

North is based upon O.R. Vol. 1281, Page 404
Centerline of U.S. Route 50 bears N 54°54'04"W.

FLOOD NOTE

By graphic plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 390227 0005 D, which bears an effective date of November 16, 1994 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone.

SIMPSON'S MILITARY SURVEY #1770
MILFORD TOWNSHIP
CITY OF MILFORD
CLERMONT COUNTY, OHIO

LEGAL DESCRIPTION

Situate in Simpson's Military Survey Number 1770, Miami Township, City of Milford, Clermont County, Ohio and being more particularly described as follows:

Beginning at a spike set in the centerline intersection of U.S. Route 50 and the westerly line of limited access right of way (LA R/W) line of Interstate 275; thence along the centerline of said U.S. Route 50 North 54°54'04" West, 897.70 feet to a set P.K. nail; thence leaving the centerline of said U.S. Route 50 North 42°12'37" East, 817.70 feet to a 5/8" iron pin set in the westerly line of said limited access right of way (LA R/W) line of Interstate 275; thence along the westerly line of said Interstate 275 the following four courses and distances, South 02°55'51" East, 251.84 feet to an existing metal post; thence South 01°24'34" East, 604.94 feet to an existing post; thence South 09°54'02" West, 50.99 feet to an existing post; thence South 01°24'34" East, 100.36 feet to the place of beginning.

Thus containing 6.643 acres of land and being subject to the right of way of U.S. Route 50 and all easements and restrictions of records.

NOTES CORRESPONDING TO SCHEDULE B

- 13. Easement from March C. Gatch & Milton McCormick Gatch, Jr. & Katherine H. Gatch to C.G.&E. dated October 14, 1947 and recorded November 20, 1947 in Miscellaneous Book 11, Page 81 of the Clermont County, Ohio Records, does not effect property.
- 14. Easement from March C. Gatch & Milton McCormick Gatch, Jr. & Katherine H. Gatch to C.G.&E. dated June 21, 1951 and recorded June 28, 1951 in Miscellaneous Book 12, Page 501 of the Clermont County, Ohio Records, does not effect property.
- 15. Easement from Mary C. Gatch & Milton M. Gatch to C.G.&E. dated August 28, 1952 and recorded September 18, 1952 in Miscellaneous Book 13, Page 386 of the Clermont County, Ohio Records, may effect property, but unable to be plotted.
- 16. Easement from Mary C. Gatch & Milton McCormick Gatch, Jr. & Katherine H. Gatch to C.G.&E. dated April 24, 1971 and recorded June 7, 1971 in Miscellaneous Book 27, Page 472 of the Clermont County, Ohio Records, does not effect property.
- 17. Easement from Mary Curry Gatch to C.G.&E. dated March 15, 1990 and recorded April 26, 1990 in Official Record Book 22, Page 250 of the Clermont County, Ohio Records, does not effect property.
- 18. Sewer Easement from Milton C. Gatch & Katherine H. Gatch to City of Milford dated September 3, 1985 and recorded October 31, 1985 in Miscellaneous Book 46, Page 906 of the Clermont County, Ohio Records, does not effect property.
- 19. Highway Easement from Mary C. Gatch & Milton M. Gatch and Katherine H. Gatch dated December 18, 1970 and recorded December 22, 1970 in Miscellaneous Book 10, Page 453, 455, 457 and 458 of the Clermont County, Ohio records, does not effect property.
- 20. Possible overlap of subject property over adjacent property as described in Deed recorded in Official Record Volume 957, Page 619 of the Clermont County, Ohio Records.

