

RECEIVED

NOV 20 2020

SYCAMORE TOWNSHIP, OH  
DEPARTMENT OF PLANNING & ZONING  
8540 KENWOOD ROAD, CINCINNATI, OH 45236  
513.792.7250 PHONE 513.792.8571 FAX

SYCAMORE TWP.

ZONING COMMISSION APPLICATION

APPLICATION NUMBER

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

2020-09 P2

DO NOT WRITE IN THIS SPACE

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

1. PROJECT ADDRESS: 8469 BLUE ASA RD ZIP CODE: 45236

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER DOV LTD	8110 PLAINFIELD RD	CINCINNATI	OH	45236	985-0033
CONTRACTOR NOT YET ASSIGNED					
DESIGNER PROF DESIGN ASSOC	3027 WEST FORK RD	CINCINNATI	OH	45247	661-2565
APPLICANT PROF DESIGN ASSOC	3027 WEST FORK RD	CINCINNATI	OH	45247	661-2565
APPLICANTS E-MAIL ADDRESS JRITTER@ PDA-AP.COM	3027 WEST FORK RD	CINCINNATI	OH	45247	661-2565

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:

MULTI-TENANT BUILDING PROVIDING SERVICE BUSINESSES (WOODWORKING SHOP & TESLA MOTORS)

MULTI-TENANT SERVICES BUILDING (WOODWORKING, TESLA MOTORS, & BOOK DATA)

5. SQUARE FEET: 6,700 6. USE: STORAGE 7. HEIGHT: 12'

8. EST. START DATE: 1 JAN 2021 9. EST. FINISH DATE: 1 APRIL 2021 10. # OF SIGNS: \_\_\_\_\_

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.

[Signature] 19 NOV 2020  
APPLICANT'S SIGNATURE DATE

[Signature] 11/19/2020  
PROPERTY OWNER'S SIGNATURE DATE



November 17, 2020

**RE: DOORDASH TENANT SPACE - 8469 BLUE ASH ROAD**

Dear Zoning Commission Members:

The property at 8469 Blue Ash Road is an industrial building in a residential neighborhood; the property is an existing non-conforming use. This site is 1.964 acres with an ISR of .81. The original structure was built in 1948 prior to the enactment of Zoning Codes. The original building has had multiple additions as various companies expanded the base building. Currently the building is 35,480 sq. ft. and divided up into 5 fire areas.

For approximately 20 years the facility was the home of Louvers & Dampers Manufacturing Company. In the mid 1908s Louvers & Dampers out grew the site and relocated to Northern Kentucky.

The building/site was mostly vacant from the mid-1980s until 1994. In 1994 Dov Ltd purchased the property. During the last 25 years Dov Ltd has continued to make improvements to the property and provide a stable tenant base. Tesla, a photography studio, and a wood working shop are now long term tenants of the property. The use of the site/building for its first 45 years was an Industrial/Manufacturing complex. Today the site/building and the tenants are primarily Service Industry Providers.

The South end of the building has been vacant for about ten years. The previous tenant was a concrete panel manufacture that occupied 6,700 sq ft. At this time "DoorDash", a delivery company, would like to use this South portion of the complex.

The "DoorDash" company would store food stuffs and other household supplies in the building for distribution by their employees. Distribution is done via cars, pickup trucks, and small vans. In order for "DoorDash" to properly operate at this facility the following improvements will be required:

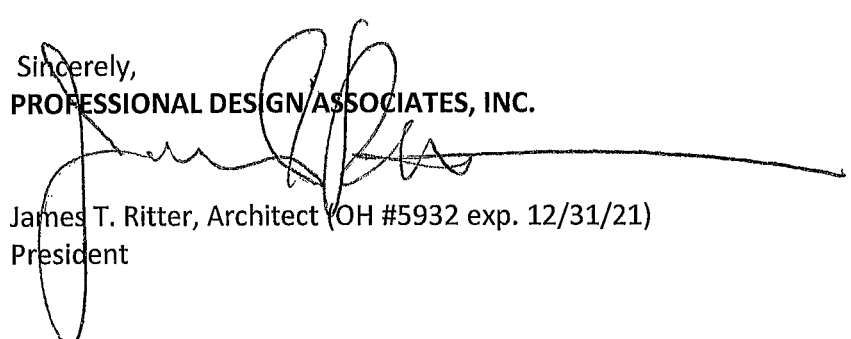
1. For the proper operation of "DoorDash", 20 parking spaces must be identified for their exclusive use; 20 spaces are shown on the site plan. Currently there is an excess of parking spaces as required by code as the site plan tabulation shows.
2. The existing 14' wide x 14' high motorized overhead door on the South end of the building would be used by DoorDash once or twice a week to receive bulk delivery of product (this door faces a restored & enlarged parking area.

3. An existing 12' wide x 10' high overhead door on the West elevation will be removed and replaced with a wall panel. This overhead door currently faces the residential neighborhood.
4. The interior of the 6,700 sq. ft. lease space would be altered as follows:
  - a) 5,000 sq. ft. of floor area for shelving to store food stuff and house hold goods.
  - b) 1,500 sq. ft. of floor area for offices, a breakroom and toilets.
  - c) Air condition will be provided for the new tenant
  - d) Upgraded electric and lighting will be provided for the new tenant.
  - e) 8-10 employees would be onsite on a daily basis.

"DoorDash" is obviously a service type business (not an industrial or manufacturing use). This type of business seems compatible with the other services already in the building and the general neighborhood along Blue Ash Rd. This new tenant or any new tenant will certainly generate more traffic to the site; after all the current tenant space has been vacant for 10 years. However, the added traffic for this new tenant is consistent with other operations onsite.

1. It is assumed that the Township and County's main objective would be continued growth with-out detriment to adjacent property owners. A low key service business like "DoorDash" appears to be a reasonable operation at this location.
2. The character of the current facility and the proposed improvements will not hurt adjacent property values. The exterior changes are landscaping upgrades to better buffer the commercial activities from the residential neighborhood and to comply with current PUD standards.
3. The proposed improvements will not add additional burden on community services such as fire and police. It is doubtful that fire and police runs would increase as a result of the distribution operation proposed by "DoorDash".

Sincerely,  
**PROFESSIONAL DESIGN ASSOCIATES, INC.**



James T. Ritter, Architect (OH #5932 exp. 12/31/21)  
President

PARKING TABULATION				
TENANT	USE	AREA	REQUIREMENT	CALCULATION/COUNT
"A"	PHOTO STUDIO	10,840 SF	1 SPACE/ 1.5 EMPLOYEES 1 SPACE/COMPANY VEHICLE	$\frac{10 \text{ EMPLOYEES}}{1.5 \text{ EMPLOYEES/SPACE}} = 7 \text{ SPACES}$ 1 COMPANY VEHICLE = 1 SPACE
"B"	WAREHOUSE	7,771 SF	1 SPACE/ 2 EMPLOYEES	$\frac{4 \text{ EMPLOYEES}}{2 \text{ EMPLOYEES/SPACE}} = 2 \text{ SPACES}$
"C"	WAREHOUSE	6,217 SF	1 SPACE/ 2 EMPLOYEES	$\frac{4 \text{ EMPLOYEES}}{2 \text{ EMPLOYEES/SPACE}} = 2 \text{ SPACES}$
"D"	FABRICATION SHOP	7,800 SF	1 SPACE/ 1.5 EMPLOYEES 1 SPACE/COMPANY VEHICLE	$\frac{6 \text{ EMPLOYEES}}{1.5 \text{ EMPLOYEES/SPACE}} = 4 \text{ SPACES}$ 1 COMPANY VEHICLE = 1 SPACE
"E"	GENERAL OFFICE	2,317 SF	4 SPACES FOR THE 1st 1000 SF + 1 SPACE / 400 SF	$\frac{1,000 \text{ SF OFFICE}}{400 \text{ SF / SPACE}} = 4 \text{ SPACES}$ $\frac{1,317 \text{ SF}}{400 \text{ SF / SPACE}} = 3 \text{ SPACES}$
"F"	GENERAL OFFICE 2nd FLOOR	2,100 SF	4 SPACES FOR THE 1st 1000 SF + 1 SPACE / 400 SF	$\frac{1,000 \text{ SF OFFICE}}{400 \text{ SF / SPACE}} = 4 \text{ SPACES}$ $\frac{1,100 \text{ SF}}{400 \text{ SF / SPACE}} = 3 \text{ SPACES}$
TOTAL REQUIRED				= 33 SPACES
TOTAL PROVIDED				= 50 SPACES

**LEGEND**

- 610 --- EXISTING CONTOURS
- 610 — NEW GRADES
- NEW SPOT ELEVATIONS
- 12% @ 3.10% NEW SANITARY OR STORM PIPE WITH SIZE & SLOPE
- INDICATES DIRECTION OF DRAINAGE PATH
- FH FIRE HYDRANT
- SILT FENCE

