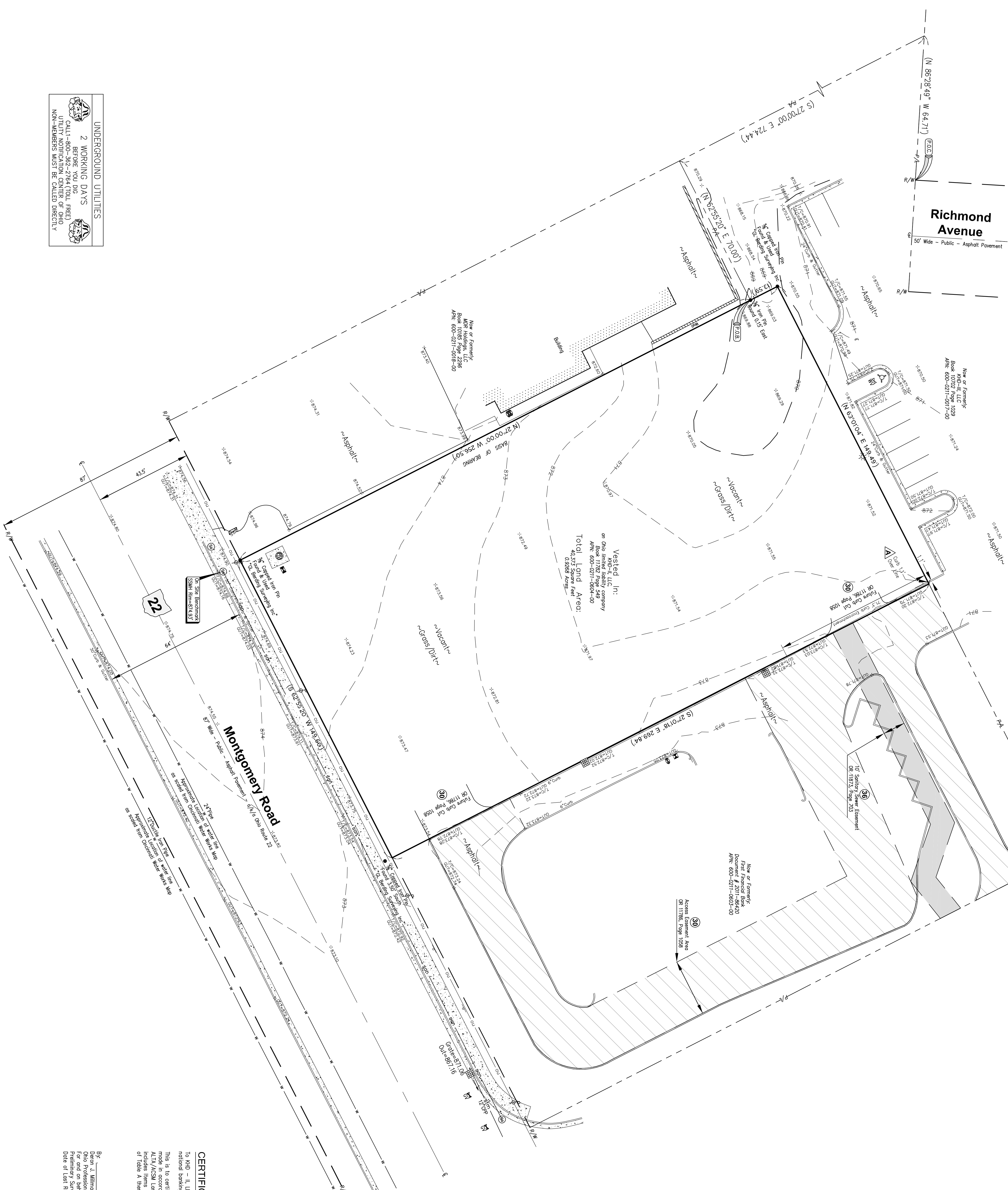


UNDERGROUND UTILITIES  
 2 WORKING DAYS BEFORE YOU DIG  
 CALL 1-800-365-7264 (TOLL FREE)  
 UTILITY NOTIFICATION CENTER OF OHIO  
 NON-MEMBERS MUST BE CALLED DIRECTLY



