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NO. DATE DESCRIPTION

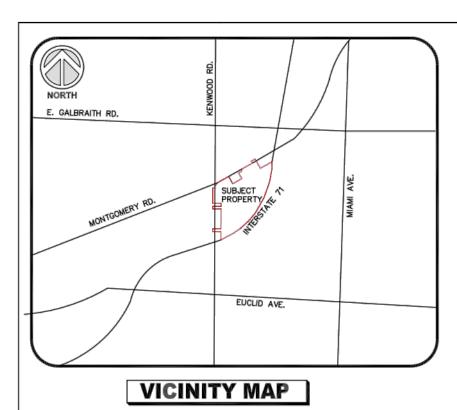
SYCAMORE PLAZA

SYCAMORE TOWNSHIP HAMILTON COUNTY,OHIO

130512.000 01/20/2015

**ZONING PLAT** 

C100 1 of 7



#### SURVEYOR'S NOTES

of Hamilton County Records.

- 1. By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone C Areas of Minimal Flooding according to the Flood Insurance Rate Map for the County of Hamilton, Community Panel No. 3902040045B, Effective Date 06-01-82.
- 2. There was no visible or discernible evidence in changes of street ROW lines,
- 3. There was no evidence that the site was being used as a solid waste dump, sump or sanitary landfill.
- 4. The meridian for all bearings shown hereon is the south right-of-way line of Montgomery Rd., known as being N 60°44′00" E, as recorded in the public records
- 5. The utilities as shown on this drawing were developed from the information available and on site observation, this is not implied nor intended to be the complete inventory of utilities in this area. it is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from
- 6. All calls are record and measured unless otherwise noted.
- 7. Subject property has access to Montgomery Rd. ond Kenwood Rd, public
- 8. At the time of this survey, there was no observable surface evidence of current earth moving work, building construction, or building additions.
- 9. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.

## TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL I (REGISTERED LAND):

SITUATED IN THE SECTION 7, TOWNSHIP 4, ENTIRE RANGE 1, TOWNSHIP OF SYCAMORE, COUNTY OF HAMILTON AND STATE OF OHIO, AND

MMENCING AT THE CENTERLINE INTERSECTION OF KENWOOD ROAD (SOUTH) AND MONTGOMERY ROAD AND BEING THE NORTHWEST

THENCE ALONG THE CENTERLINE OF SAID MONTGOMERY ROAD, NORTH 60 DEG. 43° 00" EAST, 398.30 FEET TO A POINT AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO LCA-VISION, INC. IN OFFICIAL RECORD 6917, PAGE 674; THENCE ALONG THE WEST LINE OF SAID LCA-VISION TRACT, SOUTH 29 DEG. 17' 00" EAST, 52.12 FEBT TO A SET 5/8-INCH IRON PIN WITH CAP

HENCE CONTINUING ALONG THE WEST LINE OF SAID LCA-VISION TRACT, SOUTH 29 DEG. 17'00" EAST, 192.88 FEET TO A SET MAG NAIL AT

THENCE ALONG THE SOUTH LINE OF SAID LCA-VISION TRACT AND A TRACT CONVEYED TO BOARD OF TOWNSHIP TRUSTEE'S OF SYCAMORE ISHIP IN REGISTERED LAND CERTIFICATE NO. 197228 AND 197772, NORTH 60 DEG. 43' 00" EAST, 551.72 FEET TO A SET 5/8-INCH IRON PIN

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID BOARD OF TOWNSHIP TRUSTEE'S TRACT AND A TRACT CONVEYED TO ROBERT G. AND 37595, NORTH 61 DEG. 02' 60" EAST, 487.89 FEET TO A POINT IN THE LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE 71; THENCE ALONG THE LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 71 THE FOLLOWING NINE COURSES;

SOUTH 3 DEG, 02/28° WEST, 23.68 FEET TO A POINT REFERENCED BY A FOUND 3/4-INCH IRON PIN WITH CAP 1.06 FEET NORTH AND 1.20 FEET

SOUTH 1 DEG. 47' 49" EAST, 124.13 FEET TO A POINT REFERENCED BY A FOUND 5/8-INCH IRON PIN WITH CAP 0.31 FEET NORTH AND 0.21 FEET SOUTH 10 DEG. 28' 48" WEST, 315.55 FEET TO A POINT REFERENCED BY A FOUND 3/4-INCH IRON PIN WITH CAP 1.08 FEET NORTH AND 0.90 FEET

SOUTH 19 DEG. 11' 17" WEST, 387.24 FEET TO A POINT REFERENCED BY A FOUND 3/4-INCH IRON PIN WITH CAP 0.27 FEET SOUTH AND 1.15 FEET

SOUTH 29 DEG. 22' 54" WEST, 415.60 FEET TO A POINT REFERENCED BY A FOUND 3/4-INCH IRON PIN 0.27 FEET SOUTH AND 1.76 FEET WEST; SOUTH 39 DEG. 45° 25° WEST, 229.93 FEET TO A POINT REFERENCED BY A FOUND 3/4-INCH IRON PIN 0.28 FEET SOUTH AND 0.82 FEET WEST; SOUTH 47 DEG. 48' 07" WEST, 275.02 FEET TO A POINT REFERENCED BY A FOUND 3/4-INCH IRON PIN WITH CAP 0.42 FEET SOUTH AND 0.76 FEET

SOUTH 55 DEG. 49' 39" WEST, 182.97 FEET TO A POINT REFERENCED BY A FOUND 3/4-INCH IRON PIN 0.49 FEET SOUTH AND 0.72 FEET WEST;

THENCE LEAVING THE LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 71, NORTH 00 DEG. 17' 30" EAST, 846.29 FEET TO A POINT AT BEING REFERENCED BY A FOUND 5/8- INCH IRON PIN WITH CAP 0.12 FEET NORTH AND 0.06 FEET EAST

THENCE ALONG THE NORTH LINE OF SAID NISBET TRACT, NORTH 89 DEG.  $42^{\circ}$  30" WEST, PASSING A FOUND 5/8-INCH IRON PIN WITH CAP AT 150.00 FEET FOR, A TOTAL DISTANCE OF 200.00 FEET TO A POINT IN THE CENTERLINE OF KENWOOD ROAD;

THENCE ALONG THE CENTERLINE OF KENWOOD ROAD, NORTH 00 DEG. 17' 30" EAST, 353,32 FEET TO A POINT: THENCE LEAVING SAID CENTERLINE, SOUTH 89 DEG. 42' 30" EAST, 50.00 FEET TO A SET 5/8-INCH IRON PIN WITH CAP IN THE RIGHT-OF-WAY

THENCE ALONG THE RIGHT-OF-WAY LINE OF KENWOOD ROAD, NORTH 00 DEG. 17' 30" EAST, 51.20 FEET TO A SET 5/8-INCH IRON PIN WITH CAP IN THE PROPOSED RIGHT-OF-WAY LINE OF MONTGOMERY ROAD:

THENCE ALONG THE PROPOSED RIGHT-OF-WAY OF MONTGOMERY ROAD THE FOLLOWING SIX COURSES:

NORTH 40 DEG. 15' 38" EAST, 92.17 FEET TO A SET 5/8-INCH IRON PIN WITH CAP; NORTH 60 DEG. 44' 00" EAST, 199.00 FEET TO A SET 5/8-INCH IRON PIN WITH CAP

NORTH 72 DEG. 02' 35" EAST, 15.30 FEET TO A SET 5/8-INCH IRON PIN WITH CAP;

NORTH 60 DEG. 44' 00" EAST, 15.00 FEET TO A SET 5/8-INCH IRON PIN WITH CAP; NORTH 49 DEG. 25' 25" EAST, 15.30 FEET TO A SET 5/8-JNCH IRON PIN WITH CAP.