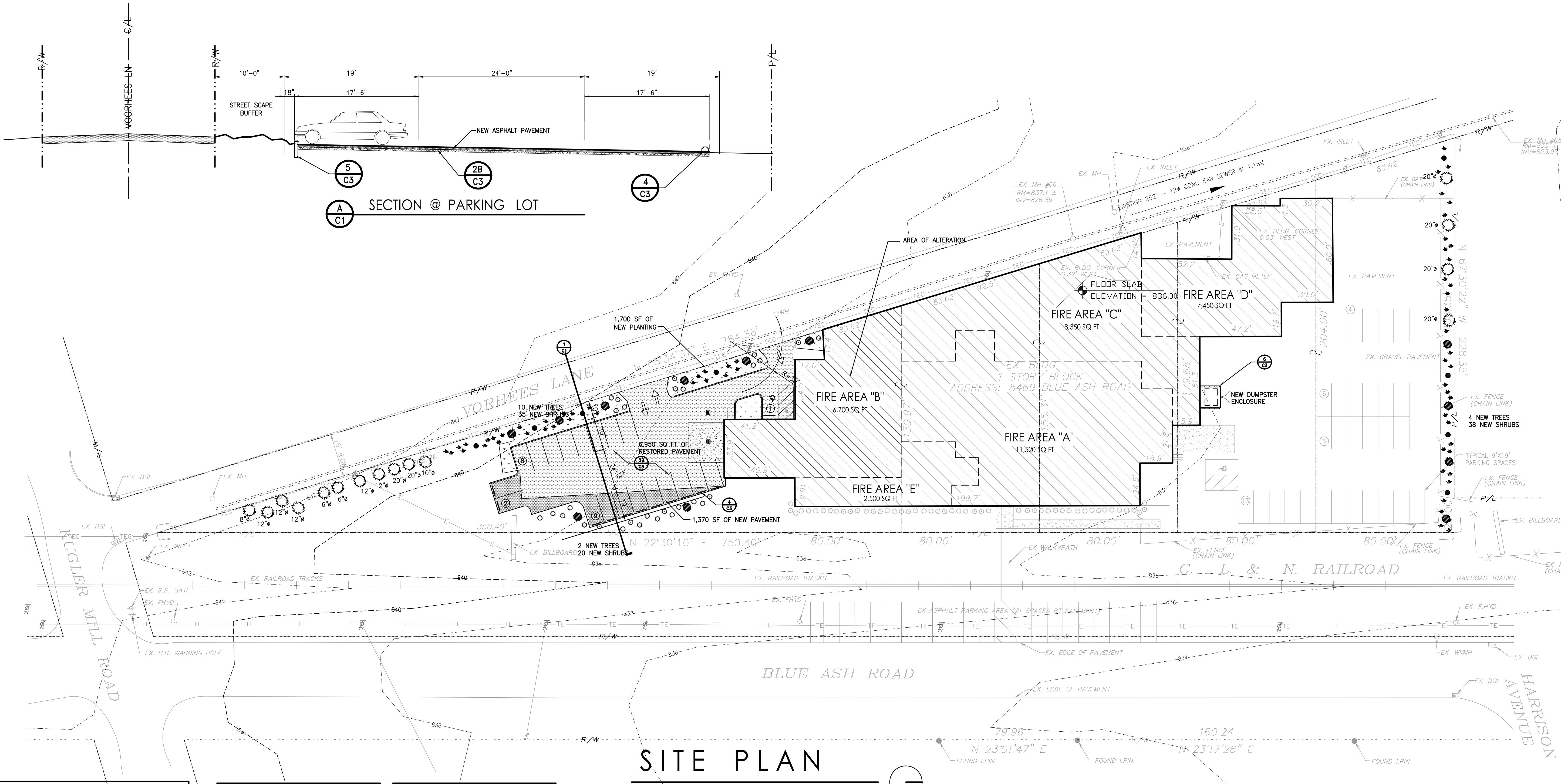
**ISR**  
IMPERVIOUS SURFACE RATIOS

EXISTING CONDITION:  
BUILDINGS & PARKING AREA 69,451 SQ FT  
TOTAL SITE AREA 85,552 SQ FT (1.964 ACRES) = .81 ISR

PROPOSED CONDITION:  
BUILDINGS & PARKING AREA 67,286 SQ FT  
TOTAL SITE AREA 85,552 SQ FT (1.964 ACRES) = .79 ISR

**PROJECT DESCRIPTION**

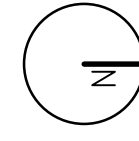
ALTER THE VACANT TENANT SPACE INTO SHIPPING AND RECEIVING AREA WITH OFFICES, PROVIDE ADDED PARKING AND REQUIRED SITE IMPROVEMENTS



SECTION @ PARKING LOT

**SITE PLAN**

SCALE: 1" = 30'-0"



FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK; MULTIPLE UTILITIES & EASEMENTS ARE IN OR ADJACENT TO THE PROPOSED IMPROVEMENTS

**BEFORE YOU DIG**  
CALL TOLL FREE 1-800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

**BOUNDARY INFORMATION**  
PER ACTA SURVEY:  
THOMAS GRAHAM & ASSOCIATES, INC.  
CIVIL ENGINEERING & SURVEYING  
803 COMPTON RD  
CINCINNATI, OHIO 45231  
(513) 521-4760  
PROJECT # 7596 7 AUGUST 2007

**TOPOGRAPHIC INFORMATION**  
HAMILTON COUNTY CAGIS SYSTEM  
OCTOBER 2020



3627 west fork road  
cincinnati, oh 45247  
p. 513-661-2565  
f. 513-661-0420  
www.pda-ae.com

project

**NEW PARKING LOT**

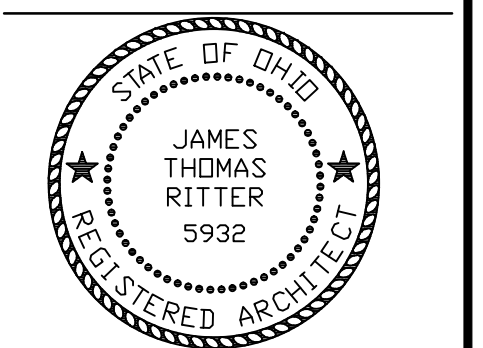
8469  
BLUE ASH RD,  
CINCINNATI, OH  
45236

client

DOV LIMITED

8110  
PLAINFIELD RD,  
CINCINNATI, OH  
45236

seal



JAMES T. RITTER, LICENSE # 5932  
EXPIRATION DATE: 12/31/2021

revisions

drawn / approved

M.R.K / J.T.R.

date

20 NOVEMBER 2020

file

20-208

sheet

C-1

of 3

SITE/LANDSCAPE LEGEND

SYMBOL	TYPE	NAME
	DECIDUOUS TREE	EXISTING
	DECIDUOUS TREE	CLEVELAND SELECT PEAR 2" CALIPER
	CONIFEROUS TREE	WHITE PINE 2'-3'
	EVERGREEN SHRUBS	BOXWOOD
	SWITCH GRASSES	HEAVY METAL 4'-5'
	GROUND COVER	MULCH
	GROUND COVER	GRASS

project

NEW PARKING LOT

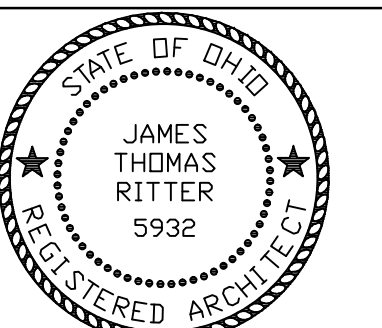
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NO.	DESCRIPTION

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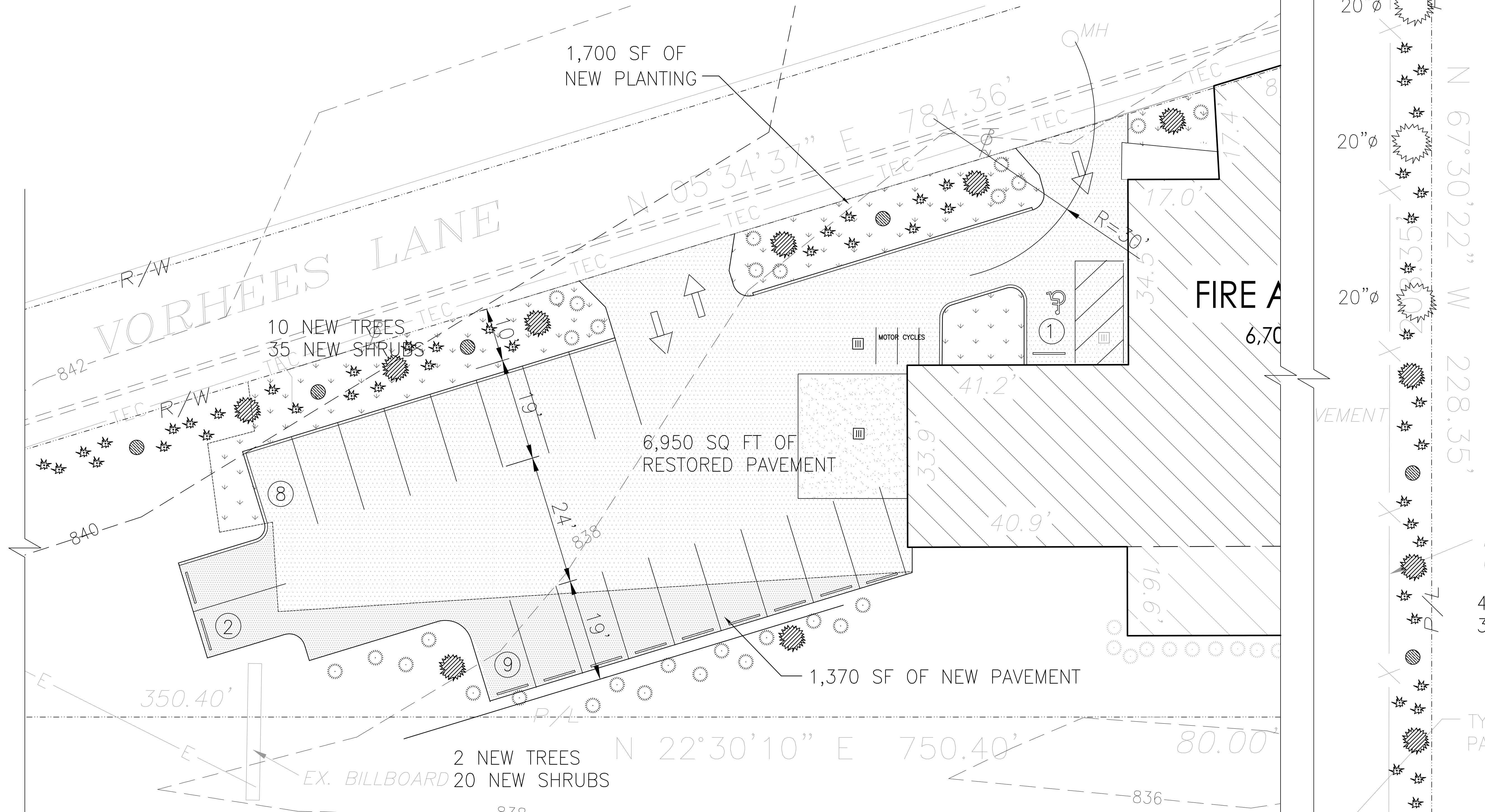
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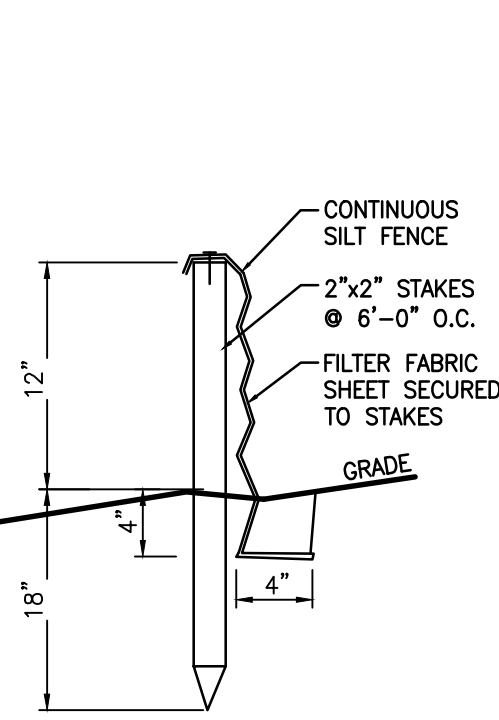
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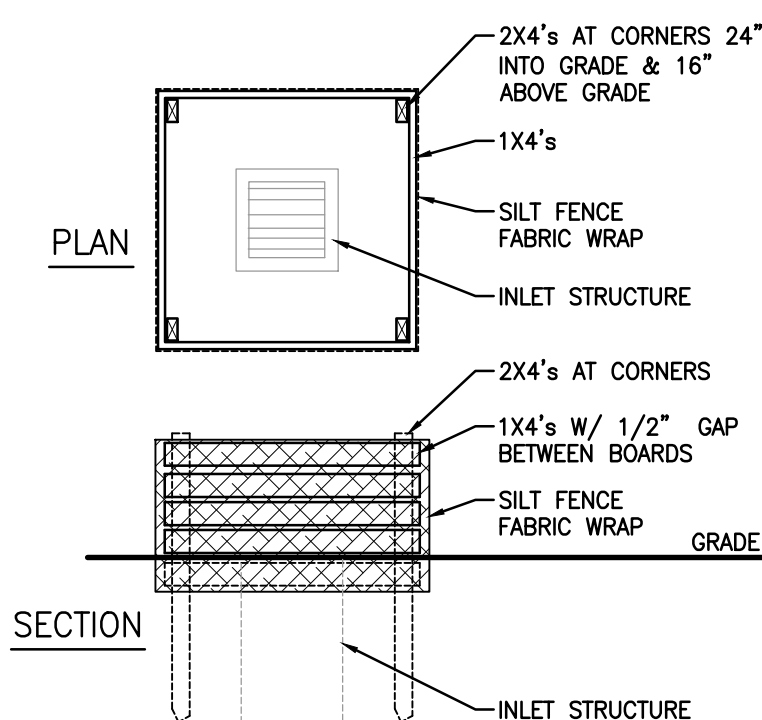
LANDSCAPING PLAN

