

PARCEL 593-2-225

Situated in the City of Mt. Healthy, in Section 27, Town 3, Entire Range 1, Springfield Township, Hamilton County, Ohio, State of Ohio, and being more particularly described as follows:

Commencing at the centerline of Arvin Avenue with the south boundary of Lexington Heights Subdivision, Block "A", Part 1, as recorded in Plat Book 103, Pages 31 and 32, of the Hamilton County, Ohio Recorder's Office; thence North 84° 49′ 15″ West, 321.23 feet to the real place of beginning for the land herein described; thence leaving said south boundary of Lexington Heights Subdivision, South 5° 10' 40" West, 483.59 feet; thence North 84° 56' 50" West 323.11 feet; thence South 4° 40' 12" West, 236.74 feet, said line runs along the east face of an existing concrete block shopping center building; thence North 85° 17' 00" West, 264.23 feet to a cross—notch being the southeast corner of the McDonald's tract; thence along the property of the McDonald's tract the following six courses and distances: North 35° 44′ 44″ East, 13.97 feet to an iron pin; thence North 0° 54′ 24″ East, 201.32 feet to a P.K. nail; thence North 52° 28′ 21″ West, 18.64 feet to a spike; thence North 84° 49′ 15″ West, 110.47 feet; thence along the arc of a curve to the left having a radius of 25.00 feet for an arc distance of 41.14 feet, the chord of said arc bears South 48° 02′ 36″ West, 36.65 feet; thence North 89° 05′ 36″ West, 8.00 feet to a point in the easterly right of way of Hamilton Pike, also being 33.00 feet east of the west section line of said Section 27; thence along said easterly right of way line North 0° 54' 24" East, 69.30 feet; thence North 49° 49' 20" East, 22.49 feet; thence North 0° 58' 00" East, 197.64 feet; thence along the arc of a curve to the left having a radius of 25.19 feet for an arc distance of 17.34 feet, the chord of said arc bears South 65° 03' 50" East, 17.00 feet to an iron pin; thence South 84° 47' 00" East, 72.44 feet to an iron pin; thence along the arc of a curve to the left having a radius of 33.98 feet for an arc distance for 41.84 feet, the chord of said arc bears North 59° 56′ 30″ East, 39.24 feet to an iron pin; thence North 24° 40′ 10″ East, 242.70 feet to an iron pin; thence South 84° 49′ 15″ East, 554.67 feet to the place of beginning. Containing 8.9783 acres, more or less

PARCEL 593-9-26

Situated in the City of Mt. Healthy, in Section 27, Town 3, Entire Range 1, Springfield Township, Hamilton County, State of Ohio, and being more particularly described as follows:

Commencing at the intersection of the centerline of Arvin Avenue with the south boundary of Lexington Heights Subdivision, Block "A", Part 1, as recorded in Plat Book 103, Pages 31 and 32 of the Hamilton County Recorder's Office; thence North 84° 4949" 1515"" West a distance of 221.02 feet; thence leaving said south boundary of Lexington Heights Subdivision, South 5° 10' 40" West a distance of 483.37 feet to the real place of beginning for the land herein described; thence continuing along said line, South 5° 1010" 4040"" West, a distance of 234.26 feet; thence North 85° 17' 00" West a distance of 421.23 feet; thence North 4° 4040" 1212"" East a distance of 236.74 feet, along the east face of an existing concrete block shopping center building; thence South 84° 56' 50" East a distance of 423.32 feet to the place of beginning. Containing 2.2829 acres, more or less

Together with a non-exclusive easement of ingress and egress over the following described premises:

Situated in the City of Mt. Healthy, in Section 27, Town 3, Entire Range 1, Springfield Township, Hamilton County, State of Ohio, and being more particularly described as follows: Commencing at the intersection of the centerline of Arvin Avenue with the south boundary of Lexington Heights Subdivision, Block "A", Part 1, as recorded in Plat Book 103, Pages 31 and 32 of the Hamilton County Recorder's Office; thence North 84° 49' 15" West a distance of 221.02 feet; thence leaving said south boundary of Lexington Heights Subdivision South 5° 10′ 40" West a distance of 717.63 feet to the real place of beginning; thence continuing along said line South 5° 10' 40" West a distance of 25.00 feet; thence North 85° 17' 00" West a distance of 421.01 feet; thence North 40 40' 12" East a distance of 25.00 feet; thence South 85° 17' 00" East a distance of 421.23 feet to the real place of beginning. Containing 0.2417 acres, more or less.