**SYMBOL LEGEND**

R/W	Right-of-Way
P/L	Adjacent Property Line
ε	Centerline
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
△	Encroachment/Protrusion
⊗	Schedule B-Section II Item
DL	Draw
(Record)	Actual
●	Monumentation Found as Noted
▲	M&E Nail or Pk Nail Set
□	catch Basin
○	Manhole
⊙	Sanitary Manhole
⊕	Post Indicator Valve
⊖	Water Valve
⊗	Water Meter
⊘	Gas Valve
⊙	Gas Meter
⊕	Electric Meter
⊖	Well (As Noted)
⊙	Utility Pole
⊕	Light Pole
—	Overhead Utilities
—	Elevation Contour
—	Spot Elevation
—	Soil Elevation
—	Concrete Area
—	Building Area
—	Light Shaded Easement Area
—	Shaded Easement Area

**CERTIFICATION:**  
 To KHD - II, LLC, an Ohio limited liability company, US Bank National Association, a national banking association, 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, 5, 6(a), 7(a), 7(c), 8, 9, 10, 11(b), 13, 16, 17 and 18 of Table A thereof. The field work was completed on March 29, 2012.

By: J. Millman, P.S.  
 Ohio Professional Surveyor No. 7717  
 For and on behalf of Millman Surveying, Inc.  
 Preliminary Survey Issued: April 4, 2012  
 Date of Last Revision:

**millman**  
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Corporate Headquarters  
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 Fax: 330-342-0834  
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 Kirkwood, MO 63122  
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 visit <http://vimeo.com/25774136>

Montgomery Road  
 City of Kenwood  
 County of Hamilton  
 State of Ohio

**NORTH**

**GRAPHIC SCALE**

0 20 40  
 1 INCH = 20 FT.

Surveyor's Seal

Sheet No. **1** of **2**

MSI Project No. 25965  
 PM: SP Drafter: CEB



**MISCELLANEOUS NOTES:**

- There is direct access to the subject property via Montgomery Road, a public right-of-way. No curb cuts exist at the time of survey.
- The locations of utilities shown on the survey are from visible evidence and information provided by others. There is no posted address on the subject property is recent land for new construction on the subject property. The subject property is located on the east side of Montgomery Road, north of the adjoining property to the east. There was some disturbance of the dirt along the eastern property line where the adjacent driveway was built.
- At the time of this survey, there was no observable evidence of the subject property being used as a road waste dump, stump or stumps. There was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The property surveyed and shown hereon is the same property depicted in Schedule A of Final Plat No. NCS-529374-M/PLS, the Commission No. NCS-529374-M/PLS with an effective date of March 2, 2012.
- The locations of the underground utilities shown hereon have been obtained by searches of available records, diligent field check, and field verified where accessible only. It is believed that they are essentially correct, but their accuracy or completeness is not guaranteed. Therefore the contractor is responsible for verifying the location of the underground utilities shown hereon prior to commencing construction, and field verify for accuracy, location and conditions.
- The locations of the underground utilities (gas, electric, telephone, cable, tv, and fiber-optical) shown hereon were obtained from field markings by the utility companies.
- The locations of the underground utilities shown hereon were obtained from field markings by the utility companies.
- The contractor shall protect the location of all property pins.
- Topography contours in pavement areas are top of pavement.
- The posted speed limit along Montgomery Road (aka State Route 22) is 20 mph (School Zone).

**BASIS OF BEARING:**

The meridian for all bearings shown hereon is the western property line of the subject property, known as being N 27°00'00" W, per Deed Book 10702, Page of the Hamilton County Records.

**ENCROACHMENTS:**

- 6" Curb encroaching onto the subject property along the eastern property line as much as 1.1 foot over a length of 71.3 feet.

**FLOOD ZONE:**

By scaled map location and graphic plotting only, the subject property lies within Community Flood No. 3906100234E, which is a Non-Printed Panel and contains No Special Flood Hazard Areas according to the Flood Insurance Rate Map (FIRM) for the County of Hamilton, Map Index No. 3906100234E, Effective Date February 19, 2012.

**ZONING:**

Zoning Classification: EE (Planned Retail)  
Special Requirements per approved site plan.  
Sponsor: Township, OH  
Planning and Zoning Department  
513-792-7250.

