

First American Title Insurance Company
Commitment No.: OH-FAM-06-002523 effective October 11, 2016 at 7:59 a.m.

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- [illegible]

PARCEL 1: Auditor's No. 248-5-72 (6.546 acres) (Fee Simple)

Situated In Section 7, Town 2, Fractional Range 2, Green Township

Commencing at the northwest corner of Section 7, said point also being in the centerline of Anderson Ferry Road;

northerly line of Glenway Crossing Subdivision Section One as recorded in Plat Book 292, Page 20-21 of the Hamilton County Records Office;

When we obtain the exact line of our solution, the 60% error was 14.400 ± 0.003 at $P = 0.05$, because

- 1) 90° 40' 00" E is intermediate of 80° and 100°
- 2) N00° 37' 21" E a distance of 44.10 feet;
- 3) N143° 13' 33" E a distance of 48° 30' found.

- 4) N 10° 49' 02" E a distance of 61.16 feet;
- 5) N 62° 03' 37" E a distance of 25.12 feet;
- 6) N 27° 56' 23" W a distance of 60.00 feet;
- 7) N 62° 03' 37" E a distance of 12.51 feet;
- 8) N 27° 56' 23" W a distance of 48.00 feet;
- 9) N 62° 03' 37" E a distance of 21.81 feet;
- 10) N 27° 56' 23" W a distance of 48.46 feet to a point in a northerly line of said 10.183 acre tract, being the southerly line of a tract of land conveyed to Paul C. Hall, et al., in D.B. 4341, Page 107.

Thence along said southwesterly line, 5.34' 08.52" E a distance of 214.01 feet to a point of curvature;

DOI: 10.1002/for

Thence N 63° 21' 06" E a distance of 199.08 feet to a cross notch found in the aforesaid southwesterly right-of-way line of Germany Avenue;

- 1) 3.244400 S, 0.000000 E (Tropic of Cancer)
- 2) 3.55° 56'08" W a distance of 5.58 feet;

Thenon along a curve to the right so we distance of 21.13 feet to a 1.7° iron pin found at a notice of someone in the western right of use. Hon of

1) S 16° 22' 18" W a distance of 104.28 feet to a point of curvature;

Crossing Section One:

Bearings based on record information and are intended to denote angles only.

PARCEL #: Auditor's No. 248-5-35 (3.637 acres) (Fee Simple)

Commencing at the northwest corner of Section 7, said point also being in the centerline of Anderson Ferry Road;

Thence along said northerly line, S 72° 24'01" E a distance of 661.76 feet to a corner of said Glemway Crossing Subdivision Section One;

a distance of 100.00 feet;

Thence continuing along said right-of-way line and a curve to the right, an arc distance of 12.74 feet, said curve having a radius of 15.00 feet and a chord

Thence N61°51'08"E a distance of 59.61 feet;

- 1) S 27° 56.25' E a distance of 48.66 feet;
- 2) S 62° 03.77' W a distance of 21.81 feet;

- 6) 5:27:56.37 E, a distance of 48.00 feet;
- 7) 5:27:56.93 E, a distance of 12.51 feet;
- 8) 5:42:03.37 W, a distance of 60.00 feet;
- 9) 5:27:56.92 E, a distance of 60.00 feet;
- 10) 5:42:03.37 W, a distance of 25.12 feet;
- 11) 5:46:47.02 E, a distance of 61.16 feet;
- 12) 5:42:03.37 W, a distance of 182.30 feet;
- 13) 5:00:37.51 W, a distance of 44.16 feet;
- 14) N 89° 28'20" W, a distance of 231.66 feet to the POINT OF BEGINNING.

The above description is based on a news survey made by Ateliers & Associates, Inc., under the direction of Edward L. Cox, Ohio Professional Surveyor No. 7101.

Official Record Book 512, Page 126; AND Third Amendment recorded in Official Record Book 5675, Page 1107 of the Hamilton County, Ohio Records, Ohio Scholastic Bill, Item: 31

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Ohio.

- [illegible]

Zoning District: "CG-A" COMMERCIAL GENERAL AUTOMOBILE ORIENTED SUB-AREA

Building Setbacks:
Front: 0 Feet along Brainer Avenue, Glenway Avenue, Glencrossing Way

Maximum Building Height permitted: 85 Feet
 Looking bearing north as angles, points, azimuth on drawing

zoning source: FZA report 92-01-3 prepared by National Planning and Zoning Consulting Service.

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

E7 - Building 1 lies within Buffer Zone Area (35) near D7D).

