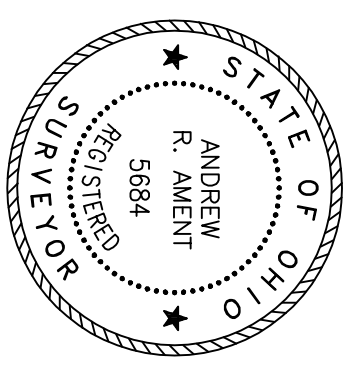
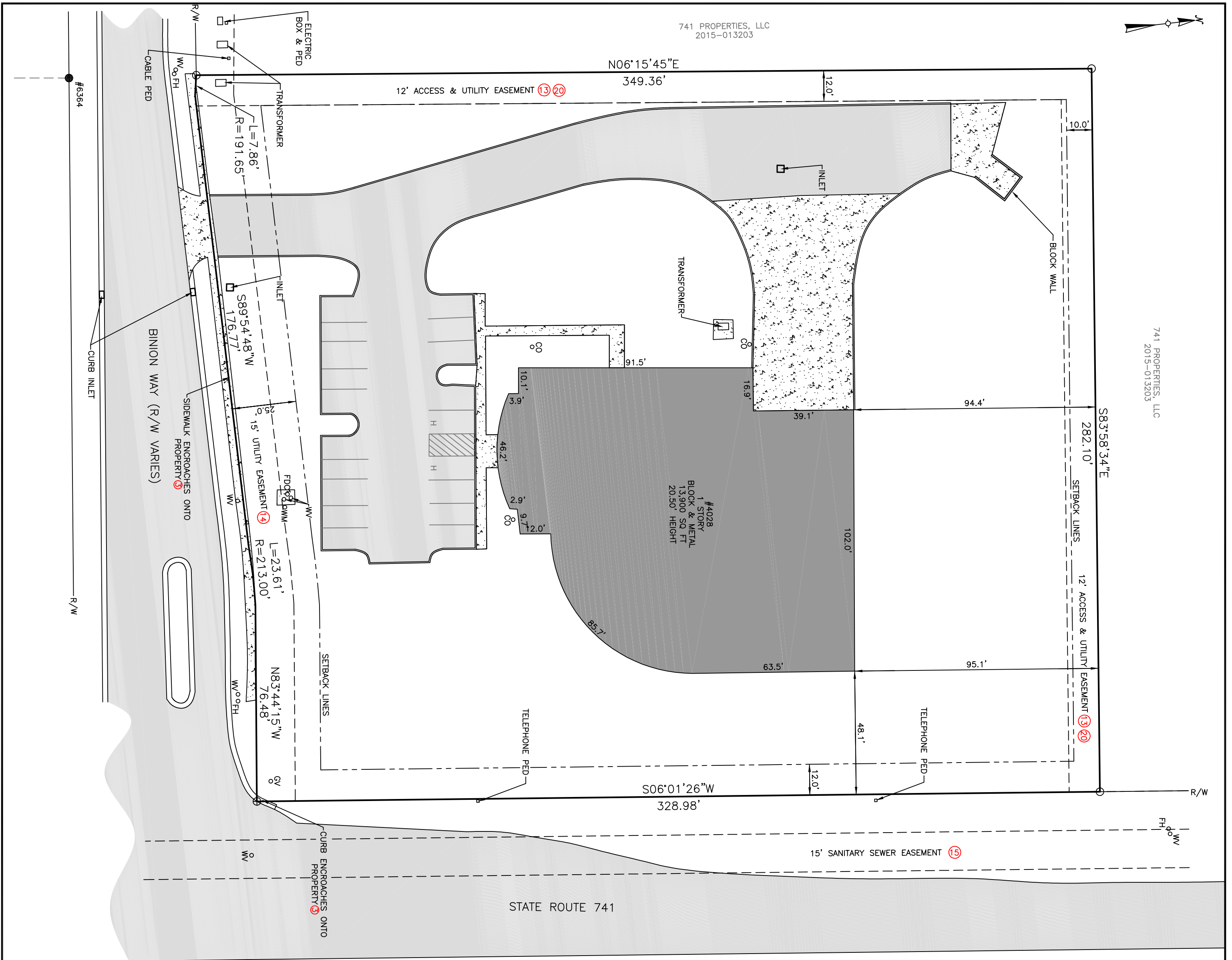