**BENCHMARKS:**

1. GPT-SITE BENCHMARK:  
NCS Monument 2727  
PIP=420528  
MVD 88 Elevation=834.12 ft

2. ON-SITE BENCHMARK:  
The rim of a Sanitary Sewer Manhole located near the southwest corner of the subject property within the sidewalk adjoining Montgomery Road.  
Kim Elevation=674.53 ft

UTILITY INFORMATION	
<b>SEWER:</b> Hamilton Sewer District 1600 East St. Cincinnati, OH 45204 513-352-4900	<b>ELECTRIC:</b> Duke Energy 139 E. Fourth St. Cincinnati, OH 45202 800-920-5039 United States Infrastructure 866-861-7678
<b>STORM:</b> Waterway Management Utility 1600 East St. Cincinnati, OH 45204 513-352-4900	<b>GAS:</b> Duke Energy 139 E. Fourth St. Cincinnati, OH 45202 800-920-5039 United States Infrastructure 866-861-7678
<b>WATER:</b> Greater Cincinnati Water Works 474 Spring Grove Ave. Cincinnati, OH 45226 513-581-7700	<b>TELEPHONE:</b> Cincinnati Bell 201 East 4th St. Cincinnati, OH 45202 513-397-8548

**FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. NCS-529374-M/PLS - SCHEDULE B, SECTION II:**

9. Easement for Highway Purposes from Plets Gimes to State of Ohio, dated August 15, 1932 and recorded in Volume 1650, Page 282 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
10. Easement for Highway Purposes from Uta Fenger to State of Ohio, dated August 21, 1932 and recorded in Volume 1660, Page 285 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
11. Easement from William A. Henry and Jesse Henry to Theodore Marcotte and Orlin Marcotte, County Records, 1946, filed for record July 15, 1946 and recorded in Volume 2100, Page 89 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
12. Termination and Release of Easement by KHD - II, LLC, KHD - III, LLC, KHD - III, LLC, filed for record June 9, 2008 and recorded in OR 10863, Page 598 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
12. Easement from William Henry to Chester L. Bullis, dated October 4, 1946, filed for record April 24, 1947 and recorded in Volume 2234, Page 34 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
13. Plat recorded in Plat Book 51, Page 38 of Hamilton County Records. Plat recorded in Plat Book 54, Page 23 of Hamilton County Records.  
**NO LONGER AFFECTS THE SUBJECT PROPERTY BASED ON CURRENT SITE CONDITIONS. (SANITARY SEWER EASEMENTS ARE NOW LOCATED WITHIN THE RIGHT OF WAY)**
14. Reservation of Easement contained in the Deed from Raymond L. Pfeifer to Sabine T. Dauprel, dated October 26, 1973 and recorded in OR 4109, Page 409 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
15. Declaration of Reciprocal Easement and Egress Easement by Henry W. Schneider, Trustee, dated November 21, 1997 and re-recorded in Volume 2716, Page 1511 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
16. Easement Agreement by and among Kenwood High Development, LLC and Kenwood Realty, Inc., dated November 21, 2008 and re-recorded in Volume 2716, Page 1511 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
17. Certificate of Title for Torrens Land #201285. De-registration recorded in OR 10392, Page 1891 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
18. Plat of Survey filed for record February 1, 2007 and recorded in OR 10462, Page 980 of Hamilton County Records.  
**AFFECTS THE SUBJECT PROPERTY. CONTAINS NO PLOTTABLE ITEMS.**
21. Notice of Commencement, filed for record August 9, 2007 and recorded in OR 10621, Page 2098 of Hamilton County Records.  
**AFFECTS THE SUBJECT PROPERTY. CONTAINS NO PLOTTABLE ITEMS.**
22. Declaration of Commencement, Conditions and Restrictions and Reservation of Easements by and among Kenwood High Development, LLC, KHD - I, LLC, KHD - II, LLC and KHD -4R, LLC, dated as of June 26, 2008, filed for record June 27, 2008 and recorded in OR 10887, Page 943 of Hamilton County Records.  
**AFFECTS THE SUBJECT PROPERTY. CONTAINS NO PLOTTABLE ITEMS.**
22. Ordinance Easement shown on Plat of Kenwood High Development, LLC, recorded in Plat Book 415, Page 16, filed for record February 23, 2008 and recorded in OR 10763, Page 1160 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
22. Ordinance Easement shown on Plat of Kenwood High Development, LLC, recorded in Plat Book 415, Page 16, filed for record February 23, 2008 and recorded in OR 10763, Page 1160 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
23. Sewer Easement shown on Plat, recorded in Plat Book 415, Page 43, filed for record March 27, 2008 and recorded in Volume 2716, Page 1511 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
24. Declaration of Commencement, Conditions and Restrictions and Reservation of Easements by and among Kenwood High Development, LLC, KHD - I, LLC, KHD - II, LLC and KHD -4R, LLC, dated as of June 26, 2008, filed for record June 27, 2008 and recorded in OR 10887, Page 980 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
24. Declaration of Commencement, Conditions and Restrictions and Reservation of Easements by and among Kenwood High Development and KHD - AR, LLC, dated as of June 26, 2008, filed for record June 27, 2008 and recorded in OR 10887, Page 1054 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
26. Easement Agreement by KHD - I, LLC, KHD - II, LLC, KHD - III, LLC and The Board of Township Trustees of Spencere Township, Hamilton, Ohio, dated as of June 26, 2008, filed for record June 27, 2008 and recorded in OR 10887, Page 1054 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
26. Easement Agreement by KHD - I, LLC, KHD - II, LLC, KHD - III, LLC and The Board of Township Trustees of Spencere Township, Hamilton, Ohio, dated as of June 26, 2008, filed for record June 27, 2008 and recorded in OR 10887, Page 1054 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
29. General Warranty Deed from KHD - AR, LLC to The Board of Township Trustees of Spencere Township, Hamilton County, Ohio, dated June 26, 2008, filed for record June 27, 2008 and recorded in OR 10887, Page 1036 and re-filed April 2, 2009 and re-recorded in OR 11104, Page 1156 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
30. Reciprocal Easement Agreement by and among KHD - II, LLC, KHD - III, LLC and First Financial Bank, N.A., dated as of July 29, 2011 filed for record August 1, 2011 and recorded in OR 11786, Page 1186.  
**BENEFITS THE SUBJECT PROPERTY. FUTURE CURB CUTS AND ACCESS EASEMENT ARE AS SHOWN HEREON.**
31. Grant of Easement from KHD - III, LLC and Duke Energy Ohio, Inc., dated February 22, 2008, filed for record November 18, 2010 and recorded in OR 11585, Page 134 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**
35. Grant of Easement from First Financial Bank, N.A. to KHD - II, LLC, dated November 10, 2011, filed for record November 16, 2011 and recorded in OR 11873, Page 703 of Hamilton County Records.  
**BENEFITS THE SUBJECT PROPERTY. PLOTTED AND SHOWN HEREON.**
37. Easement from KHD-III, LLC, to the State of Ohio, dated February 22, 2008, filed for record February 27, 2008 and recorded in Volume 10783, Page 403 of Hamilton County Records.  
**DOES NOT AFFECT THE SUBJECT PROPERTY.**

**FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. NCS-529374-M/PLS - SCHEDULE A:**

- Situated in the Township of Spencere, County of Hamilton, State of Ohio, described as follows:  
Situate in Section 13, Tom 4, Entire Range 1, Spencere Township, Hamilton County, Ohio, being part of Lot 7 of John Jones Estate Subdivision, and being more particularly described as follows:  
Commencing at a point in the south line Concord Park Subdivision, as recorded in Plat Book 31, Page 10 of the Hamilton County Recorder's Office, said point being North 86° 28' 49" West, 64.71 feet from the southeast corner of Lot 200 of Concord Park Subdivision and the southwest corner of the south terminus of Richmond Avenue;  
thence with the lines of tracts conveyed to Spencere Township Board of Township Trustees in Official Record 10887, Page 1030 and KHD - III, LLC in Official Record 10702, Page 1029, South 27° 00' 00" East, 724.44 feet to an existing iron pin;  
thence continuing with said KHD - III, LLC, North 62° 55' 20" East, 70.00 feet to a set iron pin and the point of beginning;  
thence continuing with said KHD - III, LLC, North 27° 00' 00" West, 13.59 feet to a set iron pin and North 63° 01' 04" East, 143.49 feet to a set M&G nail;  
thence in part along a new division line and along the west line of a tract conveyed to KHD - I, LLC in Official Record 10702, Page 1027, South 27° 01' 18" East, 263.84 feet to a set iron pin in the north line of Montgomery Road per Hamilton County Court of Common Pleas Case Number 4631117;  
thence the north line of said Montgomery Road, South 67° 55' 20" West, 149.60 feet to a set iron pin in the east line of a tract conveyed to MDR Holdings, LLC in Official Record 995, Page 2390;  
thence along the east line of said MDR Holdings, LLC, North 27° 00' 00" West, 256.50 feet to the point of beginning;  
Containing 0.9288 acres.
- All iron pins set one 5/8" x 30" rebar with cap stamped "G. J. Bedding Surveying, Inc."
- The above described tract is part of a tract conveyed to KHD - II, LLC in Official Record 10702, Page 1025 of the Hamilton Recorder's Office and is further identified as being part of parcel 600-0211-0604 of the Hamilton County Auditor's Office.
- Prepared by: G. J. Bedding Surveying, Inc. on March 30, 2011. Based on a plat of survey prepared by G. J. Bedding Surveying, Inc. on March 30, 2011.