STATEMENT OF ENCROACHMENTS

- (A) Interstate 275 Right of Way fence encroaches onto subject property but 4.24'

LEGEND
● SET 5/8" Iron Pin

POINT OF BEGINNING

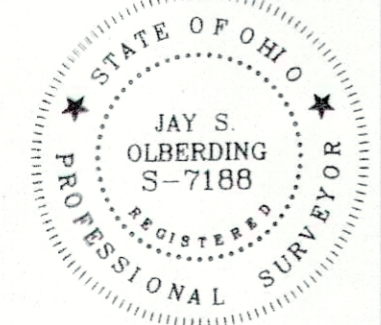
The Dress Company
O.R. Vol. 584, Page 527
Parcel 21-66-03H-00CA

SURVEYOR'S CERTIFICATE

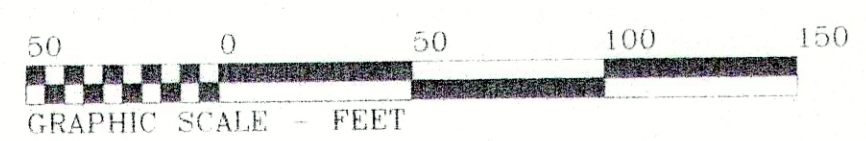
I certify to Beauty Ridge, LLC, an Ohio limited liability company ("Purchaser"), Philip C. Gatch and Ann Mason Gatch, husband and wife ("Seller"), Chicago Title Insurance Company ("Title Insurance Underwriter") and Riverbend Commercial Title Agency Limited Partnership ("Agent") and to their successors 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 on Surveying & Mapping and National Society of Professional Surveyors, 1999 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 survey is true and correct in all respects.
- d) That the size, dimensions and locations of all the boundaries of the property, buildings, structures, fences and party walls and other improvements, recorded and visible unrecorded easements, streets, roads, railroads, means of public access, rights of way, utility lines and connections, and setback lines 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 on or affecting the property; (ii) the scale, the lines of the property and any easements located on or affecting the property is measured, north direction, the beginning point and point of reference from which the property is measured, north direction, the beginning point and point of reference from which the property is measured, the width of the streets on which the said property abuts, the lot and block numbers shown on any map or plat to which reference is made in the legal description of the property, together with any map or plat to which reference is made in the legal description of the property; (iii) the address of the property; (iv) the location and number of parking spaces and 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 as ground surface level and the distance there from to the nearest facing exterior property lines; and (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 bearings are related to an assumed meridian and are intended to indicate angles only.
- j) That all parcels are contiguous with each other and there are no gaps or gores between or among parcels.
- k) That the 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 for drainage, ingress, egress or any other purpose.
- l) 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 U.S. Route 50.
- m) That the property does not lie within a flood plain:
- n) That there are no encroachments, overlaps, gaps, easements, streets, roads rights of way, setback lines or improvements which affect the property which are not shown hereon.
- o) That a physical examination of the property reveals no evidence of cemeteries.
- p) That there are no parking spaces on said property, including 0 handicapped spaces.
- q) That the property is zoned L-1 Light Industrial.
- r) That no portion of the property lies within a federally designed wetlands protection area as determined by the maps of the Army Corps of Engineers, nor within any designated flood hazard area as determined by the U.S. Department of Housing and Urban Development, the Federal Emergency Management Agency or other federal, state or local government entity.
- s) That there was no observable evidence of earth moving work, building construction or building additions within recent months; and
- t) 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.

Philip C. Gatch &
Ann Mason Gatch
O.R. Vol. 1281, Page 404
6.643 Acres
289367.8 Sq.Ft.
Parcel 21-07-37-124P
Property Address: 750 US Route 50



JAY S. OLBERDING P.S.
REGISTERED SURVEYOR #S-7188
DATED: OCT. 8, 2004



DATE	BY	REASON

ALTA \ ASCM
LAND TITLE SURVEY

SURVEY OF
GATCH FARM
U.S. ROUTE 50 & I-275

LANSDALE SURVEYING, INC. 1008 MAIN STREET - (ST. RT. 28) MILFORD, OHIO 45150 PHONE (513) 831-9970	DATE: Oct. 6, 2004 DRAWN BY: MHH
DRAWING NUMBER 97108	SCALE: 1"=50'