SCALE: 1" = 10'-0"

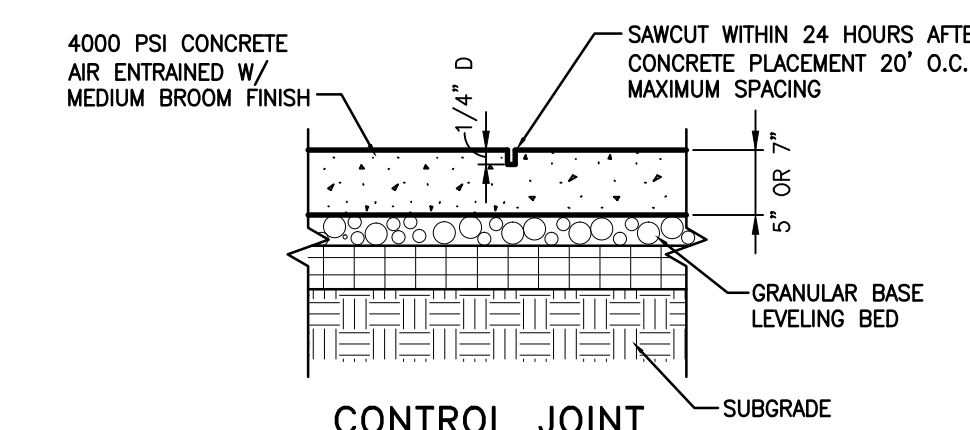
EXISTING LANDSCAPING ← → NEW LANDSCAPING