Figure 1

Parcel | = 6.546 Acres or 285,147 Square Feet

Patio II = 3.03/ ACIES @ 158,443 Square Feet

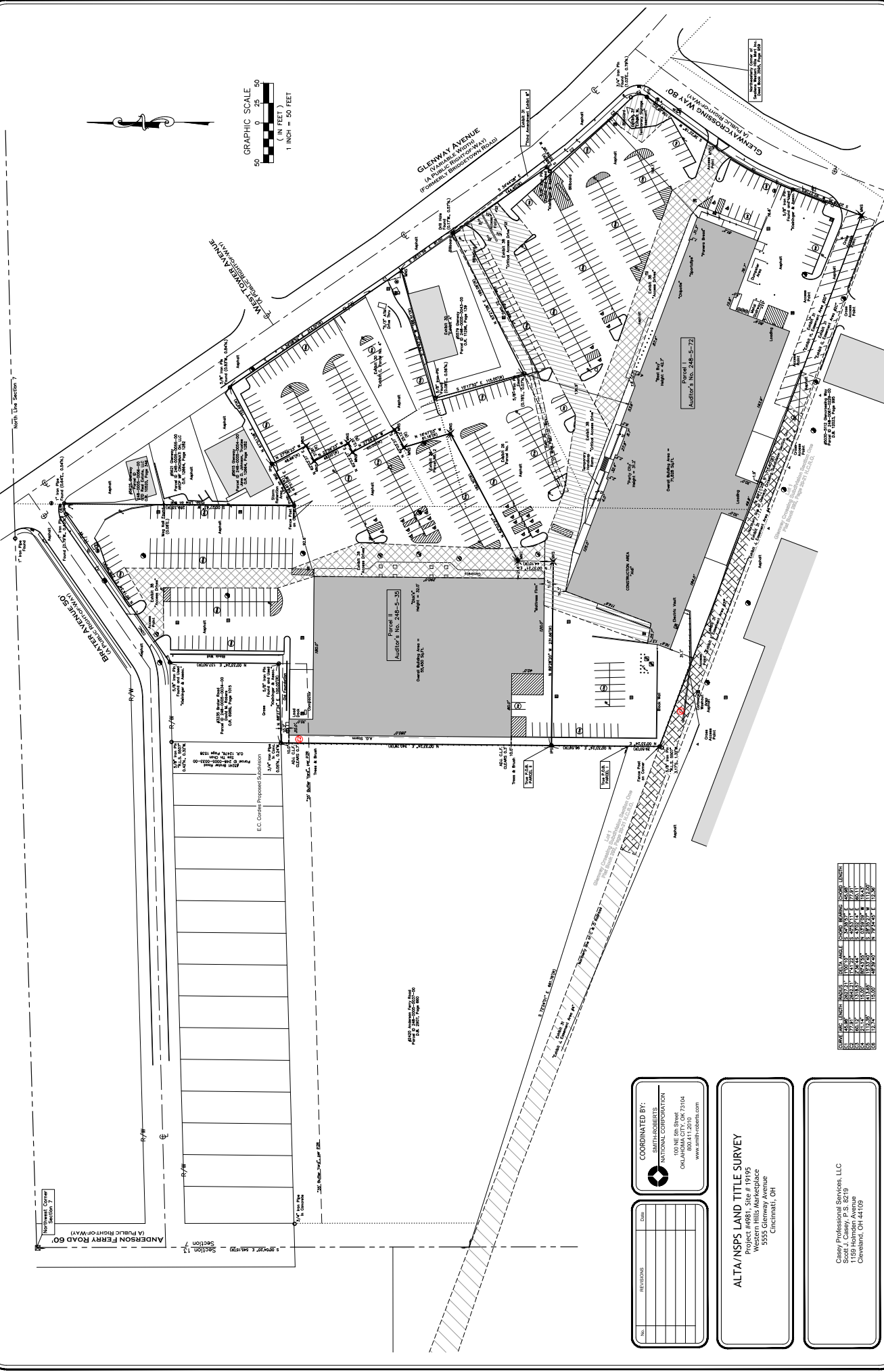
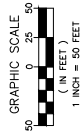
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To Riverbend Commercial Title Agency, First American Title Insurance Company and The

This is to certify that this map or plat and the survey on which it is based were made in accordance

The field work was completed on 11/17/2016



NO.	REVISIONS	DATE

COORDINATED BY:
SMITH-ROBERTS
NATIONAL CORPORATION
100 NE 5th Street
OKLAHOMA CITY, OK 73104
800.411.2003
www.smith-roberts.com

ALTA/NSPS LAND TITLE SURVEY
Project #4981, Site # 19195
Windsor Commons
5555 Glenway Avenue
Cincinnati, OH

Sheet No. 2 of 2

DATE	BY	REVISION	DESCRIPTION
11/11/11	SMR	1	INITIAL SURVEY
11/11/11	SMR	2	REVISION
11/11/11	SMR	3	REVISION
11/11/11	SMR	4	REVISION
11/11/11	SMR	5	REVISION
11/11/11	SMR	6	REVISION
11/11/11	SMR	7	REVISION
11/11/11	SMR	8	REVISION
11/11/11	SMR	9	REVISION
11/11/11	SMR	10	REVISION