NORTH 60 DEG. 44' 00" EAST, 58.25 FEET TO THE PLACE OF BEGINNING

CONTAINING 29.4582 TOTAL ACRES OF LAND.

PPN: 600-0080-0178, 179 & 745 CONS.

NON-EXCLUSIVE APPURTENANT EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF TRACT "A" DESCRIBED ABOVE OVER THE PROPERTY DESCRIBED IN EXHIBIT A OF THE REFERENCED EASEMENT AND IDENTIFIED AS "CUT-UP REGISTERED LAND", AS CREATED IN EASEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY AND BETWEEN RPP SYCAMORE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RPD LONG BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED TO BE EFFECTIVE AS OF ECEMBER 7, 2006, FILED FOR RECORD DECEMBER 20, 2006 AND RECORDED IN OFFICIAL RECORD 10425, PAGE 1661, RECORDER'S OFFICE AMILTON COUNTY, OHIO, BUT WHICH DOES NOT EXTEND TO A PUBLIC ROAD.

PARCEL II (REGISTERED LAND):

SITUATED IN SECTION 7, TOWNSHIP 4, ENTIRE RANGE 1, TOWNSHIP OF SYCAMORE, COUNTY OF HAMILTON AND STATE OF OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF MONTGOMERY ROAD AND THE CENTER LINE OF KENWOOD ROAD, AS NOW  $THENCE\ SOUTH\ 0\ DEG.\ 17^{\circ}30^{\circ}\ WEST, ALONG\ THE\ CENTER\ LINE\ OF\ KENWOOD\ ROAD, AS\ NOW\ BUILT, 543.01\ FEET\ TO\ THE\ PLACE\ OF\ BEGINNING$ 

THENCE FROM SAID BEGINNING POINT, SOUTH 89 DEG. 42' 30" EAST, 200 FEET;

THENCE SOUTH 0 DEG. 17' 30" WEST, PARALLEL WITH KENWOOD ROAD 60 FEET-

THENCE NORTH 89 DEG. 42! 30" WEST, 200 FEET TO THE CENTER LINE OF KENWOOD ROAD;

THENCE NORTH 0 DEG. 17' 30" EAST, ALONG THE CENTER LINE OF KENWOOD ROAD, AS NOW BUILT, 60 FEET TO THE PLACE OF BEGINNING. PPN: 600-0080-0074 & 580 CONS.

SITUATED IN SECTION 7, TOWNSHIP 4, ENTIRE RANGE 1, TOWNSHIP OF SYCAMORE, COUNTY OF HAMILTON AND STATE OF OHIO, AND BEING

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF KENWOOD ROAD AND THE CENTER LINE OF MONTGOMERY ROAD; THENCE NORTH 60 DEG. 43' EAST, ALONG THE CENTER LINE OF MONTGOMERY ROAD, 625.96 FEET;

THENCE SOUTHWARDLY ON A CURVED LINE DEFLECTING TOWARD THE RIGHT, HAVING A RADIUS OF 24 FEET FOR, A DISTANCE OF 26.65 FEET, CHORD OF SAID CURVE BEARING SOUTH 61 DEG. 05' 30" EAST, 25.30 FEET;

THENCE SOUTH 29 DEG. 17 EAST, TANGENT TO THE LAST DESCRIBED CURVE, 168.50 FEET TO THE PLACE OF BEGINNING OF THE REGISTERED LAND CONVEYED BY THIS DEED;

THENCE SOUTH 29 DEG. 17' EAST, TANGENT TO THE LAST PREVIOUSLY DESCRIBED CURVE 20 FEET; THENCE NORTH 60 DEG. 43' EAST, PARALLEL WITH MONTGOMERY ROAD, 84 FEET;

THENCE NORTH 29 DEG. 17' WEST, 20 FEET; THENCE SOUTH 60 DEG. 43' WEST, PARALLEL WITH MONTGOMERY ROAD, 84 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION PPN: 600-0080-0496

PARCEL IV (REGISTERED LAND):

SITUATED IN SECTION 7, TOWNSHIP 4, ENTIRE RANGE 1, TOWNSHIP OF SYCAMORE, COUNTY OF HAMILTON AND STATE OF OHIO, AND BEING BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF MONTGOMERY ROAD AND THE CENTER LINE OF KENWOOD ROAD AS NOW

THENCE SOUTH 0 DEG. 17' 30" WEST, ALONG THE CENTER LINE OF KENWOOD ROAD AS NOW BUILT, 1063.01 FEET TO THE PLACE OF

BEGINNING FOR THIS DESCRIPTION: THENCE FROM SAID BEGINNING POINT, SOUTH 89 DEG. 42' 30" EAST, 200 FEET;

THENCE, SOUTH 0 DEG. 17' 30" WEST PARALLEL WITH KENWOOD ROAD, 65 FEET;

THENCE NORTH 89 DEG. 42! 30" WEST, 200 FEET TO THE CENTER LINE OF KENWOOD ROAD:

THENCE NORTH 0 DEG. 17' 30" EAST, ALONG THE CENTER LINE OF KENWOOD ROAD AS NOW BUILT, 65 FEET TO THE PLACE OF BEGINNING. PPN: 600-0080-0075 PARCEL V:

SITUATED IN SECTION 7, TOWNSHIP 4, ENTIRE RANGE 1, TOWNSHIP OF SYCAMORE, COUNTY OF HAMILTON AND STATE OF OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF KENWOOD ROAD (SOUTH) AND MONTGOMERY ROAD AND BEING THE NORTHWEST THENCE ALONG THE CENTERLINE OF SAID MONTGOMERY ROAD, NORTH 60 DEG.  $43^{\circ}$  00" EAST, 625.96 FEET TO A POINT AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO LCA-VISION, INC. IN OFFICIAL RECORD 6917, PAGE 674;

THENCE CONTINUING ALONG THE CENTERLINE OF MONTGOMERY ROAD, NORTH 60 DEG. 43' 00" EAST, 97.34 FEET TO A POINT AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO BOARD OF TOWNSHIP TRUSTEE'S OF SYCAMORE TOWNSHIP IN REGISTERED LANI