741 PROPERTIES, LLC  
2015-013203



**SCHEDULE B II ITEMS**

- Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land (Unknown)
- Any encroachment, encumbrance, violation, or other matter that is not shown in the public records, including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records (As shown)
- Rights of parties in possession of all or any part of the premises of easements or encumbrances that are not shown in the public records (Unknown)
- The following exception will appear in any loan policy to be issued pursuant to this commitment: Oil and gas leases, pipeline agreements, or any other instrument related to the production of sale or mineral rights (As shown)
- Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved (Unknown)
- Subject to Survey Easements recorded in Book 114, Page 70, Warren County Records (As shown)
- Subject to Declaration and Easements recorded in Plat Book 52, Pages 53-54, Warren County Records (As shown)
- Subject to Sanitary Sewer Easement recorded in Plat Book 42, Pages 59-60, Warren County Records (As shown)
- Subject to Declaration of Covenants, Conditions and Restrictions recorded in Book 1652, Page 566 (Mother Parcel), Warren County Records (Blanket, can not be plotted)
- Subject to Access and Utility Easement recorded in Book 2224, Page 606, Warren County Records (As shown)
- Subject to Service Agreement recorded in Book 2416, Page 704, Warren County Records (Blanket, can not be plotted)

**RECORDED LEGAL DESCRIPTION**

SITUATED IN SECTION 26, TOWNSHIP 4, RANGE 3, MASON TOWNSHIP, CITY OF MASON, OHIO, BEING PART OF A 107.72 ACRES TRACT LAMERS DESCRIBED IN DEED BOOK 1450, PAGE 490 OF THE WARREN COUNTY RECORDER'S OFFICE.

COMMENCING FROM THE SOUTHEAST CORNER OF SECTION 28, MASON TOWNSHIP, CITY OF MASON, OHIO, THENCE WITH THE EASTERLY LINE OF SAID SECTION 28, NORTH 05 DEG. 57' 25" EAST 386.00 FEET TO A POINT; THENCE NORTH 05 DEG. 57' 20" EAST 386.00 FEET TO A POINT IN SAID EASTERLY SECTION LINE, SAID POINT BEING THE POINT OF INTERSECTION WITH THE CENTERLINE OF BINION WAY AS RECORDED IN PLAT BOOK 52, PAGES 53 AND 54 OF THE WARREN COUNTY RECORDS; THENCE SOUTH 88 DEG. 05' 42" WEST 176.77 FEET TO A POINT; THENCE SOUTH 88 DEG. 05' 42" WEST 23.60 FEET TO A POINT OF CURVATURE, THENCE SOUTH 88 DEG. 05' 42" WEST 176.77 FEET TO A POINT OF CURVATURE, THENCE A RADIUS OF 187.00 FEET AND ALONG CHORD BEARING NORTH 88 DEG. 57' 56" WEST 7.76 FEET TO THE POINT OF BEGINNING FOR THE PROPOSED TRACT SPLIT.

SAID TRACT CONTAINING 2.1806 ACRES, MORE OR LESS.

Parcel ID: 12-28-400-018-1 and 12-28-400-018-2

More Commonly Known As: 4028 Binion Way, Mason, OH 45040

**ANDREW R. AMENT,  
LAND SURVEYOR, PSC**  
655 Fair Oaks Lane  
Edgewood, Kentucky 41017  
amentsurveying@gmail.com  
O: (859) 341-7878 F: (859) 341-7827

**ALTA/NSPS SURVEY**  
4028 BINION WAY  
COMMITMENT NO.: 16039167  
EFFECTIVE DATE: 4-19-2016

**SURVEYOR'S CERTIFICATE**

To:  
4028 Binion Way LLC; Prominent Title Agency, LLC; First American Title Insurance Company; General Electric Credit Union