PARCEL 593-9-1

Situated in the City of Mt. Healthy, in Section 27, Town 3, Entire Range 1, Springfield Township, Hamilton County, State of Ohio, and being more particularly described as follows:

Beginning at the intersection of the centerline of Arvin Avenue and the south line of Lexington Heights Subdivision, Block "A", Part 1, as recorded in Plat Book 103, Pages 31 and 32 of the Hamilton County Recorder's Office; thence with the south line of said Lexington Heights Subdivision, Block "A", Part 1, and the extension thereof, North 84° 49' 15" West, 221.02 feet to the real place of beginning of the herein described parcel; thence leaving the south line of said Lexington Heights Subdivision, Block "A", Part 1, South 05° 10' 40" West, 483.59 feet to a point; thence North 84° 49' 15" West, 100.21 feet to a point; thence North 05° 10' 40" East, 483.59 feet to a point in the south line of said Lexington Heights Subdivision, Block "A", Part 1; thence with the south line of said Lexington Heights Subdivision, Block "A", Part 1, South 84° 49' 15" East, 100.21 feet to the real place of beginning. Thus containing 1.113 acres of land, more or less

PARCEL 593-2-224

Situated in the City of Mt. Healthy, in Section 27, Town 3, Entire Range 1, Springfield Township, Hamilton County, State of Ohio, and being more particularly described as follows:

Commencing at the centerline of Arvin Avenue with the South Boundary of Lexington Heights Subdivision, Block "A", Part I, as recorded in Plat Book 103, pages 31 and 32 of the Hamilton County Recorder's Office; thence North 84° 49′ 15″ West, 1146.00 feet to the centerline of Hamilton Pike and the west line of Section 27; thence along said West section line, South 0° 54' 24" West, 780.44 feet to a point; said point being the true place of beginning for the land herein described; thence leaving said west section line, South 89° 05' 36" East 30.00 feet to a point; thence along the arc of a cure to the right having a radius of 25.00 feet for an arc distance of 40.93 feet; then chord of said arc bears North 47° 48′ 42″ East 36.51 feet to a point; thence South 85° 17′ 00″ East, 136.28 feet to a point; thence South 0° 54' 24" West, 43.00 feet to a set iron pin; thence North 85° 17' 00" West, 193.07 feet to a point in the west line of Section 27; thence along said west section line North 0° 54' 24" East, 14.28 feet to the place of beginning.

COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. GLC2300580.

SCHEDULE B EXCEPTION NOTES 11. EASEMENT FOR SEWER PURPOSES RECORDED IN DEED BOOK 1894, PAGE 118, IS NOT APPLICABLE TO SUBJECT PROPERTY.

12. PROPERTY SUBJECT TO AN EASEMENT TO CINCINNATI BELL INC., RECORDED IN DEED BOOK 3895, PAGE 628, AND AS SHOWN HEREON.

13. PROPERTY SUBJECT TO AN EASEMENT TO THE CINCINNATI GAS AND ELECTRIC COMPANY, RECORDED IN DEED BOOK 3896, PAGE 705, AND AS SHOWN HEREON.

14. PROPERTY SUBJECT TO AN EASEMENT TO THE CINCINNATI GAS AND ELECTRIC COMPANY, RECORDED IN DEED BOOK 3954, PAGE 917, AND AS SHOWN HEREON.

15. EASEMENT FOR SIDEWALK, RECORDED IN DEED BOOK 4085, PAGE 225, IS NOT APPLICABLE TO SUBJECT PROPERTY. 16. EASEMENT FOR WATER LINE, RECORDED IN DEED BOOK 4085, PAGE 227, IS NOT APPLICABLE TO SUBJECT PROPERTY.

17. PROPERTY SUBJECT TO A BLANKET EASEMENT TO CINCINNATI BELL INC., RECORDED IN DEED BOOK 4159, PAGE 949, AND IS UN-PLOTTABLE AS IT IS VAGUE IN NATURE.

18. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS AS SHOWN ON PLAT BOOK 229, PAGE 95, ARE NOT APPLICABLE TO SUBJECT PROPERTY.

19. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, RECORDED IN DEED BOOK 4215, PAGE 1054 ARE NOT APPLICABLE TO SUBJECT PROPERTY.

20. PROPERTY SUBJECT TO A BLANKET EASEMENT AGREEMENT RECORDED IN DEED BOOK 4215, PAGE 1057 AND IS UN-PLOTTABLE AS IT IS VAGUE IN NATURE.

21. PROPERTY SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS AS RECORDED IN PLAT BOOK 236, PAGE 84, PLOTTABLE EASEMENTS ARE SHOWN HEREON.

22. PROPERTY SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, RECORDED IN DEED BOOK 4244, PAGE 1172, PLOTTABLE EASEMENTS ARE SHOWN HEREON.

23. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, RECORDED IN DEED BOOK 4251, PAGE 575, ARE

NOT APPLICABLE TO SUBJEST PROPERTY. 24. PROPERTY BENEFITS FROM RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS AS RECORDED IN

DEED BOOK 4333, PAGE 1200, AND SHOWN HEREON. 25. EASEMENT TO THE CINCINNATI GAS AND ELECTRIC COMPANY, RECORDED IN DEED BOOK 4347, PAGE 1678, IS NOT APPLICABLE TO SUBJECT

26. PROPERTY SUBJECT TO EASEMENT RECORDED IN OR BOOK 4865, PAGE 36 AND SHOWN HEREON. 27. PROPERTY SUBJECT TO A BLANKET EASEMENT AGREEMENT RECORDED IN DEED BOOK 4869, PAGE 2726 AND IS UN-PLOTTABLE AS IT IS

VAGUE IN NATURE.

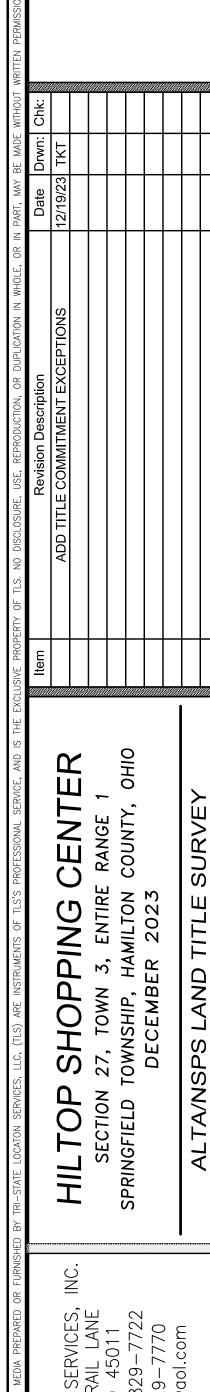
28. PROPERTY SUBJECT TO AN EASEMENT RECORDED IN DEED BOOK 4869, PAGE 2732 AND SHOWN HEREON. 29. PROPERTY SUBJECT TO AN EASEMENT RECORDED IN OR BOOK 4993, PAGE 473 AND SHOWN HEREON.

30. PROPERTY SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS RECORDED IN PLAT BOOK 293, PAGE 54, PLOTTABLE EASEMENTS ARE SHOWN HEREON.

31. PROPERTY SUBJECT TO OPTION TO LEASE AND LEASE RECORDED IN OR BOOK 5853, PAGE 930 AND RE-RECORDED IN OR BOOK 5969,

PAGE 1596, AND IN OR BOOK 7887, PAGE 1068 OF THE HAMILTON COUNTY, OHIO RECORDS, AREA SHOWN HEREON. 32. PROPERTY SUBJECT TO A BLANKET NON-EXCLUSIVE EASEMENT AGREEMENT RECORDED IN OR BOOK 5969, PAGE 1621, AND IN OR BOOK

7882, PAGE 1707, AND IS NOT PLOTTED AS IT IS VAGUE IN NATURE. 33. PROPERTY SUBJECT TO AN EASEMENT TO THE CINCINNATI GAS AND ELECTRIC COMPANY, RECORDED IN OR BOOK 6604, PAGE 1230, AND SHOWN HEREON.



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