THENCE ALONG THE WEST LINE OF SAID TRUSTEE'S OF SYCAMORE TOWNSHIP TRACT, SOUTH 29 DEG.  $17^{\circ}$  00" EAST, 95.21 FEET TO A SET 5/8-INCH IRON PIN WITH CAP IN THE PROPOSED RIGHT-OF-WAY LINE OF MONTGOMERY ROAD AND BEING THE REAL PLACE OF BEGINNING

THENCE CONTINUING ALONG THE WEST LINE OF SAID BOARD OF TOWNSHIP TRUSTEE'S TRACT, SOUTH 29 DEG. 17' 00" EAST, 129.79 FEET TO A

 $THENCE \ SOUTH \ 60 \ DEG. \ 43'00" \ WEST, 84.00 \ FEET \ TO \ A \ SET \ 5/8-INCH \ IRON \ PIN \ WITH \ CAP \ IN THE \ EAST \ LINE \ OF \ SAID \ LCA-VISION \ TRACT;$ THENCE ALONG THE EAST LINE OF SAID LCA-VISION TRACT, NORTH 29 DEG. 17'00" WEST, 129.81 FEET TO A SET 5/8-INCH IRON PIN WITH CAP; THENCE NORTH 60 DEG, 44' 00" EAST, 84,00 FEET TO THE PLACE OF BEGINNING

CONTAINING 0.2503 ACRES OF LAND. PPN: 600-0080-0750

PARCEL VI (REGISTERED LAND):

SITUATED IN SECTION 7, TOWN 4, ENTIRE RANGE 1, TOWNSHIP OF SYCAMORE, COUNTY OF HAMILTON AND STATE OF OHIO, AND BEING PART OF REGISTERED LAND CERTIFICATE NO. 208941 AND 208942 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE INTERSECTION OF MONTGOMERY ROAD AND KENWOOD ROAD;

THENCE ALONG THE CENTERLINE OF MONTGOMERY ROAD, NORTH 60 DEG. 43' 00" EAST, 723.30 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, SOUTH 29 DEG.  $17^{\circ}$  00° EAST, 63.65 FEET TO AN EXISTING 5/8- INCH IRON FIN IN THE SOUTHERLY RIGHT-OF-WAY OF MONTGOMERY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION;

NORTH 23 DEG. 30' 08" EAST, 15.60 FEET TO A SET 5/8-INCH IRON PIN:

NORTH 60 DEG. 44' 00" EAST, 22:32 FEET TO A SET 5/8-INCH IRON PIN:

NORTH 53 DEG. 08' 20" EAST, 15.13 FEET TO A SET 5/8-INCH IRON PIN; NORTH 60 DEG, 44' 00" EAST, 76,20 FEET TO A SET 5/8-INCH IRON PINT

THENCE LEAVING SAID RIGHT-OF-WAY AND WITH A NEW DIVISION LINE, THE NEXT 3 BEARINGS AND DISTANCES: SOUTH 28 DEG. 58' 00" EAST, 98.04 FEET TO A SET NOTCH;

SOUTH 78 DEG. 44' 55" EAST, 3.15 FEET TO A SET 5/8-INCH IRON PIN;

THENCE NORTH 29 DEG. 17º 00° WEST, 181.35 FEET TO THE PLACE OF BEGINNING.

SOUTH 28 DEG. 58' 00" EAST, 92.67 FEET TO A SET 5/8-INCH IRON PIN BEING IN THE LINE OF SYCAMORE PLAZA LLC; THENCE ALONG SAID PLAZA LINE, SOUTH 60 DEG. 43' 00" WEST, 127.28 FEET TO AN EXISTING 5/8- INCH IRON PIN;

PPN: 600-0080-0756 & 757 CONS

SITUATED IN SECTION 7, TOWN 4, ENTIRE RANGE 1,TOWNSHIP OF SYCAMORE, COUNTY OF HAMILTON AND STATE OF OHIO; AND KNOWN AS BEING A PART OF REGISTERED LAND CERTIFICATE NO. 208941 AND 208942 AND BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT A POINT IN THE INTERSECTION OF MONTGOMERY ROAD AND KENWOOD ROAD;

THENCE ALONG THE CENTERLINE OF MONTGOMERY ROAD, NORTH 60 DEG. 43' 00" EAST, 723.30 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, SOUTH 29 DEG. 17' 00" EAST, 63.65 FEET TO AN EXISTING 5/8-INCH IRON PIN IN THE SOUTHERLY RIGHT-OF-WAY OF MONTGOMERY ROAD:

THENCE ALONG SAID RIGHT-OF-WAY, THE NEXT 4 BEARINGS AND DISTANCES

NORTH 23 DEG. 30' 80" EAST, 15.60 FEET TO A SET 5/8-INCH IRON PIN;

NORTH 60 DEG. 44' 00" EAST, 23.32 FEET TO A SET 5/8-INCH IRON PIN;

NORTH 60 DEG. 44'00" EAST, 76.20 FEET TO A SET 5/8-INCH IRON PIN BEING THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 60 DEG. 44' 00" EAST, 101.27 FEET TO AN EXISTING 5/8-INCH IRON PIN

IHENCE NORTH 61 DEG. 06° 00° EAST, 79.74 FEET TO AN EXISTING 5/8-INCH IRON PIN BEING A CORNER OF ROBERT G. ROTHRING TRUSTEE; HENCE LEAVING SAID RIGHT-OF-WAY AND ALONG ROTHRING LINE, SOUTH 28 DEG. 58° 00" EAST, 192.77 FEET TO AN EXISTING P.K. NAIL BEING IN THE LINE OF SYCAMORE PLAZA LLC:

THENCE ALONG SAID FLAZA LINE THE NEXT 2 BEARINGS AND DISTANCES:

SOUTH 61 DEG. 02' 00" WEST, 79.24 FEET TO AN EXISTING 5/8-INCH IRON PIN; SOUTH 60 DEG. 43' 00" WEST, 99.37 FEET TO A SET 5/8-INCH IRON PIN

THENCE LEAVING SAID PLAZA LINE AND WITH A NEW DIVISION LINE, THE NEXT 3 BEARINGS AND DISTANCES;

NORTH 28 DEG. 58' 00" WEST, 92.67 FEET TO A SET 5/8-INCH IRON PIN

NORTH 78 DEG. 44' 55" WEST, 3.15 FEET TO A SET NOTCH;

NORTH 28 DEG. 58' 00" WEST, 98.04 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.796 ACRES. PPN: 600-0080-0758 & 760 CONS

AND AMONG RPP SYCAMORE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RPP SYCAMORE CROSSING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FILED FOR RECORD DECEMBER 20, 2006, OF RECORD IN OFFICIAL RECORD 10425, PAGE 1619, REGISTERED LAND RECORDS, HAMILTON COUNTY, OHIO

NON-EXCLUSIVE EASEMENT FOR UNDERGROUND STORM SEWER LINE PURPOSES AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT BY AND AMONG RPP SYCAMORE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RPP SYCAMORE CROSSING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FILED FOR RECORD DECEMBER 20, 2006, OF RECORD IN OFFICIAL RECORD 10425, PAGE 1637,

