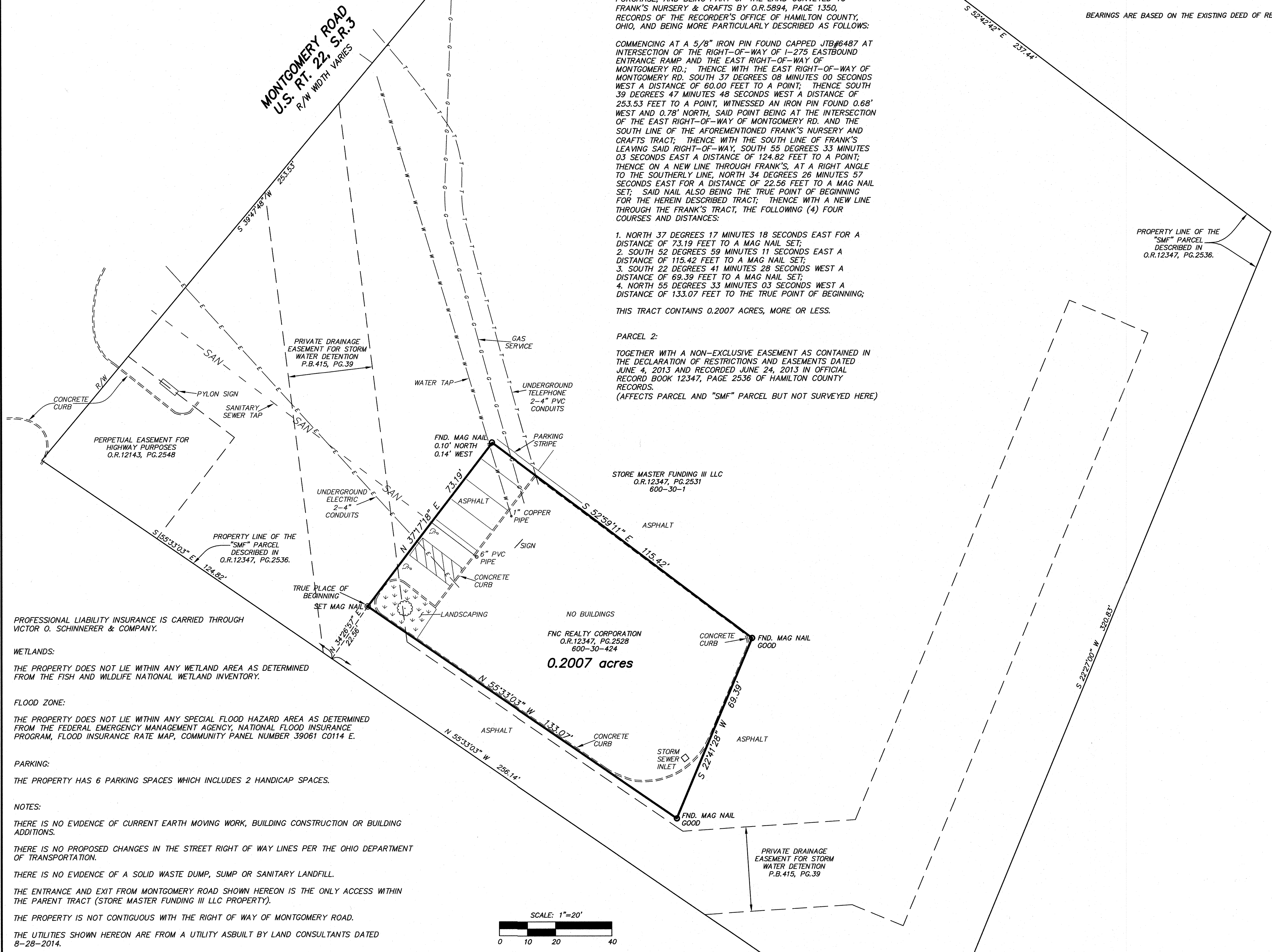
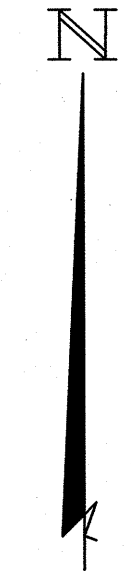


VICINITY MAP



BEARINGS ARE BASED ON THE EXISTING DEED OF RECORD.



FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE EFFECTIVE DATE MARCH 31, 2014 LIST THE FOLLOWING ITEMS IN SCHEDULE BII:

10. MATTERS SHOWN ON PLAT BOOK 415, PAGE 39 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON. MATTERS SHOWN ON PLAT BOOK 144, PAGE 31 IS NOT ON PARCEL 1.
 11. UTILITY EASEMENT RECORDED IN D.B.1836, PG.1982 IS NOT ON PARCEL 1.
 12. EASEMENT FOR HIGHWAY PURPOSES RECORDED IN D.B.2708, PG.84 LIES WITHIN THE EXISTING RIGHT OF WAY OF MONTGOMERY ROAD AND IS NOT ON PARCEL 1.
 13. EASEMENT FOR HIGHWAY PURPOSES RECORDED IN D.B.2708, PG.78 LIES WITHIN THE EXISTING RIGHT OF WAY OF MONTGOMERY ROAD AND IS NOT ON PARCEL 1.
 14. EASEMENT FOR HIGHWAY PURPOSES RECORDED IN D.B.2708, PG.86 LIES WITHIN THE EXISTING RIGHT OF WAY OF MONTGOMERY ROAD AND IS NOT ON PARCEL 1.
 15. CINCINNATI GAS & ELECTRIC COMPANY EASEMENT RECORDED IN D.B.2721, PG.33 IS NOT ON PARCEL 1.
 16. CINCINNATI GAS & ELECTRIC COMPANY EASEMENT RECORDED IN D.B.2727, PG.59 IS NOT ON PARCEL 1.
 17. REAL ESTATE CONSENT RECORDED IN M.B.21, PG.100 AFFECTS THE ENTIRE SUBJECT PROPERTY.
 18. INDENTURE RECORDED IN D.B.3043, PG.685 IS NOT ON PARCEL 1.
 19. RESTRICTIONS RECORDED IN D.B.3108, PG.101 DOES NOT AFFECT PARCEL 1.
 20. CINCINNATI GAS & ELECTRIC COMPANY EASEMENT RECORDED IN D.B.3294, PG.526 IS NOT ON PARCEL 1.
 21. SEWER EASEMENT RECORDED IN D.B.3419, PG.843 MAY AFFECT THE SUBJECT PROPERTY BUT IS TOO VAGUE TO PLOT.
 22. SEWER EASEMENT RECORDED IN D.B.3953, PG.863 AFFECTS THE SUBJECT PROPERTY BUT IS TOO VAGUE TO PLOT.
 23. JUDGMENT ENTRY FOR PERPETUAL EASEMENT FOR HIGHWAY PURPOSES AS RECORDED IN O.R.12143, PG.2548 IS NOT ON PARCEL 1 AS SHOWN HEREON.
 24. DECLARATION OF RESTRICTIONS AND EASEMENTS RECORDED IN O.R.12347, PG.2536 AFFECTS THE ENTIRE SUBJECT PROPERTY.
- ITEMS 1 THROUGH 9 ARE NOT SURVEY RELATED.

THE PROPERTY DESCRIBED AND SHOWN ON THE SURVEY IS THE SAME PROPERTY AS DESCRIBED IN THAT FIRST AMERICAN TITLE COMMITMENT #6632960HB.

ZONING:
THE PROPERTY IS ZONED "E" RETAIL BUSINESS DISTRICT BY SYCAMORE TOWNSHIP.

MAXIMUM BUILDING HEIGHT - 35'
MINIMUM LOT AREA - 20,000 SQ.FT.
MINIMUM LOT WIDTH - 100'
MINIMUM FRONT YARD SETBACK - 30'
MINIMUM SIDE YARDS - 10'
MINIMUM REAR YARD - 20'
MAXIMUM IMPERVIOUS SURFACE RATION - .50

SURVEYOR'S CERTIFICATE

TO: MIDWEST OHIO LLC, JANKO GROUP, LLC, REGIS METRO ASSOCIATES, INC., PURINTON DEVELOPMENT, LLC, MB FINANCIAL BANK, N.A., A NATIONAL BANKING ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY AND FNC REALTY CORPORATION:

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(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 19, 20(a) AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JULY 22, 2014.

Edwin L. Paul
EDWIN L. PAUL, P.S.
OHIO REGISTERED LAND SURVEYOR #7214

STATE OF OHIO
REGISTERED SURVEYOR
DATE: 7-22-2014

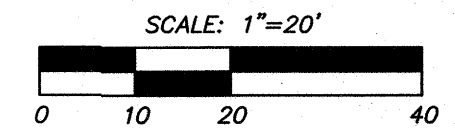
PROFESSIONAL LIABILITY INSURANCE IS CARRIED THROUGH VICTOR O. SCHINNERER & COMPANY.

WETLANDS:
THE PROPERTY DOES NOT LIE WITHIN ANY WETLAND AREA AS DETERMINED FROM THE FISH AND WILDLIFE NATIONAL WETLAND INVENTORY.

FLOOD ZONE:
THE PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 39061 C0114 E.

PARKING:
THE PROPERTY HAS 6 PARKING SPACES WHICH INCLUDES 2 HANDICAP SPACES.

NOTES:
THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
THERE IS NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES PER THE OHIO DEPARTMENT OF TRANSPORTATION.
THERE IS NO EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
THE ENTRANCE AND EXIT FROM MONTGOMERY ROAD SHOWN HEREON IS THE ONLY ACCESS WITHIN THE PARENT TRACT (STORE MASTER FUNDING III LLC PROPERTY).
THE PROPERTY IS NOT CONTIGUOUS WITH THE RIGHT OF WAY OF MONTGOMERY ROAD.
THE UTILITIES SHOWN HEREON ARE FROM A UTILITY ASBUILT BY LAND CONSULTANTS DATED 8-28-2014.



ALTA/ACSM LAND TITLE SURVEY	
DATE	REVISIONS
9-02-2014	UTIL. & MISC NOTES
9-09-2014	MISC NOTES
12-01-2014	BUYER NAME CHANGE IN CERT.
SECTION 5, TOWN 4, ENTIRE RANGE 1 MIAMI PURCHASE ~ SYCAMORE TOWNSHIP HAMILTON COUNTY, OHIO	
SCALE 1"=20'	
DATE: 7-25-2014	
JOB NUMBER 3704	
1/1	