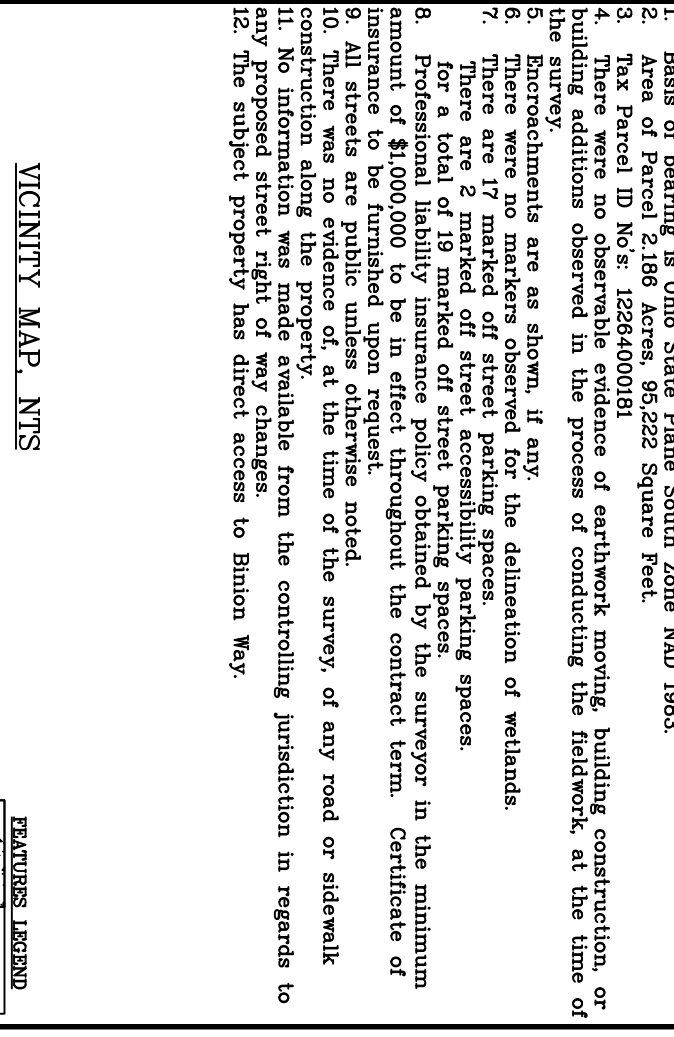
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 8-14, 16-20 of Table A thereof.

Field work was completed on 5-3-2016.  
Date of last field visit is 5-3-2016.  
Date of Plat or Map is 5-5-2016.

*Andrew R. Ament*  
Andrew R. Ament, Land Surveyor, PSC  
Registered Land Surveyor  
Registration No. OH 5684, KY 1729

7-5-2016  
Date

- GENERAL NOTES**
- Basis of bearing is Ohio State Plane South Zone NAD 1983.
  - Area of Parcel 2.186 Acres, 95,222 Square Feet.
  - Tax Parcel ID No.: 12284000181
  - There were no observable evidence of earthwork moving, building construction, or building additions observed in the process of conducting the fieldwork, at the time of the survey.
  - Encroachments are as shown, if any.
  - There are 17 marked off street parking spaces.
  - There are 2 marked off street parking spaces.
  - Professional liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.
  - All streets are public unless otherwise noted.
  - There was no evidence of, at the time of the survey, of any road or sidewalk construction in the proposed street right of way.
  - No information was made available from the controlling jurisdiction in regards to any proposed street right of way changes.
  - The subject property has direct access to Binion Way.



**GRAPHIC SCALE IN FEET**

0' 30' 60' 90'

**MONUMENT LEGEND**

- Iron Pin (IPI)
- Stone (St)
- Railroad Spike (RS)
- Concrete Monument (CM)
- PK or Log Nail (LN)
- W.V. or Water Valve (WV)
- Water Meter (WM)
- Electric Pole (EP)
- Property box number

**ZONING NOTES:**

Zone	Permitted	Prohibited
Residential Single-Family (RS)	Single-Family Detached	Multi-Family, Commercial, Industrial

**PER COMMUNITY PANEL NO. 3916(S)120E**  
EFFECTIVE DATE: 12-17-2010

DATE: 5-5-2016 First Draft  
5-12-2016 Updated Item 15  
7-5-2016 Added a lender.

SCALE: 1"=30' DRAWN: CDM CHECKED: ARA JOB NO.: 2016-