REGISTERED LAND RECORDS, HAMILTON COUNTY, OHIO SITUATED IN SECTION 7. TOWN 4. ENTIRE RANGE 1. IN TOWNSHIP OF SYCAMORE, COUNTY OF HAMILTON AND STATE OF OHIO, AND BEING

BEGINNING AT A POINT IN THE CENTER LINE OF MONTGOMERY ROAD, WHERE THE SAME IS INTERSECTED BY THE CENTER LINE OF KENWOOD ROAD AS NOW BUILT;

THENCE, NORTH 60 DEG. 43' EAST, ALONG THE CENTER LINE OF MONTGOMERY ROAD, 950.66 FEET TO AN ANGLE;

THENCE CONTINUING ALONG THE CENTER LINE OF MONTGOMERY ROAD, NORTH 61 DEG. 02 EAST, 79.88 FEET TO THE PLACE OF BEGINNING THENCE FROM SAID BEGINNING POINT, NORTH 61 DEG. 02' EAST, ALONG THE CENTER LINE OF MONTGOMERY ROAD, 100 FEET;

THENCE, SOUTH 28 DEG. 58' EAST, 245 FEET; THENCE, SOUTH 61 DEG, 02' WEST, PARALLEL WITH MONTGOMERY ROAD, 100 FEET;

THENCE, NORTH 28 DEG. 58' WEST, 245 FEET TO THE CENTER LINE OF MONTGOMERY ROAD AND THE PLACE OF BEGINNING. PPN:

The land described in this map of survey is the same property as that described in Fidelity National Title Insurance Company Commitment No. 4280870 with an effective date of March 06, 2013.

26. SUBORDINATION AGREEMENT AND ESTOPPEL, NON-DISTURBANCE AND ATTORNMENT AGREEMENT, AND UNRECORDED LEASE REFERENCED THEREIN, BY AND BETWEEN ARIRANG JAPANESE BISTRO LLC AND BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF BEAR STEARNS

AND RECORDED IN OFFICIAL RECORD 11704, PAGE 1163, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT

NOTES CORRESPONDING TO SCHEDULE B

THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 4286876

27. RESTRICTIONS AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD FEBRUARY 17, 1940, IN DEED BOOK 1852, PAGE 106 AND IN INSTRUMENT FILED OCTOBER 2, 1951 AND RECORDED IN DEED BOOK 2506, PAGE 506, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY, NO SURVEY MATTERS TO PLOT.

28. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD JUNE 3, 1959, IN DEED BOOK 2971, PAGE 444, OF THE HAMILTON COUNTY RECORDS. UNABLE TO PLOT FROM DESCRIPTION IN DOCUMENT.

29. EASEMENT AND/OR RIGHT-OF-WAY, TOGETHER WITH ALL APPURTENANCES, GRANTED TO MABEL DUNPHY, DATED SEPTEMBER 11 1961, FILED NOVEMBER 15, 1961, AND RECORDED IN DEED BOOK 3126, PAGE 498, OF THE HAMILTON COUNTY RECORDS. DOES NOT APPLY OR AFFECT SUBJECT PROPERTY. 30. EASEMENT AND/OR RIGHT-OF-WAY FOR HIGHWAY PURPOSES, TOGETHER WITH ALL APPURTENANCES, GRANTED TO THE STATE OF

OHIO, DATED SEPTEMBER 21, 1960, FILED SEPTEMBER 29, 1964, AND RECORDED IN DEED BOOK 3373, PAGE \$70, OF THE HAMILTON COUNTY RECORDS, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

31. EASEMENT AND/OR RIGHT-OF-WAY FOR HIGHWAY PURPOSES, TOGETHER WITH ALL APPURTENANCES, GRANTED TO THE STATE OF OHIO AS SET FÖRTH IN JOURNAL ENTRY SETTLEMENT, CASE NO. A20650, FILED APRIL 3, 1969 AND RECORDED IN DEED BOOK 3619, PAGE 846, OF THE HAMILTON COUNTY RECORDS. DOCUMENT NOT LEGIBLE. 32, RIGHT-OF-WAY AND/OR EASEMENT FOR THE TRANSMISSION AND/OR DISTRIBUTION OF ELECTRIC ENERGY, INCLUDING

UNDERGROUND FACILITIES, IF ANY, GRANTED TO THE CINCINNATI GAS AND ELECTRIC COMPANY, BY INSTRUMENT DATED AUGUST 2, 1965, FILED AUGUST 17, 1965, AND RECORDED IN DEED BOOK 3426, PAGE 130, OF THE HAMILTON COUNTY RECORDS. DOCUMENT NOT 33. EASEMENT AND/OR RIGHT-OF-WAY FOR HIGHWAY PURPOSES, TOGETHER WITH ALL APPURTENANCES, GRANTED TO THE STATE OF OHIO, DATED MAY 12, 1965, FILED SEPTEMBER 13, 1965, AND RECORDED IN DEED BOOK 3426, PAGE 182, OF THE HAMILTON COUNTY

RECORDS, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN. HIO, DATED SEPTEMBER 14, 1965, FILED OCTOBER 2, 1965, AND RECORDED IN DEED BOOK 3426, PAGE 312, OF THE HAMILTON COUNTY

RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

35, EASEMENT AND/OR RIGHT-OF-WAY FOR HIGHWAY PURPOSES, TOGETHER WITH ALL APPURTENANCES, GRANTED TO THE STATE OF OHIO, DATED SEPTEMBER 14, 1965, FILED OCTOBER 2, 1965, AND RECORDED IN DEED BOOK 3426, PAGE 329, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN. 36. EASEMENT AND/OR RIGHT-OF-WAY FOR SEWER PURPOSES, TOGETHER WITH ALL APPURTENANCES, GRANTED TO THE STATE OF OHIO IN FAVOR OF HAMILTON COUNTY COMMISSIONERS, DATED SEPTEMBER 14, 1965, FILED OCTOBER 2, 1965, AND RECORDED IN DEED

BOOK 3426, PAGE 332, OF THE HAMILTON COUNTY RECORDS. UNABLE TO PLOT. UNABLE TO DETERMINE LOCATION OF POINT OF 37. EASEMENT AND/OR RIGHT-OF-WAY, TOGETHER WITH ALL APPURTENANCES, GRANTED TO THE CINCINNATI GAS AND ELECTRIC OMPANY, DATED MAY 29, 1968, FILED JUNE 18, 1968, AND RECORDED IN DEED BOOK 3619, PAGE 1, OF THE HAMILTON COUNTY

RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN. 38. GRANT AND DECLARATION OF EASEMENT AND COMMON USAGE DATED DECEMBER 18, 1992, FILED DECEMBER 18, 1992 AND RECORDED IN OFFICIAL RECORD 6035, PAGE 1888, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY AS

39. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD DECEMBER 4, 1998, IN OFFICIAL RECORD 7821, PAGE 1110, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS ALL OF PARCEL VII.