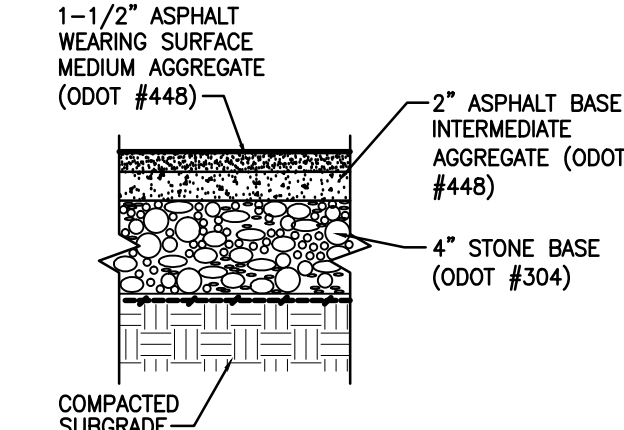
1A  
C3  
SILT FENCE DETAILS



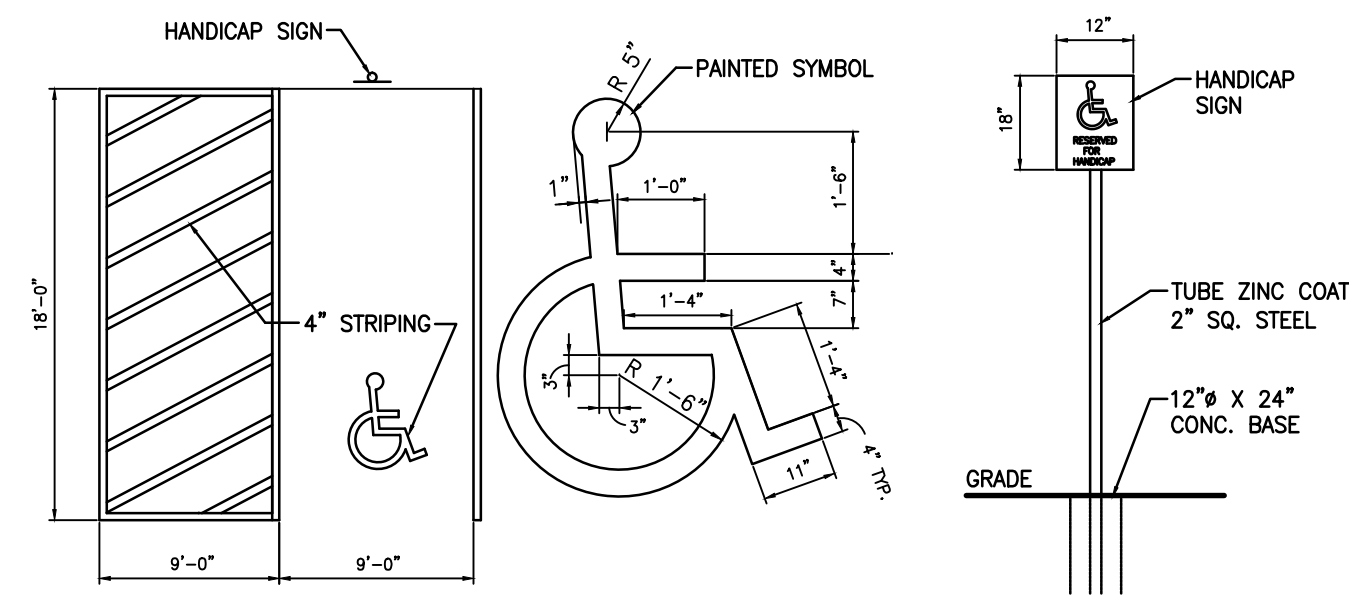
1B  
C3  
SILT BOX @ INLET STRUCTURE



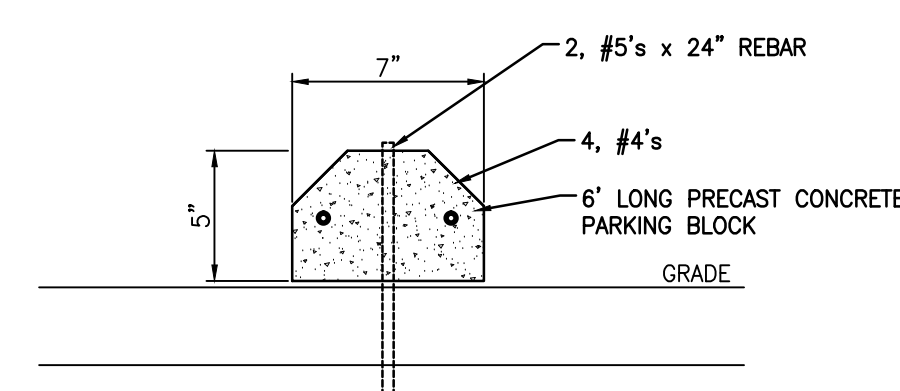
2A  
C3  
CONCRETE DETAILS



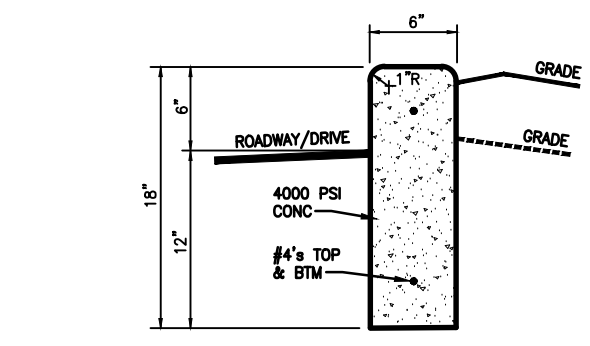
2B  
C3  
ASPHALT PAVING



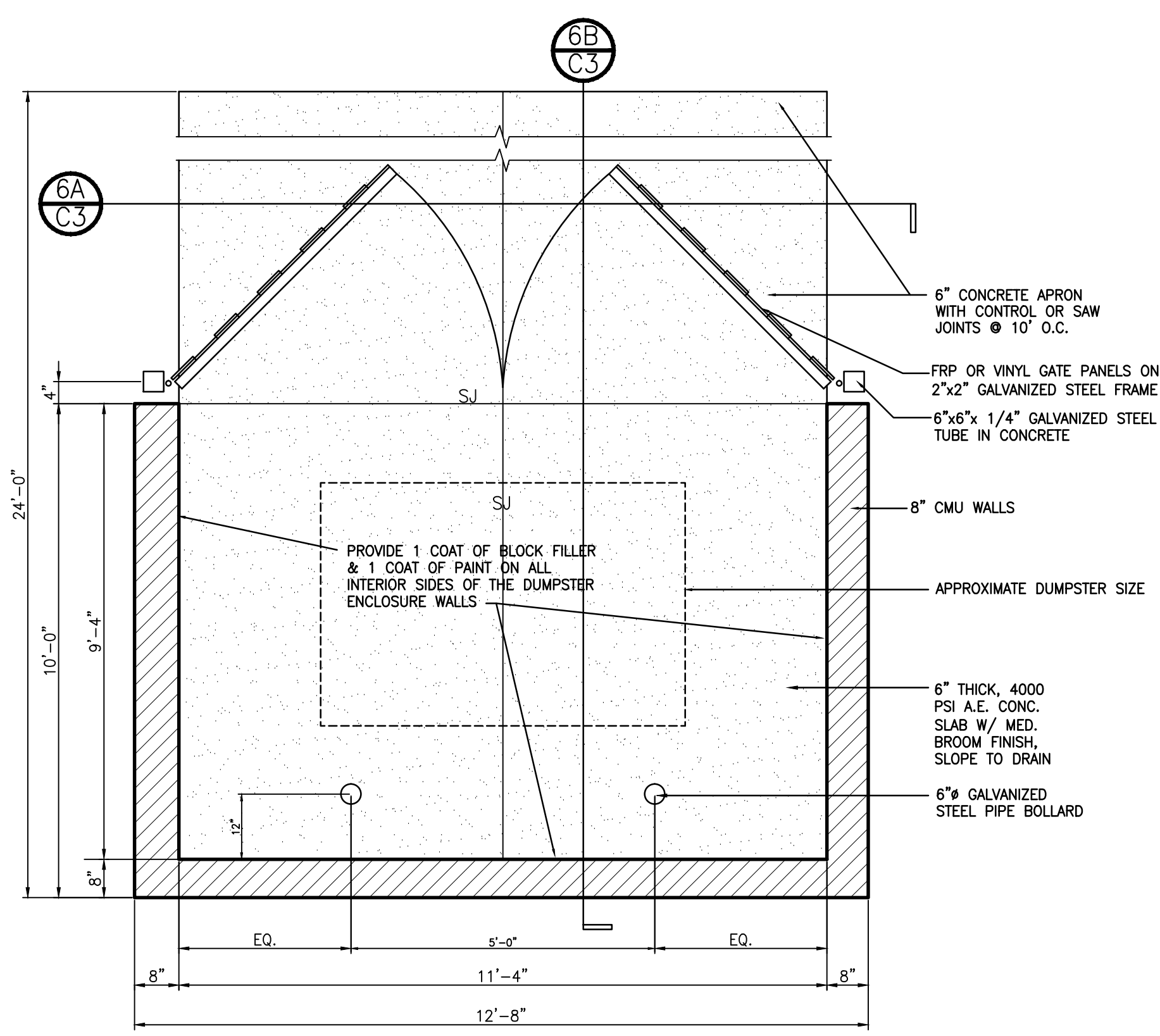
3  
C3  
HC PARKING DETAILS



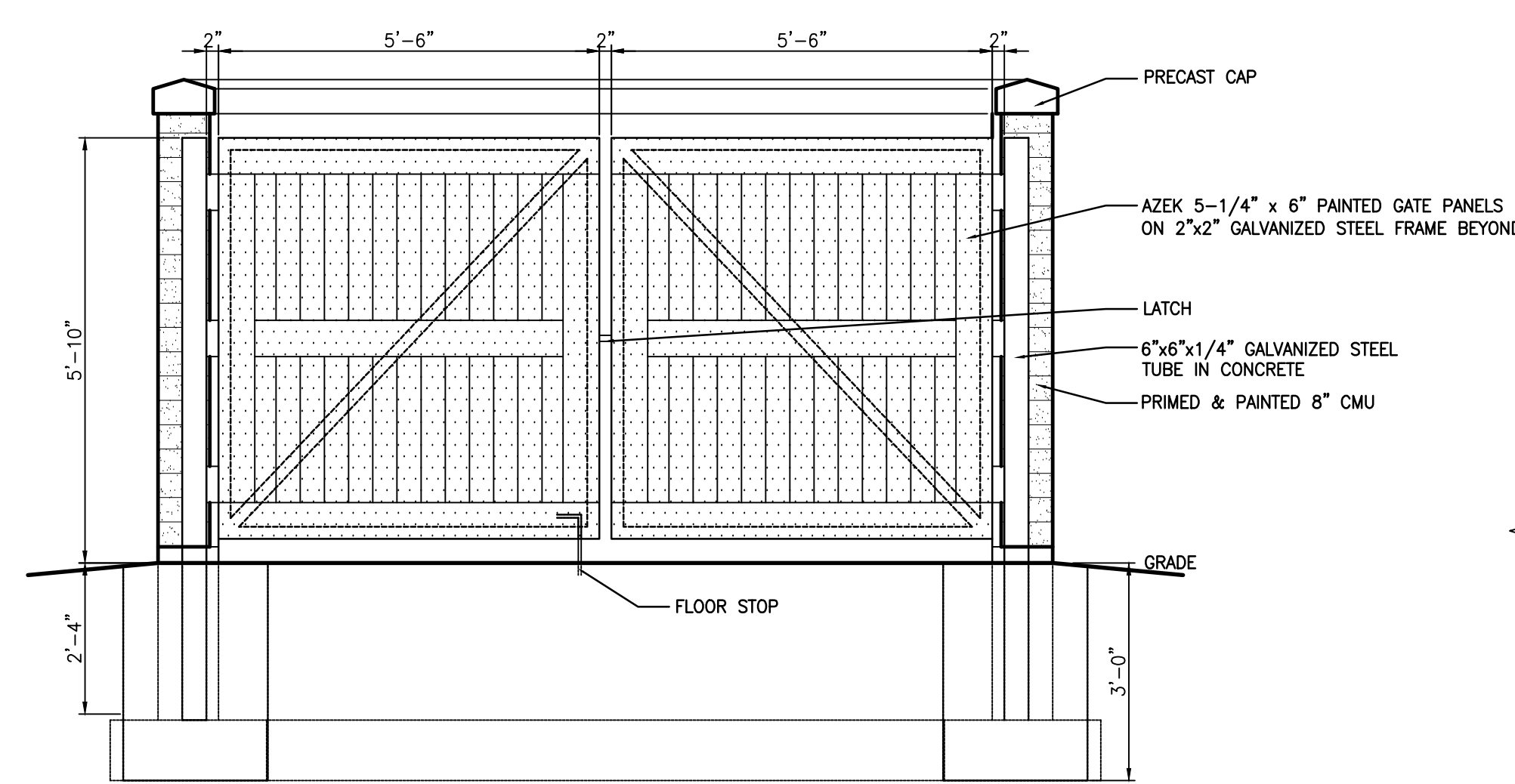
4  
C3  
PARKING BLOCK



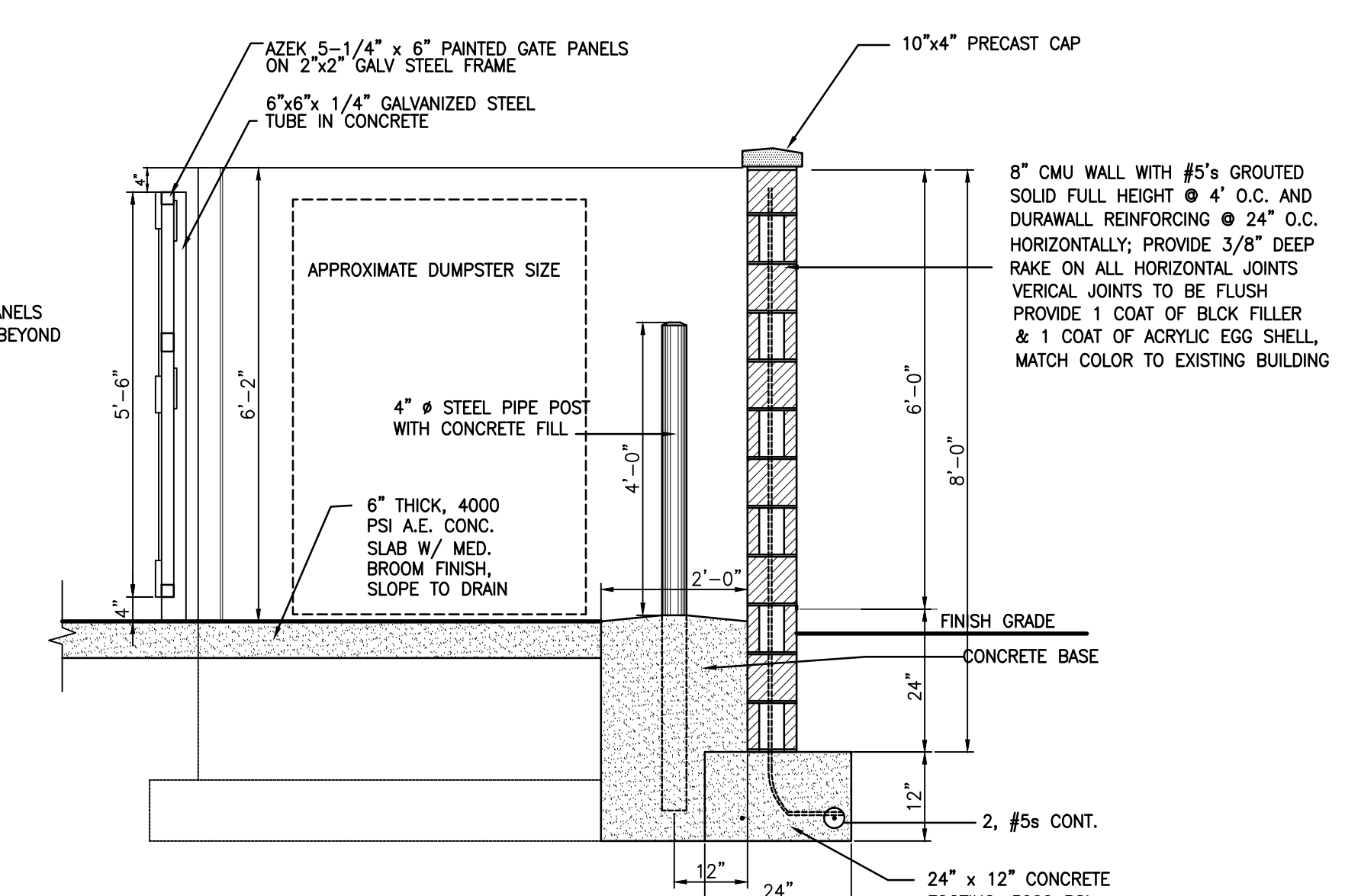
5  
C3  
CURB DETAILS



6  
C3  
DUMPSTER ENCLOSURE PLAN



6A  
C3  
DUMPSTER ENCLOSURE ELEVATION



6B  
C3  
DUMPSTER ENCLOSURE SECTION

SITE GENERAL CONSTRUCTION NOTES:

- INSTALL A SILT FENCE AROUND THE PERIMETER OF THE CONSTRUCTION AREA; STRIP & REMOVE ANY DEBRIS AND TOPSOIL FROM THE SITE. COMPLY WITH THE HAMILTON COUNTY DEPARTMENT OF PUBLIC WORKS DEPARTMENT FOR ALL THE REQUIREMENTS FOR STORMWATER, STORMWATER EROSION, & SEDIMENT CONTROL. PROVIDE STRAW BALES & SILT FENCES @ THE PERIMETER OF THE SITE AS NEEDED & @ STORMWATER INLETS TO PROTECT ADJACENT PROPERTY & STORMWATER STRUCTURES/PIPING. SEDIMENT CONTROL STRUCTURES TO BE INSPECTED & MAINTAINED BY THE CONTRACTOR @ LEAST ONCE A WEEK. UPON DISCOVERY & NOTICE OF NEEDED REPAIR(S), THE CONTRACTOR SHALL COMPLETE NECESSARY REPAIRS IMMEDIATELY. THE SITE WORK INVOLVES CUT & FILL; PROCEED WITH WORK SO THAT CUT & FILL WORK WILL BALANCE OUT WHERE POSSIBLE. WHERE FILL IS TO OCCUR, COMPLY WITH THE FOLLOWING METHODS:  
COMPACT SUBGRADE  
FILL & COMPACT IN 6" LIFTS  
TEST FOR 100% COMPACTION IN PREPARATION FOR NEW WORK  
WHERE CUT IS TO OCCUR COMPLY WITH THE FOLLOWING:  
CUT TO REQUIRED GRADE  
COMPACT EXISTING SUBGRADE TO 100% IN PREPARATION OF NEW WORK  
AT THE CONCLUSION OF CONSTRUCTION, PROVIDE FINAL GRADING & TILLING OF SOIL TO BLEND NEW WORK INTO EXISTING; DISTRIBUTE A 6" BED OF TOPSOIL FOR LANDSCAPING & GROUND COVER. PLANT GRASS AT THE RATE OF 5 LBS/1,000 SQ FT WITH STRAW COVER & BINDER.  
(35% KENTUCKY FESCUE 31, 35% RED TOP, & 30% KENTUCKY BLUE GRASS)
- REMOVE THE EXISTING STONE AND BROKEN PAVEMENT, CONCRETE SLABS, AND DEBRIS ON THE SITE; EXCAVATE 6" OR UNTILL STABLE MATERIAL IS ENCOUNTERED. COMPACT THE SUBGRADE, AND CONTOUR THE SITE TO RECEIVE THE NEW DRIVE & PARKING AREAS AND TO PAVE OVER EXISTING HARD SURFACE AREAS AS SHOWN.
- POUR NEW CONCRETE APRONS AT THE OVERHEAD DOORS AND A NEW SIDEWALK AT THE FRONT ENTRANCE; PROVIDE A MEDIUM BROOM FINISH ON 4000 PSI, A.E. CONCRETE SLABS WITH CONTROL OR SAW JOINTS @ 15' O.C. FOR THE APRONS AND AT 5' O.C. FOR THE WALKS. THE SLOPE FROM THE FRONT ENTRY DOOR TO THE ADA PARKING SPACE SHALL NOT EXCEED 5%.
- PAVE ASPHALT DRIVES, PARKING SPACES AND ENTRY OPENINGS AT THE STREET AS SHOWN; PROVIDE POSITIVE DRAINAGE PATTERNS SIMILAR TO THE ORIGINAL CONTOURS.
- PROVIDE PLANTING BEDS AS SHOWN WITH 6" OF TOPSOIL AND MULCH.
- AT THE CONCLUSION OF THE PROJECT PROVIDE 4" WIDE WHITE/YELLOW HIGHWAY STRIPING FOR PARKING SPACES & TRAFFIC FLOW DIRECTION ARROWS; PROVIDE HANDICAP PARKING & RELATED SIGNAGE (PARKING SPACES ARE TO BE 9' x 19').

project

NEW PARKING LOT

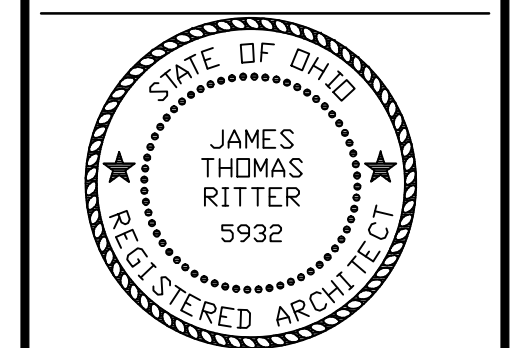
8469  
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client

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seal



JAMES T. RITTER, LICENSE # 5932  
EXPIRATION DATE: 12/31/2021

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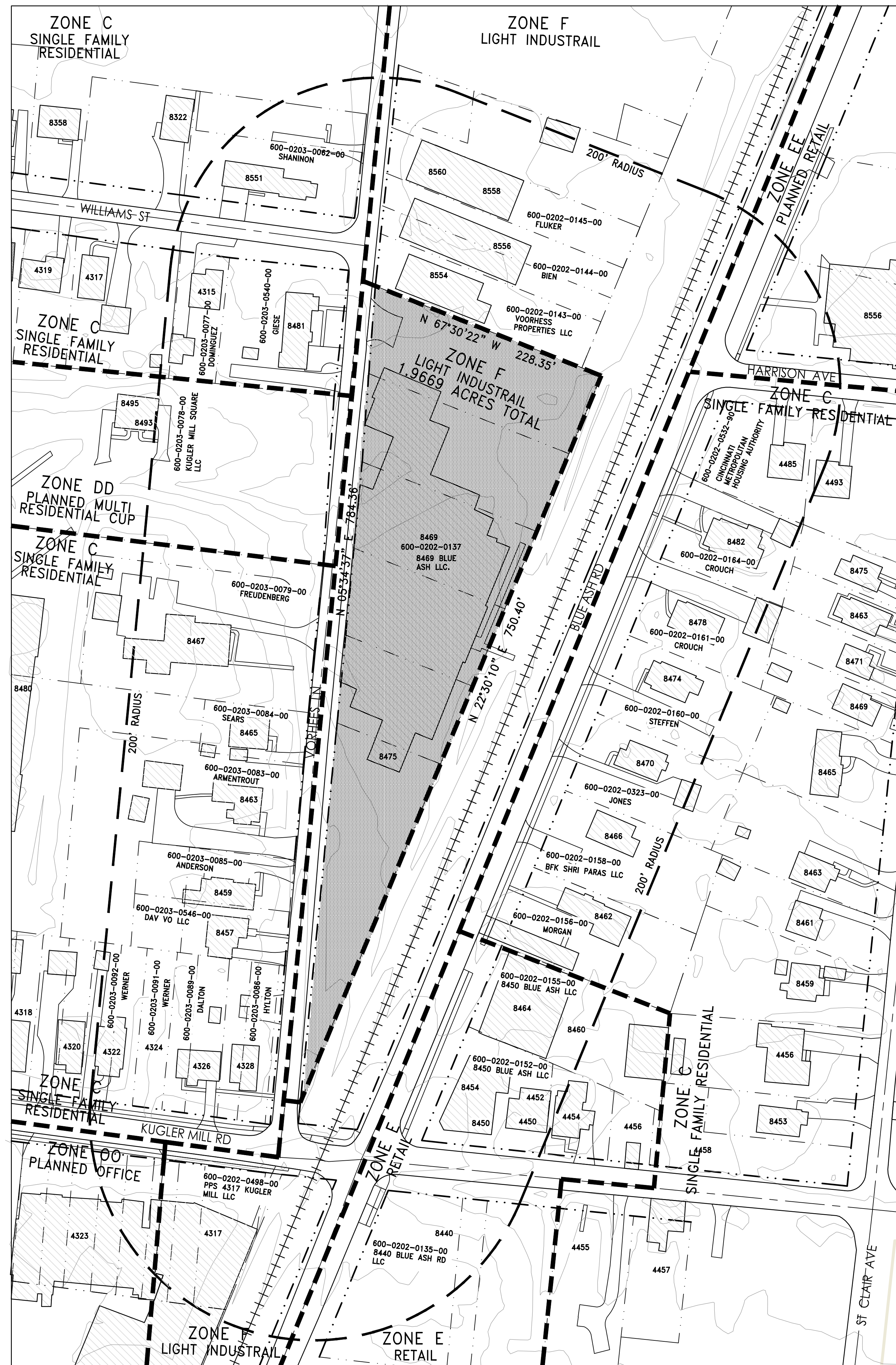
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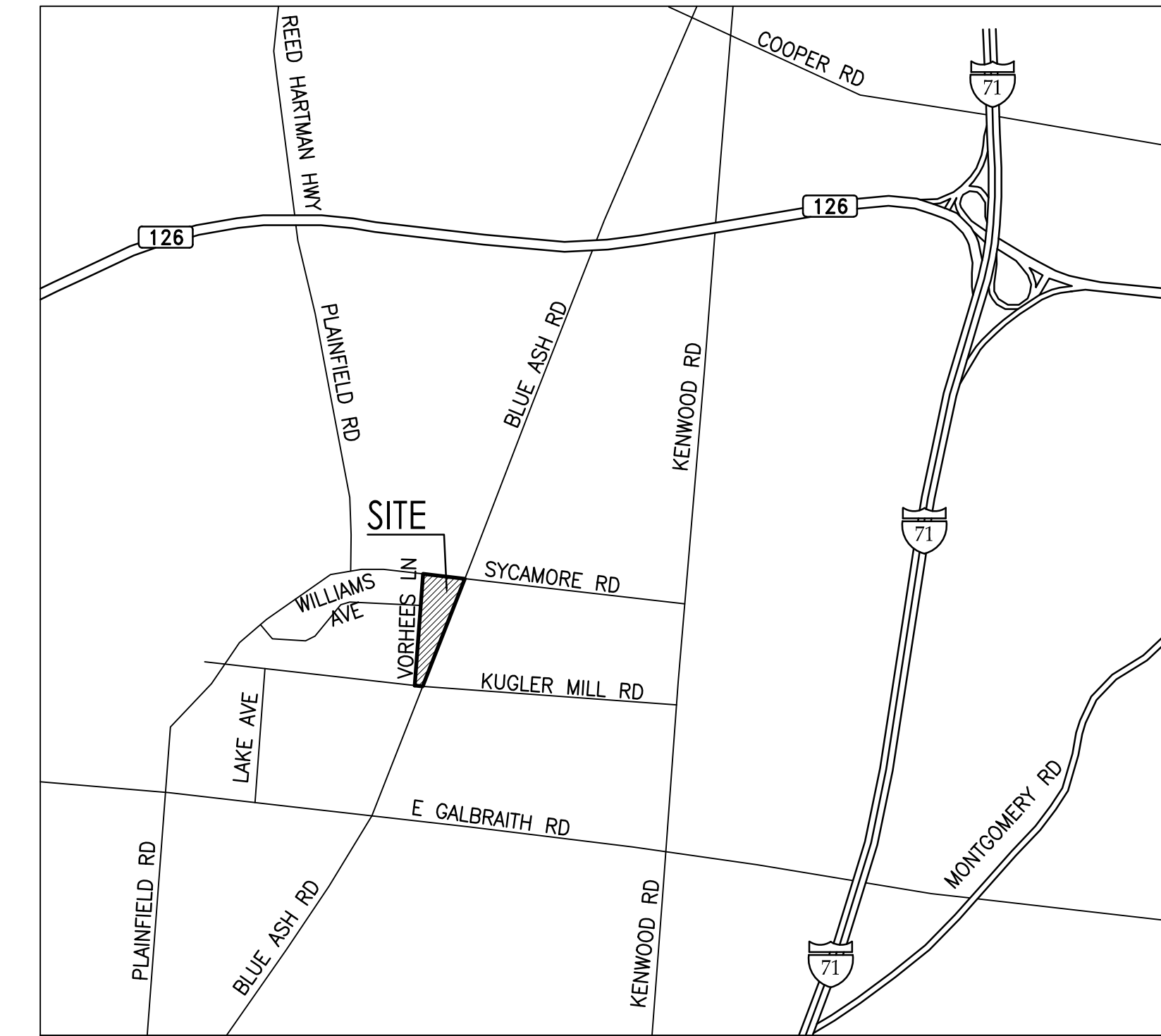
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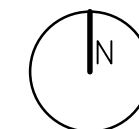


