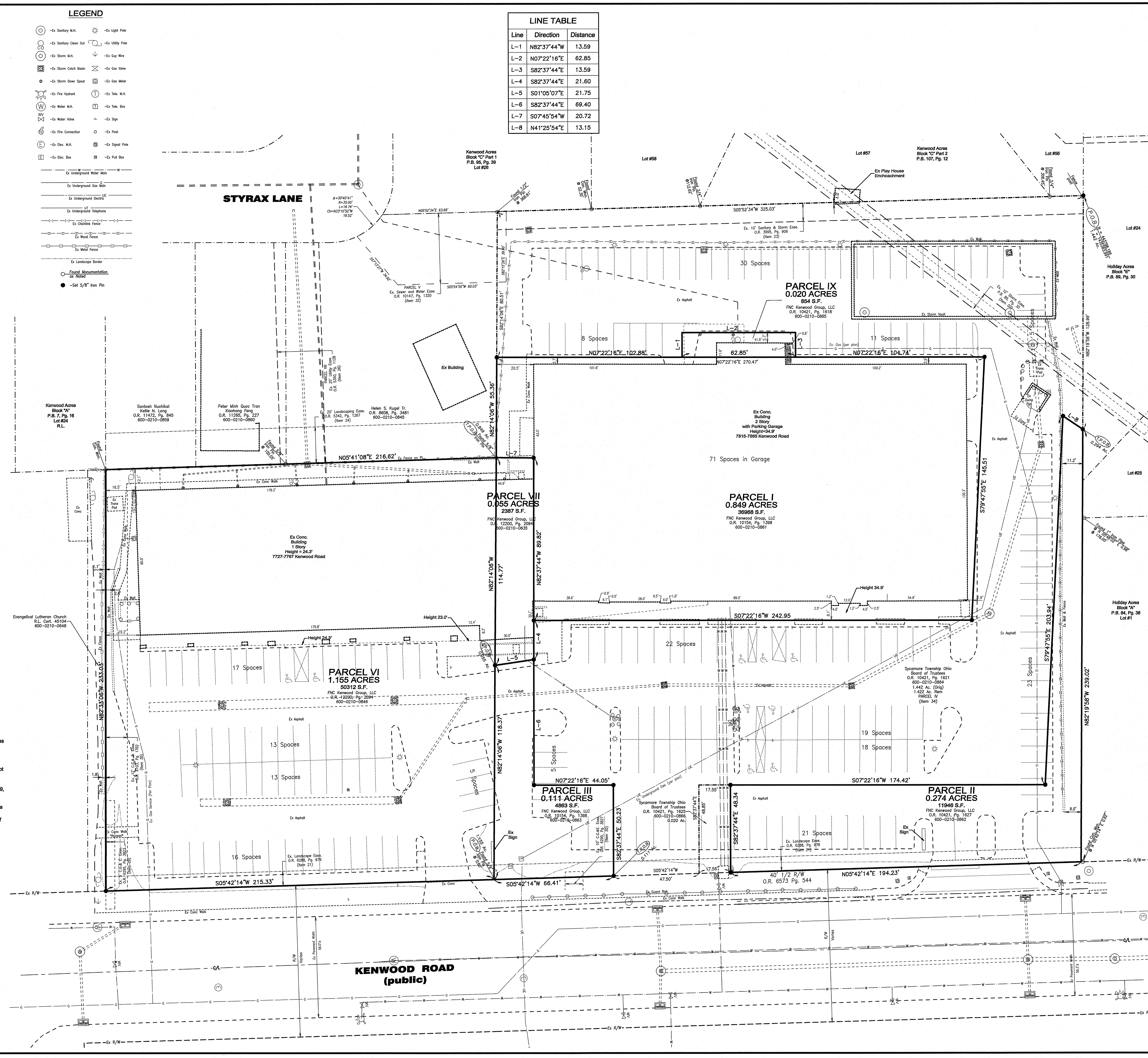
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a) & 13, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on 01-22-13.

1-30-13
Jeffrey O. Lambert P.S. # 7568 State of Ohio   Date of Plat or Map

STATE OF OHIO
JEFFREY O. LAMBERT
7568
REGISTERED
PROFESSIONAL SURVEYOR

LINE TABLE

Line	Direction	Distance
L-1	N82°37'44"W	13.59
L-2	N07°22'16"E	62.85
L-3	S82°37'44"E	13.59
L-4	S82°37'44"E	21.60
L-5	S01°05'07"E	21.75
L-6	S82°37'44"E	69.40
L-7	S07°45'54"W	20.72
L-8	N41°25'54"E	13.15



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Item	Revision Description	Date	Drwn:	Chk:
1	Comments	01-28-13	j.o.l.	
2	Final Comments	01-30-13	j.o.l.	

KENWOOD VILLAGE PLACE
KENWOOD ROAD

SECTION 13, TOWN 4, ENTIRE RANGE 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

ALTA/ACSM LAND TITLE SURVEY

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 05M020-000 AS 03
Drawn by: j.o.l.
Checked By:
Issue Date: 01-24-13
Sheet: AS01