40. AGREEMENT FOR WIDENING OF MONTGOMERY ROAD AS SET FORTH IN DEED TO ROBERT G. ROTHRING, TRUSTEE U/A DATED APRIL 27, 1998 AND RECORDED IN OFFICIAL RECORD 9390, PAGE 2514, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT 41. EASEMENTS AS SET FORTH IN DEED TO BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY, OHIO, DATED JUNE 2, 2004, FILED SEPTEMBER 2, 2004 AND RECORDED IN OFFICIAL RECORD 9718, PAGE 322, OF THE HAMILTON COUNTY RECORDS, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

42. EASEMENT AND/OR RIGHT-OF-WAY FOR ROADWAY PURPOSES, TOGETHER WITH ALL APPURTENANCES, GRANTED TO THE BOARD OF TOWNSHIP TRUSTEES OF SYCAMORE TOWNSHIP, DATED AUGUST 15, 2005, FILED SEPTEMBER 13, 2005, AND RECORDED IN OFFICIAL RECORD 10036, PAGE 1187, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

43. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS CONTAINED THEREIN BY AND BETWEEN RPI SYCAMORE CROSSING, LLC AND RPP SYCAMORE, LLC, FILED OCTOBER 24, 2006 AND RECORDED IN OFFICIAL RECORD 10379, PAGE 1832, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY, AND IS BLANKET IN NATURE.

44. TERMS AND CONDITIONS AND SUBJECT TO EASEMENT AGREEMENT BY AND BETWEEN RPP SYCAMORE, LLC AND RPP SYCAMORE CROSSING, LLC, FILED DECEMBER 20, 2006 AND RECORDED IN OFFICIAL RECORD 10425, PAGE 1619, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN. 45. TERMS AND CONDITIONS AND SUBJECT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN RPP SYCAMORE, LLC AND RPP SYCAMORE CROSSING, LLC, FILED DECEMBER 20, 2006 AND RECORDED IN OFFICIAL RECORD 10425, PAGE 1637, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

46. TERMS AND CONDITIONS AND SUBJECT TO EASEMENT AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY AND  $10425, {\tt PAGE~1661, OF~THE~HAMILTON~COUNTY~RECORDS.~APPLIES~AND~AFFECTS~SUBJECT~PROPERTY~AS~SHOWN.}\\$ 

47. EASEMENT AND/OR RIGHT-OF-WAY, TOGETHER WITH ALL APPURTENANCES, GRANTED TO DUKE ENERGY OHIO, INC., DATED MAY 15, 2012, FILED MAY 18, 2012, AND RECORDED IN OFFICIAL RECORD 12021, PAGE 170, OF THE HAMILTON COUNTY RECORDS. APPLIES AND FFECTS SUBJECT PROPERTY AS SHOWN.

48. STORM DETENTION EASEMENT AS SET FORTH IN PLAT FILED IN OFFICIAL RECORD 10488, PAGES 1365-1366 AND PLAT BOOK 89, PAGE 16, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN. 49. RIGHT-OF-WAY AND EASEMENT FOR STORM WATER DETENTION/RETENTION PURPOSES AS SET FORTH IN DEDICATION PLAT RECORDED IN OFFICIAL RECORD 10781, PAGE 259 AND REGISTERED LAND PLAT BOOK 90, PAGE 32, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

50. RIGHT-OF-WAY AND EASEMENT FOR SANITARY SEWER PURPOSES AS SET FORTH IN PLAT FILED OCTOBER 4, 1956 AND RECORDED IN PLAT BOOK 77, PAGES 87-90, OF THE HAMILTON COUNTY RECORDS. AS AFFECTED BY PARTIAL RELEASE RECORDED IN RELEASE BOOK 125, PAGE 906 AND BY DEDICATION AND VACATION PLAT FILED NOVEMBER 14, 1994 AND RECORDED IN PLAT BOOK 315, PAGE 28, OF THE HAMILTON COUNTY RECORDS. UNABLE TO PLOT. NO DESCRIPTION PROVIDED IN DOCUMENT. 51, RIGHT-OF-WAY AND EASEMENT FOR SANITARY SEWER PURPOSES AS SET FORTH IN PLAT FILED OCTOBER 15, 1959 AND RECORDED IN

51. RIGHT-OF-WAY AND EASEMENT FOR SANITARY SEWER PURPOSES AS SET FURTH IN PLATFILED OUTOBER 13, 17-37 AND ACCOUNTY RECORDS. AS AFFECTED BY PARTIAL RELEASE RECORDED IN RELEASE BOOK 125, PAGE 910, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN. 52. RIGHT-OF-WAY AND EASEMENT FOR PRIVATE DRAINAGE PURPOSES AS SET FORTH IN DEDICATION PLAT FILED MAY 30, 1995 AND RECORDED IN PLAT BOOK 318, PAGE 80, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

53. RIGHT-OF-WAY AND EASEMENT FOR PRIVATE DRAINAGE PURPOSES FOR STORM WATER DETENTION FACILITY AS SET FORTH IN 53. RIGHT-UF-WAY AND EASEMENT FOR PRIVATE DIRAINAGE PURPOSES FOR STURM WATER DETENTION FACILITY AS SET FORTH IN DEDICATION PLAT FILED JULY 8, 1996 AND RECORDED IN REGISTERED LAND PLAT BOOK 74, PAGE 32, OF THE HAMILTON COUNTY RECORDS. AS AFFECTED BY DEDICATION PLAT FILED NOVEMBER 30, 2004 AND RECORDED IN REGISTERED LAND PLAT BOOK 86, PAGE 40, OF THE HAMILTON COUNTY RECORDS. UNABLE TO PLOT. DOCUMENT NOT LEGIBLE. 54. RIGHT-OF-WAY AND EASEMENT FOR WATER LINE PURPOSES TO THE CITY OF CINCINNATI AS SET FORTH IN PLAT FILED AUGUST 1.

56. SANITARY SEWER DEDICATION/VACATION PLAT FILED DECEMBER 6, 2006 AND RECORDED IN PLAT BOOK 406, PAGE 6, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.

1996 AND RECORDED IN REGISTERED LAND PLAT BOOK 74, PAGES 48-49, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECT 55. RIGHT-OF-WAY AND EASEMENT FOR STORM DRAINAGE AS SET FORTH IN PLAT FILED JANUARY 3, 2002 AND RECORDED IN REGISTERED LAND PLAT BOOK 81, PAGE 66, OF THE HAMILTON COUNTY RECORDS. APPLIES AND AFFECTS SUBJECT PROFERTY AS

# ENCROACHMENT STATEMENT

1 BUILDING ON PROPERTY BY A MAXIMUM OF 3.7'.

BUILDING INTO EASEMENT BY A MAXIMUM OF 0.9".