ZONING PLAT

SCALE 1" = 60'-0"



VICINITY MAP



DRAWING INDEX:	
ZP-1	ZONING PLAT
SRV-1	ALTA SURVEY
C-1	SITE PLAN & SECTION
C-2	LANDSCAPING PLAN
C-3	SITE DETAILS
SR-1	SITE RENDERING
A-1	FLOOR PLAN & CROSS - SECTION
A-2	ELEVATIONS

**PROJECT DESCRIPTION**  
 UPGRADE THE EXISTING SITE SO AS TO CONFORM TO THE CURRENT SYCAMORE TOWNSHIP ZONING STANDARDS  
 THIS WILL ALLOW FOR A NEW TENANT TO OCCUPY THE BUILDING ("DOOR DASH COMPANY").

**pda**  
 professional design associates  
 architecture • engineering • planning  
 3627 west fork road  
 cincinnati, oh 45247  
 p. 513-661-2565  
 f. 513-661-0420  
 www.pda-ae.com

project  
**ALTERATION FOR DOORDASH**

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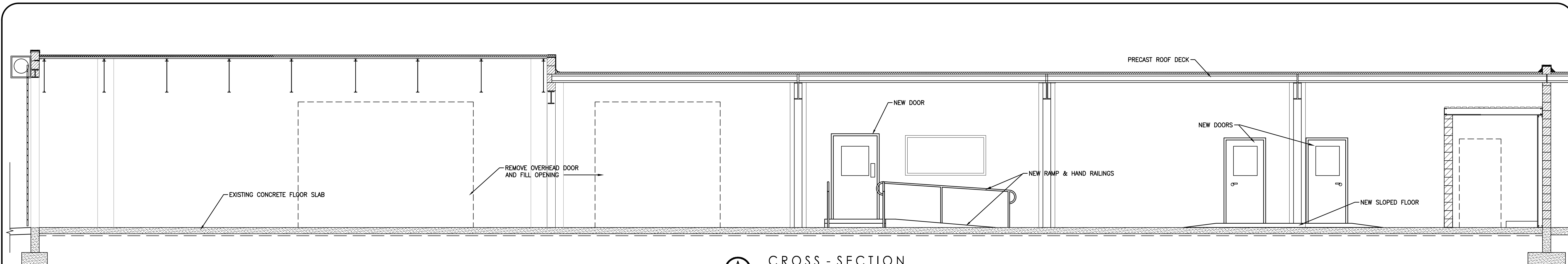
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 11 NOVEMBER 2020

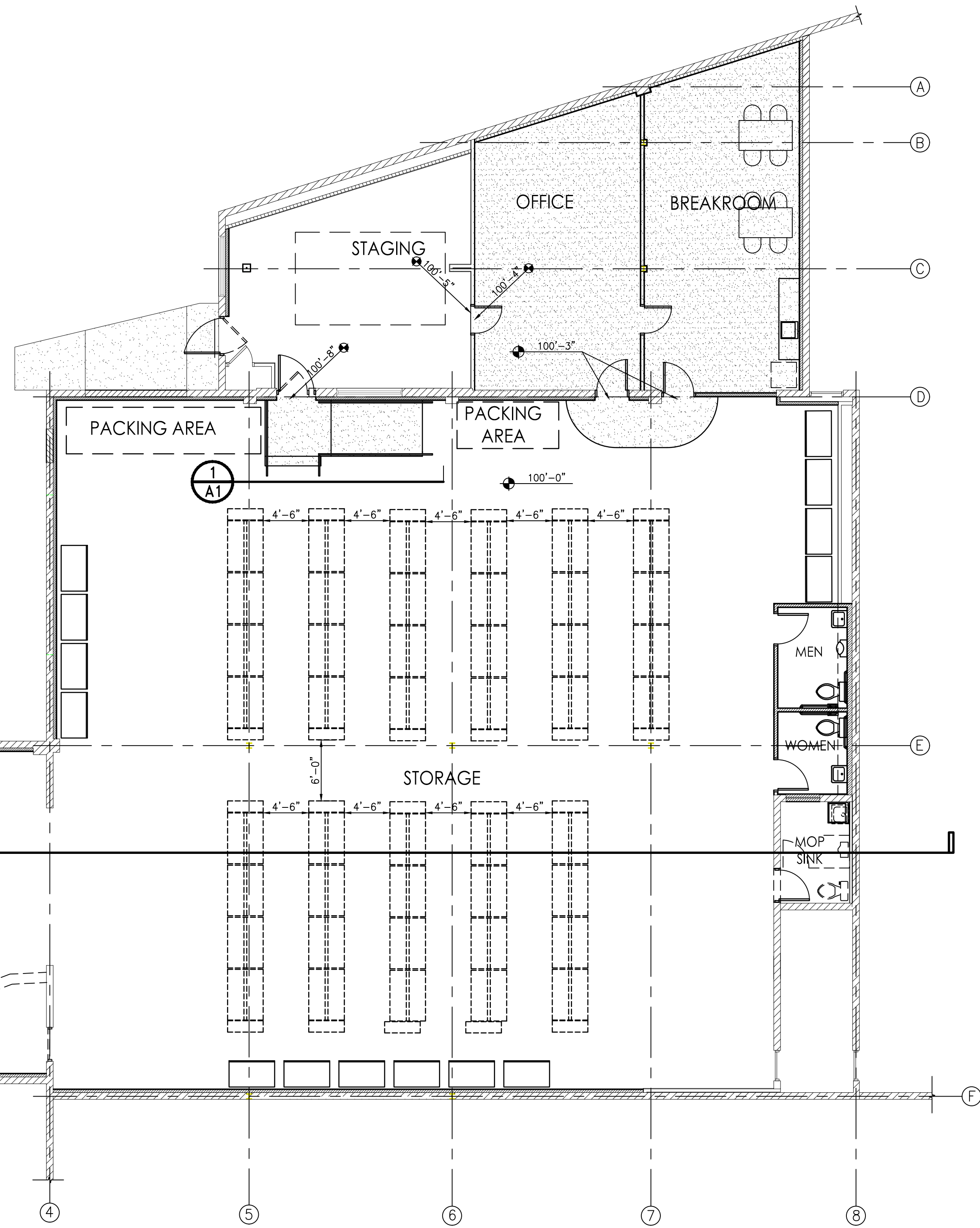
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 of 1



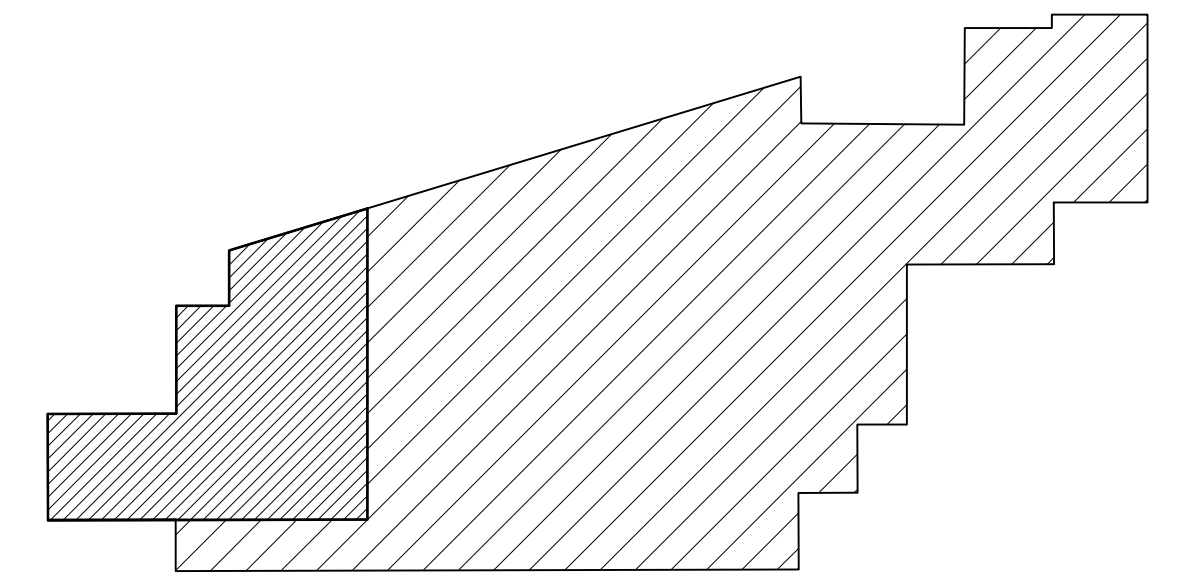
**A**  
**A1** CROSS - SECTION  
SCALE 1/4" = 1'-0"

OHIO BUILDING CODE DOCUMENTATION (2017)		
USE GROUP:	NON-SEPARATED MIXED USE GROUPS (302.3.2) "S-1" STORAGE (311) "B" BUSINESS (304)	
CONSTRUCT TYPE:	"I-B" NON-COMBUSTIBLE, UNPROTECTED	
ACTUAL AREA:	"S-1" 6,700 SF "B" 435 SF	
ALLOWABLE AREA:	"S-1", NON-SPRINKLED 17,500 "B", NON-SPRINKLED 23,000	
ACTUAL HEIGHT:	"S-1" & "B-1" 55 FT	
ALLOWABLE HEIGHT:	1 STORY, 12 FT	
OCCUPANCY LOAD:	BUSINESS: 435 S.F. / 100 S.F./PERSON = 4 STORAGE: 6,700 S.F. / 300 S.F./PERSON = 22 TOTAL POPULATION = 26	
MAX. TRAVEL DISTANCE:	200 FT	
ACTUAL TRAVEL DISTANCE:	115 FT	
EXITS REQUIRED:	2	
EXITS PROVIDED:	2	
REQUIRED INTERIOR FINISH RATINGS:	WALL	CLNG. FLOOR
EXIT STAIRS & PASSAGES-	CLASS A	CLASS A CLASS II
EXIT ACCESS CORRIDORS-	CLASS B	CLASS B CLASS II
ROOMS & ENCLOSED SPACES-	CLASS C	CLASS C CLASS II



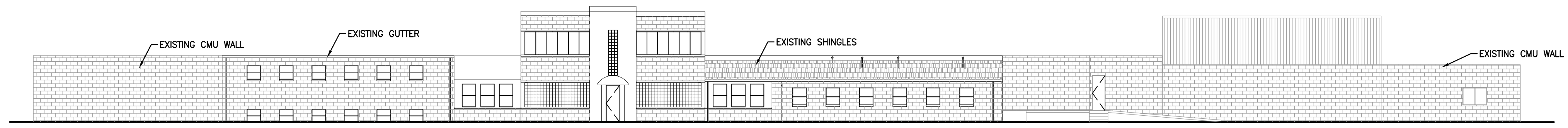
**FLOOR PLAN**  
SCALE 1/8" = 1'-0"

LEGEND	
	EXISTING CMU WALL
	EXISTING STEEL STUD WALL
	EXISTING INSULATED STEEL STUD WALL
	NEW CMU FILL
	INSULATED 3 5/8" STEEL STUD WALL WITH 5/8" DRYWALL
	3 5/8" STEEL STUD WALL WITH 5/8" DRYWALL
	5 1/2" STEEL STUD WALL WITH 5/8" DRYWALL FOR
	EXISTING CONCRETE PAD
	CONCRETE RAMP
	CONCRETE SLAB TO LEVEL FLOOR



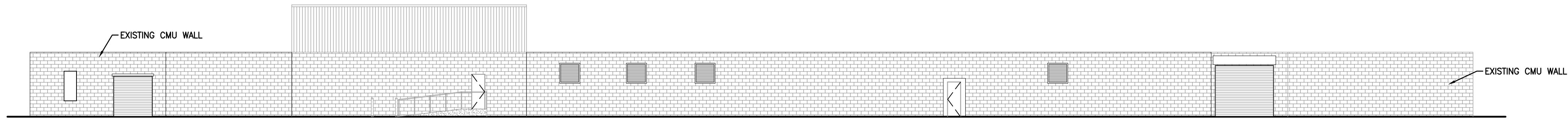
**KEY PLAN**





**EXISTING EAST ELEVATION**

SCALE 1/16" = 1'-0"



**EXISTING WEST ELEVATION**

SCALE 1/16" = 1'-0"



**EXISTING SOUTH ELEVATION**

SCALE 1/16" = 1'-0"

project

**ALTERATION  
FOR DOORDASH**

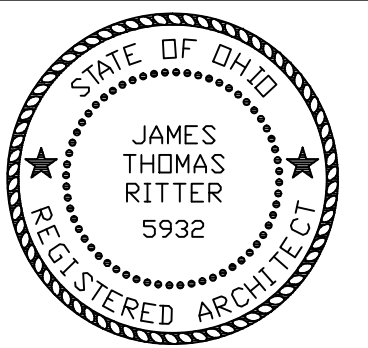
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seal



JAMES T. RITTER, LICENSE # 5932  
EXPIRATION DATE: 12/31/2021

revisions


drawn / approved

M.R.K / J.T.R.

date

20 NOVEMBER 2020

file

20-208

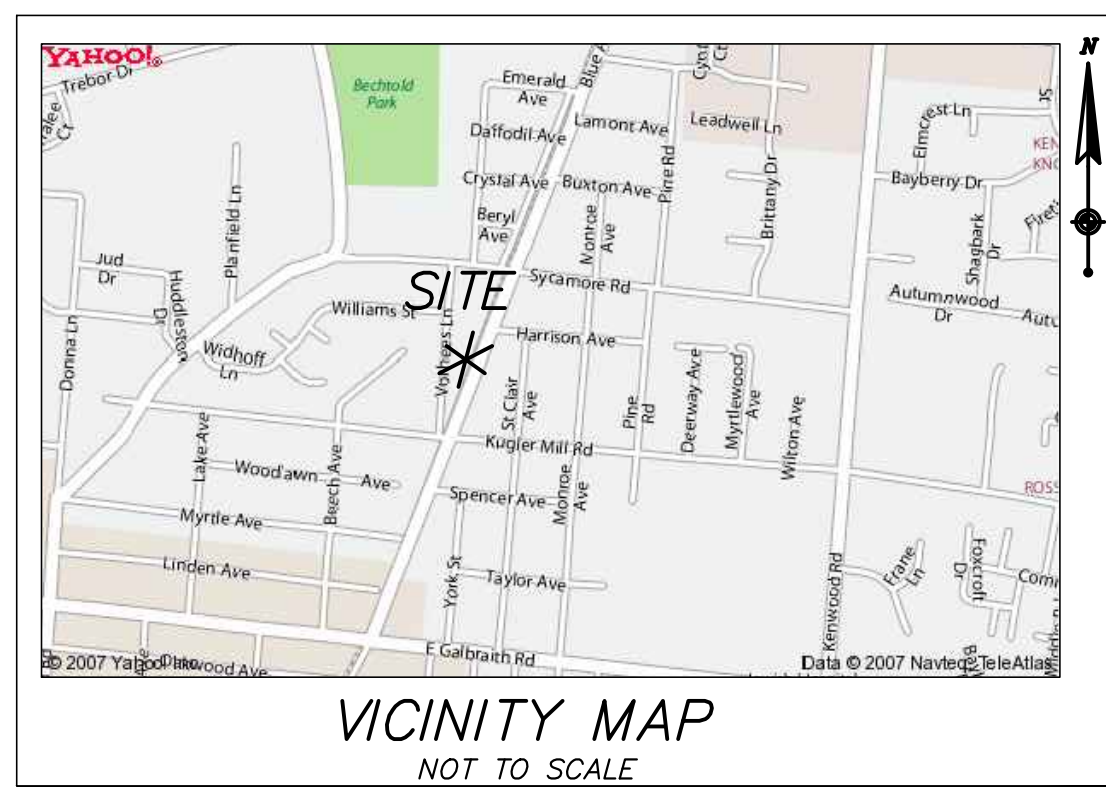
sheet

**A-2**

of 2

**LEGEND**

- I, PIN INDICATES EX. IRON PIN
- HO, TELEPHONE POLE INDICATES EX. TELEPHONE POLE
- LI, LIGHT POLE INDICATES EX. LIGHT POLE
- TE, TELE, CABLE AND ELEC. POLE INDICATES TELE, CABLE AND ELEC. POLE
- TELE, TELEPHONE AND ELECTRIC POLE INDICATES TELEPHONE AND ELECTRIC POLE
- GW, GUY WIRE INDICATES EX. GUY WIRE
- MP, METAL POST INDICATES EX. METAL POST
- CONC, CONCRETE INDICATES EX. CONCRETE
- R/W, RIGHT OF WAY INDICATES RIGHT OF WAY
- DGI, DOUBLE GUTTER INLET INDICATES EX. DOUBLE GUTTER INLET
- MH, MANHOLE INDICATES EX. MANHOLE
- CB, STORM CATCH BASIN INDICATES EX. STORM CATCH BASIN
- FHYD, FIRE HYDRANT INDICATES EX. FIRE HYDRANT
- BLDG, BUILDING INDICATES EX. BUILDING
- CO, CLEANOUT INDICATES EX. CLEANOUT
- WV, WATER VALVE BOX INDICATES EX. WATER VALVE BOX
- TEC, TELEPHONE-ELECTRIC-CABLE INDICATES EX. UNDERGROUND TELEPHONE-ELECTRIC-CABLE
- T, UNDERGROUND TELEPHONE INDICATES EX. UNDERGROUND TELEPHONE
- E, OVERHEAD ELECTRIC INDICATES EX. OVERHEAD ELECTRIC
- GAS, UNDERGROUND GAS INDICATES EX. UNDERGROUND GAS
- EX, UNDERGROUND WATER INDICATES EX. UNDERGROUND WATER
- TE, OVERHEAD TELEPHONE & ELECTRIC INDICATES EX. OVERHEAD TELEPHONE & ELECTRIC
- UE, UNDERGROUND ELECTRIC INDICATES EX. UNDERGROUND ELECTRIC
- F, UNDERGROUND FIRE WATER LINE INDICATES EX. UNDERGROUND FIRE WATER LINE
- D, UNDERGROUND DOMESTIC WATER LINE INDICATES EX. UNDERGROUND DOMESTIC WATER LINE
- SS, UNDERGROUND SANITARY INDICATES EX. UNDERGROUND SANITARY
- CONC, CONCRETE PAVEMENT INDICATES EX. CONCRETE PAVEMENT



**SURVEY NOTES:**

OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN  
 SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.

**FLOOD\_ZONE INFORMATION:**

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 39061C0209D PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS

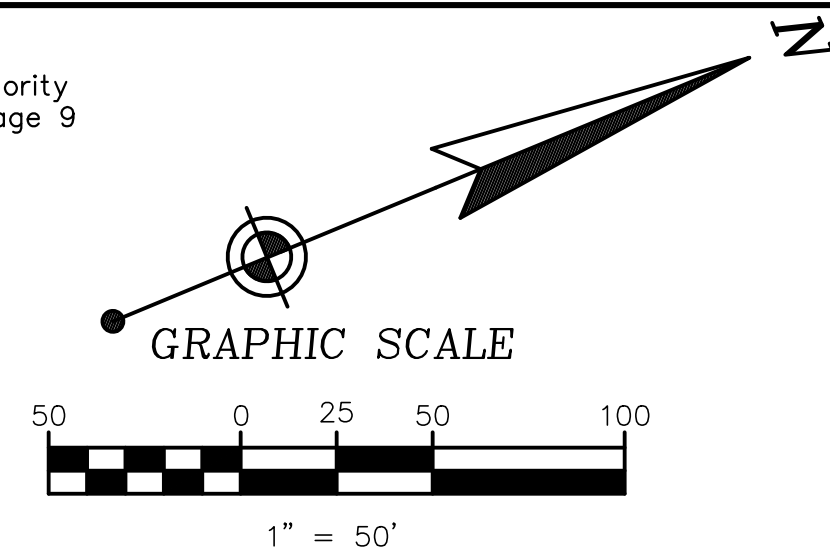
**BASIS OF BEARINGS**

Plat of Survey for Southwest Ohio Regional Transit Authority dated February, 2003 and recorded in Plat Book 375 Page 9 Hamilton County Recorder's Office

**REFERENCE SURVEY**

Plat of Survey  
 PLAT BOOK 375 PAGES 9  
 HAMILTON COUNTY, OHIO RECORDS

Mortgage Location Survey  
 by Dettmer Engineering Surveying  
 Dated 9/12/1994



**LEGAL DESCRIPTION**

Situate in Section 14, Township 4, Fractional Range 1 of the Miami Purchase, Sycamore Township, Hamilton County, Ohio and being Lots 9, 10, 11, 12, 13 and 14 on a plat of subdivision known as Rossmoyne, Made by Henry L. Taylor and M.A. Spencer and recorded in Plat Book 9, Page 19, Hamilton County, Ohio Records.