PARKING

1917 Parking Spaces

#### **GROSS LAND AREA**

PARCEL II 12,000 SQ.FT 0.28 ACRES

PARCEL IV 13,000 SQ.FT 0.30 ACRES

## ZONING DATA

 E (RETAIL BUSINESS DISTRICT) SETBACK:

FRONT SIDE - 20' REAR - 20'

15' ALONG MONTGOMERY RD. HEIGHT

TOWNSHIP OF SYCAMORE, OH.

PARKING RATIO: SHOPPING CENTER 1 SPACE PER 222 SQUARE FEET OF NET FLOOR AREA OF GENERAL RETAIL SPACE + ADDITIONAL SPACES AS REQUIRED HEREIN FOR ASSOCIATE OFFICES, THEATRES, AND RESTAURANTS.

1 SPACE PER 100 SQUARE FEET OF NET FLOOR

REQUIRED HANDICAP SPACES FOR 1,001 AND OVER SPACES: 20 PLUS 1 FOR EACH 100 OVER

ALL SITE RESTRICTIONS WERE OBTAINED PER THE ZONING AND SITE REQUIREMENTS SUMMARY REPORT, PREPARED BY THE PLANNING & ZONING RESOURCE CORPORATION, 100 NORTH EAST 5TH ST., OKLAHOMA CITY, OK. DATED 03-27-13.

THE ZONING JURISDICTION FOR THE SUBJECT PROPERTY IS THE

## **SYCAMORE TOWNSHIP HAMILTON COUNTY,OHIO**

NO. DATE DESCRIPTION

ROJECT NO: 130512.000

SYCAMORE PLAZA

01/20/2015

CIVIL ENGINEERING | www.kleingers.com

6305 Centre Park Dr.

513.779.7851

SURVEYING

LANDSCAPE ARCHITECTURE

SHEET NAME:

METES AND BOUNDS **DESCRIPTION** 

Checked By: ENS Drawn By: ECS DATE: 04-02-13 REVISIONS DESCRIPTION DATE

ial Surveying Specialists, Inc. (405) 202-3001

SURVEYOR:

SURVEYOR DRAWING NUMBER 03-13-005 SHEET TITLE

2011 ALTA/ACSM LAND TITLE SURVEY

BRE DDR CROCODILE HOLDINGS LLC 345 PARK AVENUE

NEW YORK, NY. 10154

PREPARED FOR:

PROJECT NUMBER BRE DDR-6 SITE ADDRESS

7888 MONTGOMERY RD. CINCINNATI, OH. 45236

1264 Main Street - Waltham, MA 02451 781-353-2437 (phone/fax) - www.coxlevin.com

**WORK COORDINATED BY:** 

SITE NAME SYCAMORE CROSSING/ PLAZA OH SHEET NUMBER

1 of 3

# CERTIFICATION

TO: BRE DDR CROCODILE HOLDINGS LLC; U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF BEAR STEARNS COMMERCIAL MORTGAGE SECURITIES INC., COMMERCIAL MORTGAGE PASS—THROUGH CERTIFICATES, SERIES 2006—PWR14, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND FIRST AMERICAN 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 2,

3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03-29-13.

EARL N. STROM REGISTRATION/LICENSE NUMBER: S-8316





NOTES

1.) Updated survey and Contour data to be provided at a later date.

LEGEND

DEMO SPACE

SEAL:

NO. DATE DESCRIPTION

SYCAMORE PLAZA

SYCAMORE TOWNSHIP HAMILTON COUNTY,OHIO

 PROJECT NO:
 130512.000

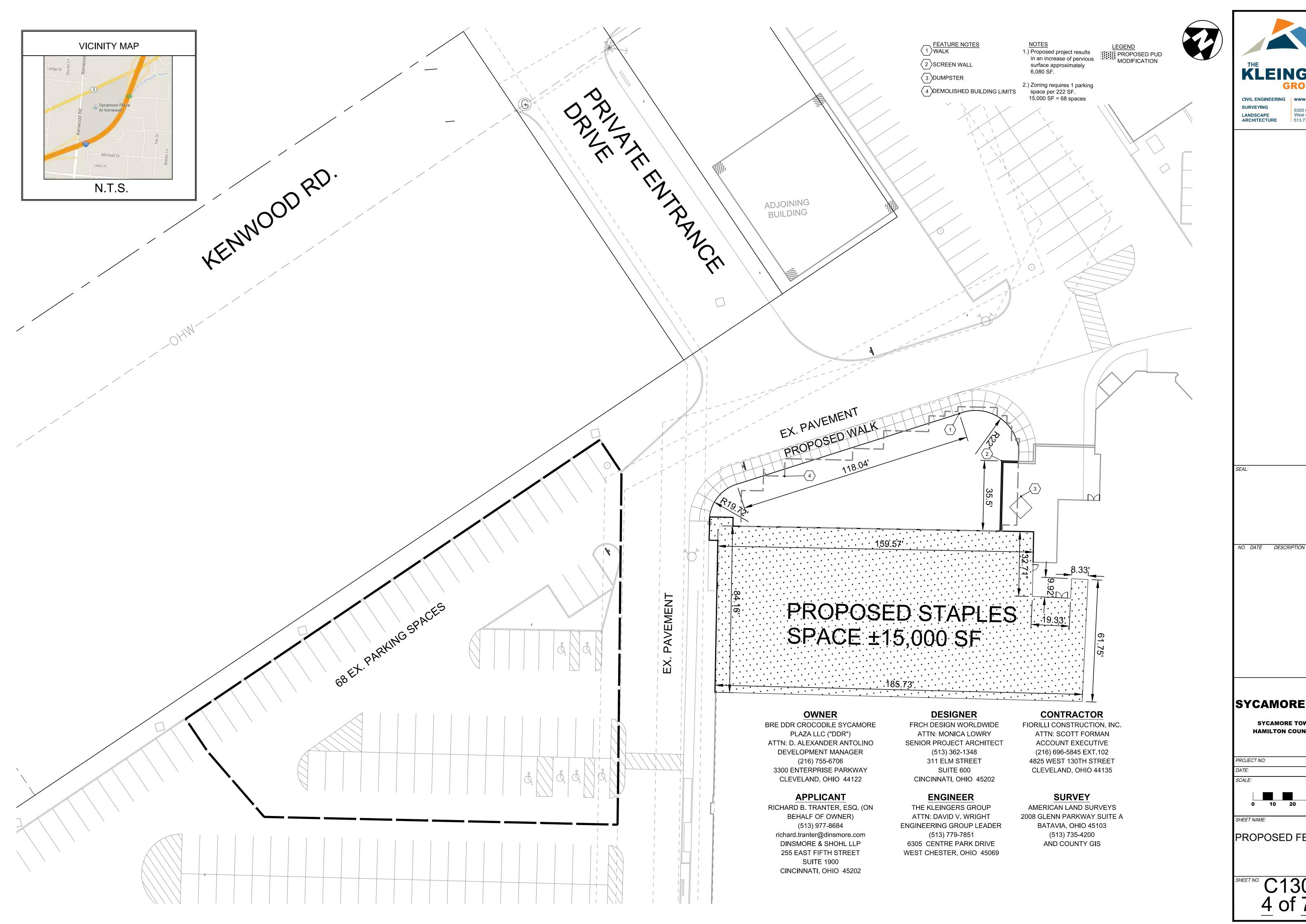
 DATE:
 01/20/2015

0 50 100 200

T NAME:

EXISTING FEATURES

C120 3 of 7



KLEINGERS CIVIL ENGINEERING www.kleingers.com SURVEYING

LANDSCAPE
ARCHITECTURE

6305 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SYCAMORE PLAZA

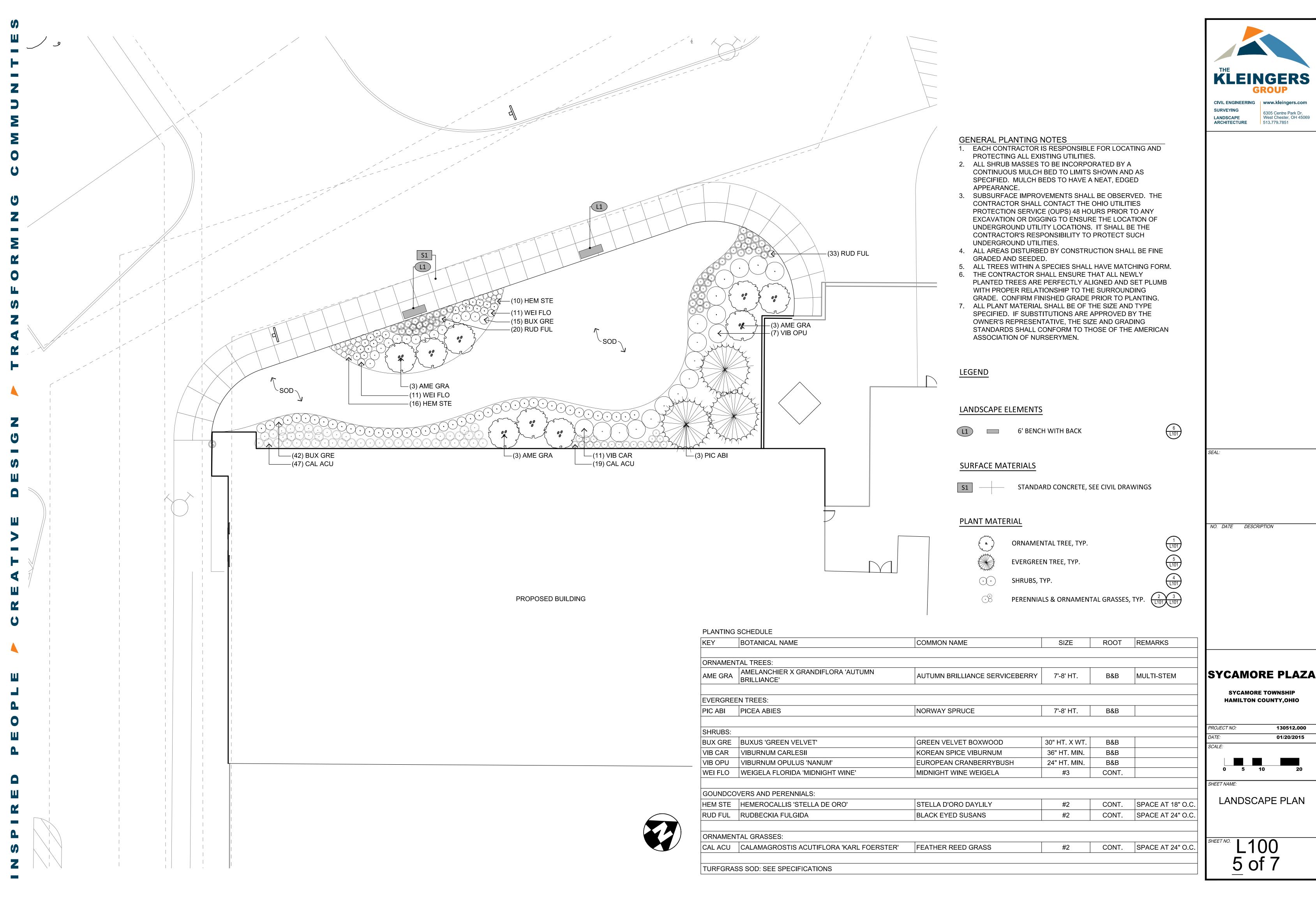
**SYCAMORE TOWNSHIP HAMILTON COUNTY,OHIO** 

130512.000

01/20/2015

PROPOSED FEATURES

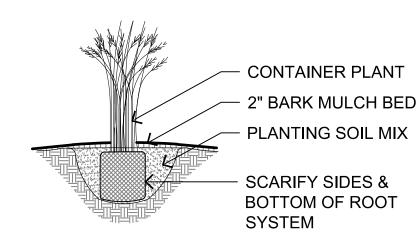
C130



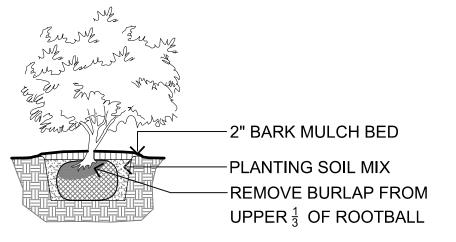
A8:34:28 1/20/2015 12LZP000.dwg, S\ZONING\1305 H:\2013\130512\DWG\000\SHEET

CONTAINER PLANT - 2" BARK MULCH BED — PLANTING SOIL MIX SCARIFY SIDES & **BOTTOM OF ROOT** SYSTEM PERENNIAL PLANTING

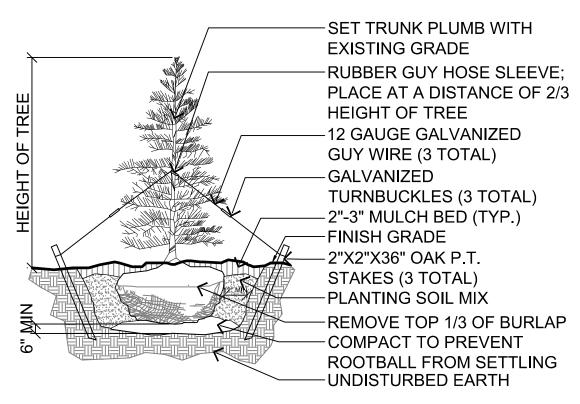
NOT TO SCALE



ORNAMENTAL GRASS PLANTING NOT TO SCALE



SHRUB TREE PLANTING 4) NOT TO SCALE

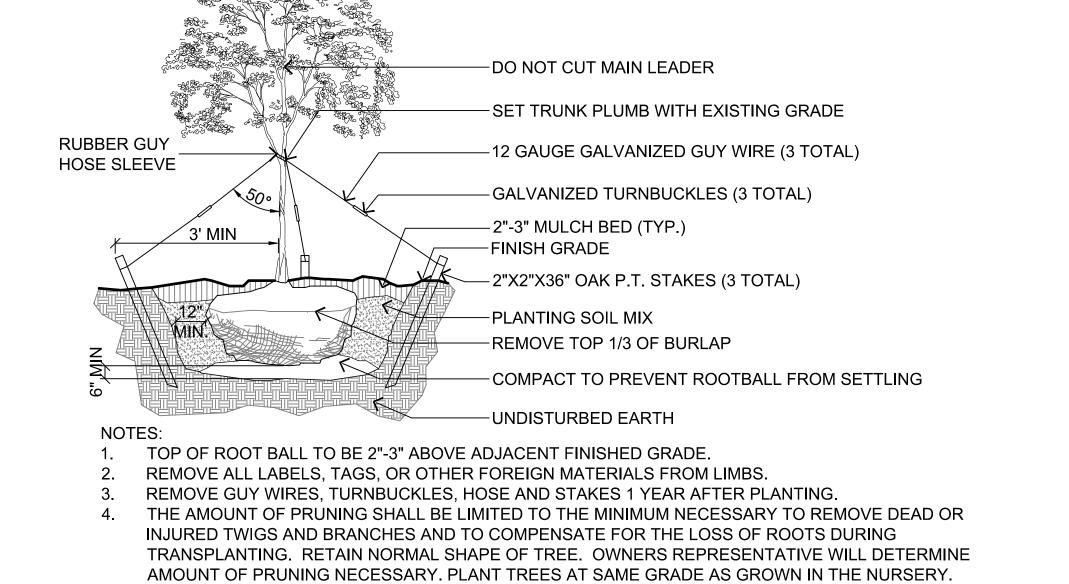


**EVERGREEN TREE PLANTING** NOT TO SCALE



PER SYCAMORE TOWNSHIP ZONING RESOLUTION, ADVERTISING ON THE BENCH SHALL NOT BE PERMITTED.

6' BENCH WITH BACK NOT TO SCALE



DECIDUOUS TREE PLANTING

NOT TO SCALE

NO. DATE DESCRIPTION SYCAMORE PLAZA SYCAMORE TOWNSHIP HAMILTON COUNTY,OHIO

PROJECT NO:

8:34:52

1/20/2015

12LZP000.dwg,

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130512.000

01/20/2015

LANDSCAPE DETAILS

L101

6 of 7

**KLEINGERS** 

CIVIL ENGINEERING | www.kleingers.com

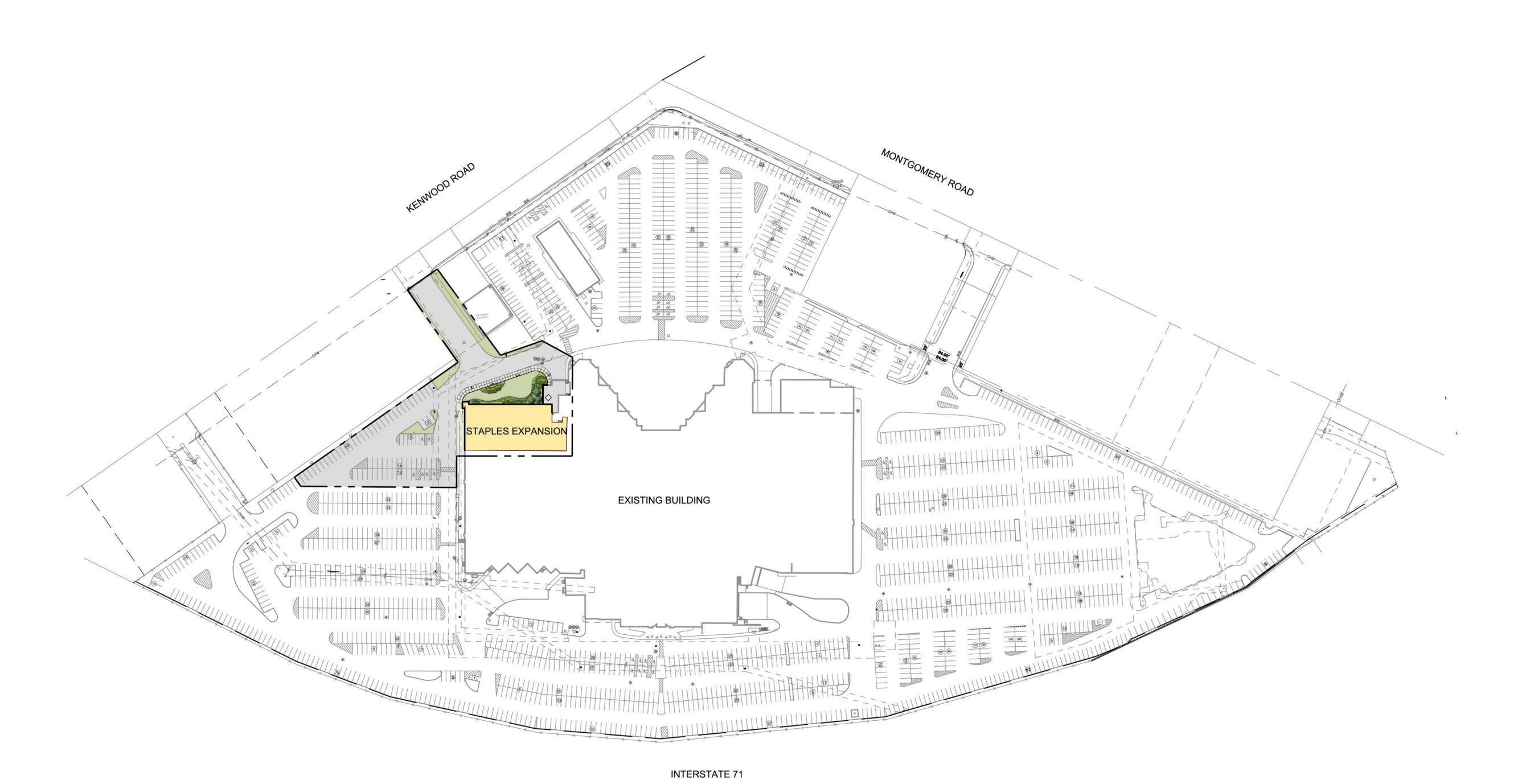
**ARCHITECTURE** 513.779.7851

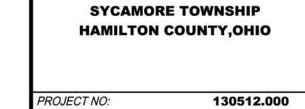
6305 Centre Park Dr. West Chester, OH 45069

SURVEYING

LANDSCAPE







SYCAMORE PLAZA

H:\Cincinnati-LA\Renderings\Sycamore Plaza\2015-01-19\_Zoning Rendering\CAD Files\130512LZP000.dwg, 1/20/2015 7:39:05 AM

| DATE:  |         | 01/20/2015 |
|--------|---------|------------|
| SCALE: |         |            |
|        |         |            |
|        |         |            |
|        | <br>400 |            |



SITE RENDERING

SHEET NO. L200