**COMMITMENT FOR TITLE INSURANCE SCHEDULE B - SECTION II**

Commitment No: A34363-0499-06 Effective Date: July 19, 2007  
 EXCEPTIONS

**THE PROPERTY SURVEYED IS SUBJECT TO:**

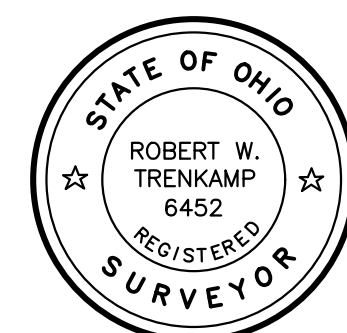
- 1. The following matters set forth on that survey dated September 13, 1994 made by Robert M. Dettmer, Registered Surveyor No. 5126:
  - a. Encroachments of building onto Vorhees Lane; AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
  - b. Encroachments of chain link fence onto adjoining property to the east. AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON

**SURVEYOR CERTIFICATION**

I certify to 8469 Blue Ash Road, LLC ("Borrower"), PNC Bank ("Lender"), Old Republic National Title Insurance Company ("Title Insurance Underwriter") and Riverbend Commercial Title Agency Limited Partnership ("Agent") and to their successors and assigns, as follows:

- a) That I have surveyed, on the ground in accordance with the minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as jointly established and adopted by the American Land Title Association and American Congress of Surveying and Mapping and National Society of Professional Surveyors, 2005 and this survey meets the requirements for an urban survey as defined therein, the property legally described hereof; that said legal description is correct, complete and accurate;
- b) That the boundaries of the property as depicted in the plat were established by actual field measurements and that pins, monuments or other markers were set or found as shown thereon;
- c) That this plat of survey is true and correct in all phases;
- d) That the size, dimensions and locations of all of the boundaries of the property, buildings, structures, fences, and other improvements, recorded and visible unrecorded easements, streets, signs, roads, railroads, rights of way which affect said property are correctly and accurately shown hereon;
- e) That there are no encroachments, overlaps or overhangs on easements, adjoining property, streets or alleys by any of said buildings, structures or other improvements and there are no encroachments, overlaps or overhangs on said property by buildings, structures or other improvements situated on adjoining property, except as shown;
- f) That this plat correctly shows (i) the courses and measured distances of the exterior property lines of the property and any easements located affecting the property; (ii) the scale, the north direction, the width of the streets on which the said property abuts, the lot and block number shown on any map or plat to which reference is made in the legal description of the property, together with the recording references for said map or plat; (iii) the address of the property; (iv) the total area of the property in acres and square feet and any easements located on or affecting the property; (v) the dimensions of all buildings on the property at ground surface level and the distance therefrom to the nearest facing exterior property lines; (vi) names of adjoining owners of platted lands;
- g) That the property as surveyed and described on the plat is contiguous along its entire boundaries and is enclosed within the perimeters thereof;
- h) That dimensions shown hereon are expressed in feet and decimal part thereof;
- i) That all parcels are contiguous with each other and there are no gaps or gores between or among parcels;
- j) That a physical examination of the property reveals no apparent use of the property for pathways, driveways or roadways for which there are not recorded easements, nor for solid waste dump, sump, sanitary landfill, drilling, excavating, building, street or sidewalk construction or repairs, or any changes in street right-of-way lines, either completed or proposed, nor does it serve adjoining property for drainage, ingress, egress or any other purpose;
- k) That the property has direct access to a dedicated, completed and accepted public street maintained by governmental authority and abuts said dedicated roadway commonly known as Vorhees Street;
- l) That the property does not lie within a flood plain;
- m) That there are no encroachments, overlaps, gaps, easements, streets, right of way, set-back lines or improvements which affect the property which are not shown hereon;
- n) That a physical examination of the property reveals no evidence of cemeteries;
- o) That the property is zoned "F" (Light Industrial);
- p) That there was no observable evidence of earth moving work, building construction or building additions within recent months; and
- q) That all known descriptive references of the property, including City, County, State, Section, Town, Range, Military Survey, subdivision plat references, condominium plat references, etc. are listed in the preamble of the legal description shown hereon.

Dated this 7th day of August, 2007



Robert W. Trenkamp, Surveyor  
 Registered Surveyor No. 6452 (Ohio)

**tga**  
 THOMAS GRAHAM ASSOCIATES, INC.  
 • Engineers  
 • Surveyors

803 Compton Road  
 Cincinnati, Ohio 45231  
 513-521-4760  
 Fax # 521-2439

Date: AUG. 7, 2007

Scale: 1" = 50'

Job No: 7596

Revisions	
No.	Date

**A.L.T.A./A.C.S.M. LAND TITLE SURVEY**

ADDRESS: 8469 BLUE ASH ROAD  
 SITUATE IN:  
 SECTION 4, TOWN 4, FR. RANGE 1  
 MIAMI PURCHASE  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

Drawn By: D.J. TRENKAMP

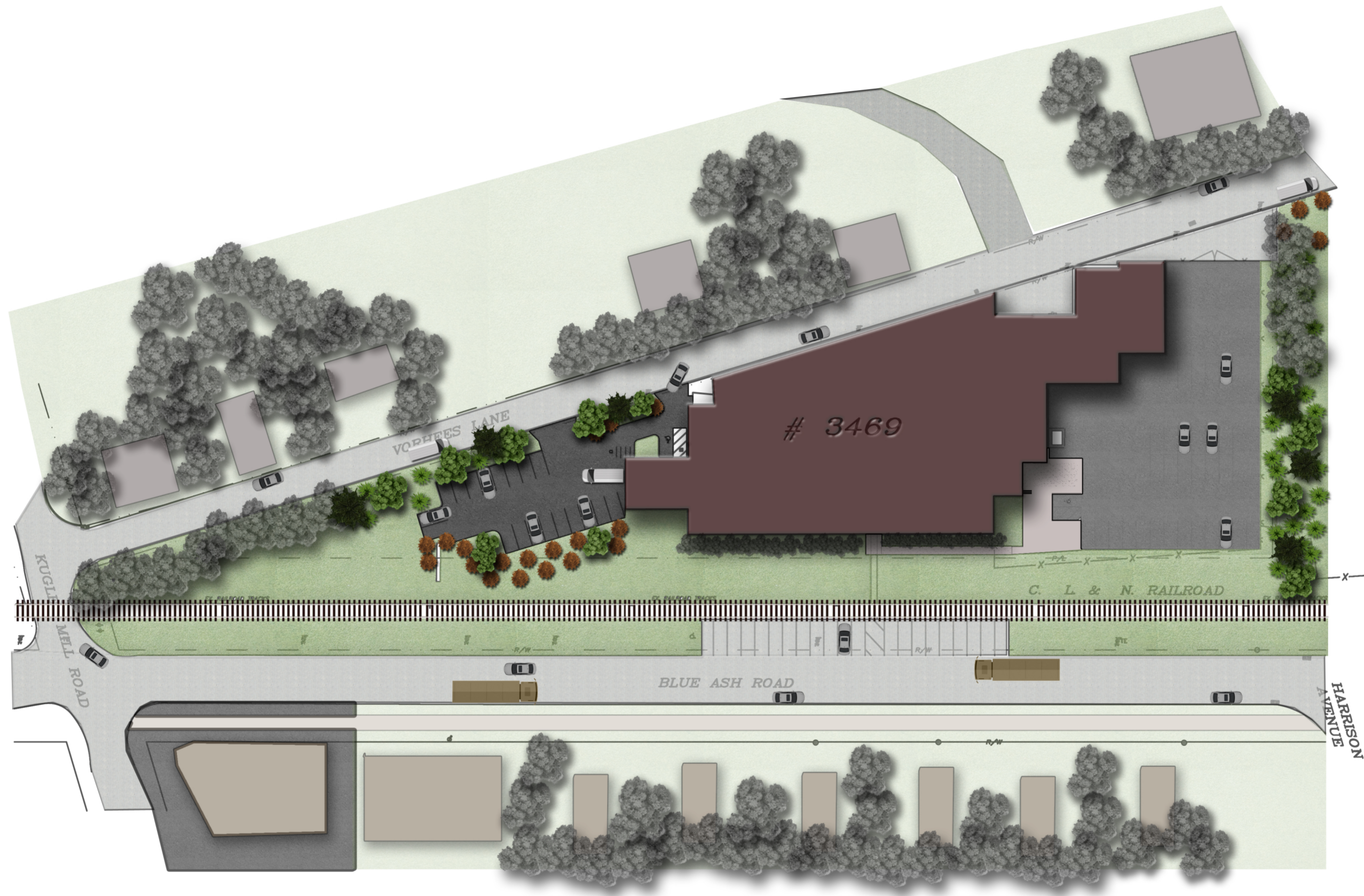
SRV-1

Job No: 7596-07

The utility information shown on this plat, prepared by Thomas Graham Associates, Inc., was obtained from existing records. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

**UNDERGROUND UTILITIES**  
 2 WORKING DAYS  
 BEFORE YOU DIG  
 PHONE: 1-800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE  
 NON-MEMBERS MUST BE CALLED DIRECTLY

ACAD FILENAME: 7596\_ALTA.dwg



SITE RENDERING PLAN

project

**NEW PARKING LOT**

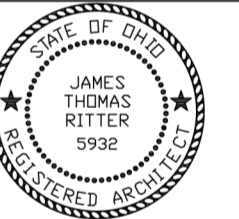
8469  
BLUE ASH RD,  
CINCINNATI, OH  
45236

client

**DOV LIMITED**

8110  
PLAINFIELD RD,  
CINCINNATI, OH  
45236

seal



JAMES T. RITTER, LICENSE # 5932  
EXPIRATION DATE: 12/31/2021

revisions

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**SR-1**

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