

# THE BEACH WATERPARK

2590 Waterpark Drive  
Mason, OH 45040

## Development Opportunity

for office, medical, high tech, corporate headquarters, manufacturers

### HIGHLIGHTS

- 34 acres available and strategically located at I-71 and Kings Mill Road in Warren County, the 2nd fastest growing county in Ohio
- Development opportunity for office, medical, high tech, corporate headquarters and manufacturers
- The city of Mason offers performance-based incentives to assist companies that are starting, relocating, or expanding in Ohio
- Mason sits at the core of the Cincinnati-Dayton metropolitan region, the 14th largest urban area in the nation
- Kings Island, Lindner Family Tennis Center (home of the Western & Southern Open) and Great Wolf Lodge all located in the immediate area

### TRAFFIC COUNTS

- 62,383 VPD on I-71
- 21,788 VPD on Kings Mills Drive

### DEMOGRAPHICS

2023 Estimates	1 miles	3 miles	5 miles
Population	3,770	38,148	112,999
Households	1,380	14,563	42,250
Average HH Income	\$159,697	\$154,519	\$163,220
Daytime Employees	1,750	18,827	46,870

CONTACT: 513-784-1106

Jason Gibson [jgibson@anchor-associates.com](mailto:jgibson@anchor-associates.com)



## ANCHOR ASSOCIATES

4901 Hunt Road  
Suite 102  
Blue Ash, OH 45242

513-784-1106

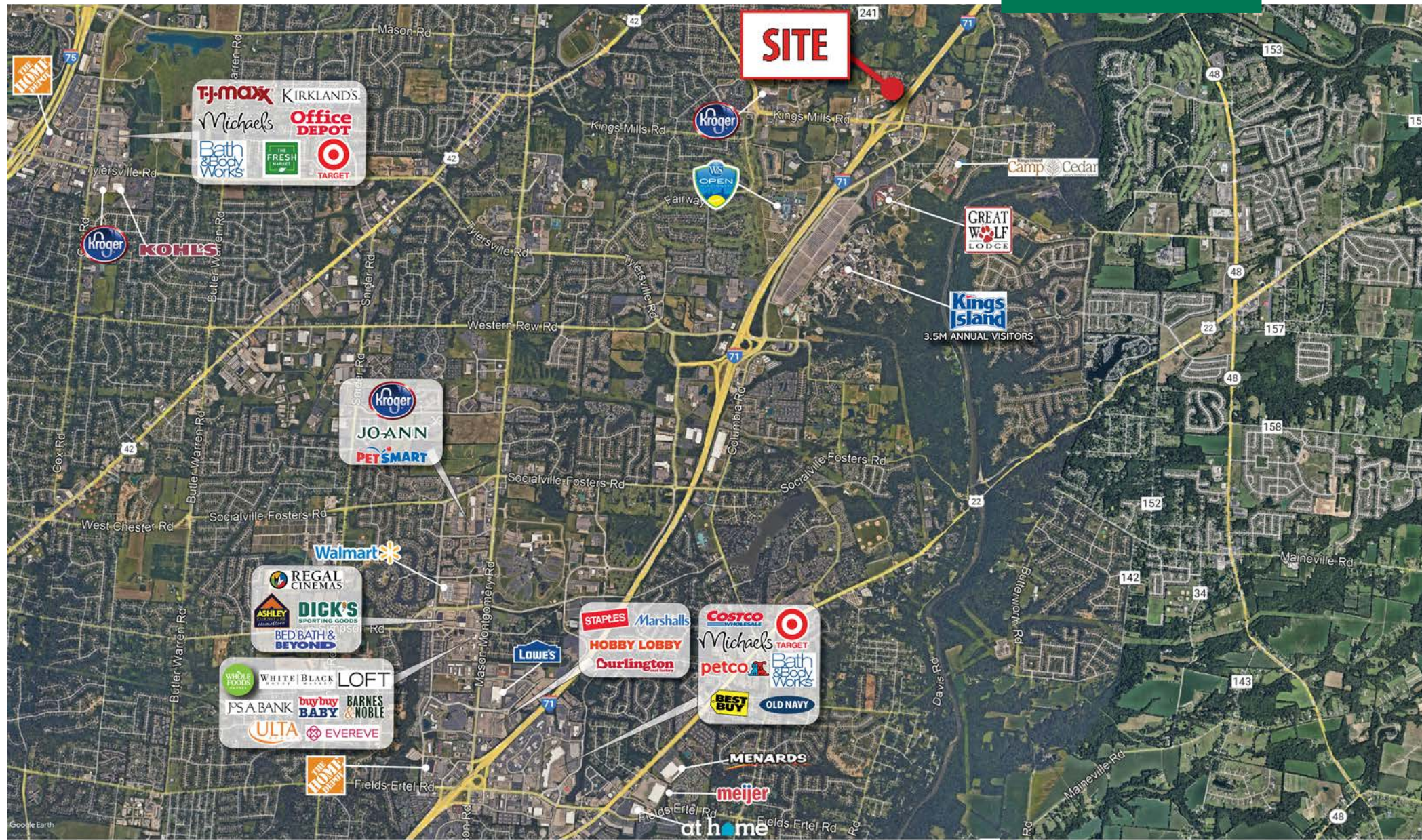
[www.anchor-associates.com](http://www.anchor-associates.com)

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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2590 Waterpark Drive  
Mason, OH 45040

**Anchor**  
ASSOCIATES



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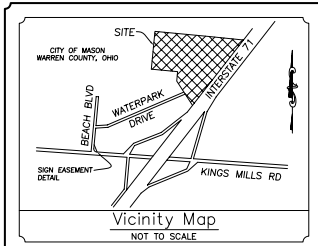
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### ZONING INFORMATION

According to The City of Mason website (<http://www.informmason.org>), the subject property is zoned B-3, Road Service District and is subject to the following conditions:

Front Setback: 25 feet  
Side Setback: 25 feet  
Rear Setback: 40 feet  
Max. building height: 40 feet or 3 Stories  
Bulk Restrictions: N/A

Posting Signage:  
1 space per 4 persons at the maximum capacity plus  
1 space per 2 employees on the largest lot

The observed use, "outdoor recreation", is permitted in this zoning district.

- ### GENERAL NOTES:
- 1) THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS (ACTIVE AT THE TIME OF SURVEY).
  - 2) THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
  - 3) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - 4) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.
  - 5) THIS PARCEL HAS LEGAL ACCESS TO WATERPARK DRIVE.
  - 6) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
  - 7) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMENT.
  - 8) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
  - 9) THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJACENT STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
  - 10) EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
  - 11) IN ACCORDANCE WITH ALTA/ACSM LAND TITLE SURVEY STANDARDS, SECTION 5, 01, THERE IS OBSERVABLE EVIDENCE OF STREAM RUNNING THROUGH THE SURVEYED PROPERTY AS SHOWN HEREON.
  - 12) NOT ALL PRIVATE UTILITIES SHOWN ON SITE (OUTSIDE OF RECORDED EASEMENTS). AREAS OF THIS SITE ARE UNDER CONSTRUCTION AND SOME UTILITY LOCATIONS SUCH AS MANHOLES ARE HIDDEN. OTHERS ARE NOT SHOWN WITHIN THE PARK LIMITS FOR CLARITY.
  - 13) NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SURVEYED PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SURVEYED PROPERTY.
  - 14) ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
  - 15) BASED ON OBSERVATIONS AT THE TIME OF SURVEY, IT APPEARS THAT THE STORM WATER FROM THE PROPERTY DRAINS INTO THE STREAM THAT TRAVELLES THE PROPERTY.

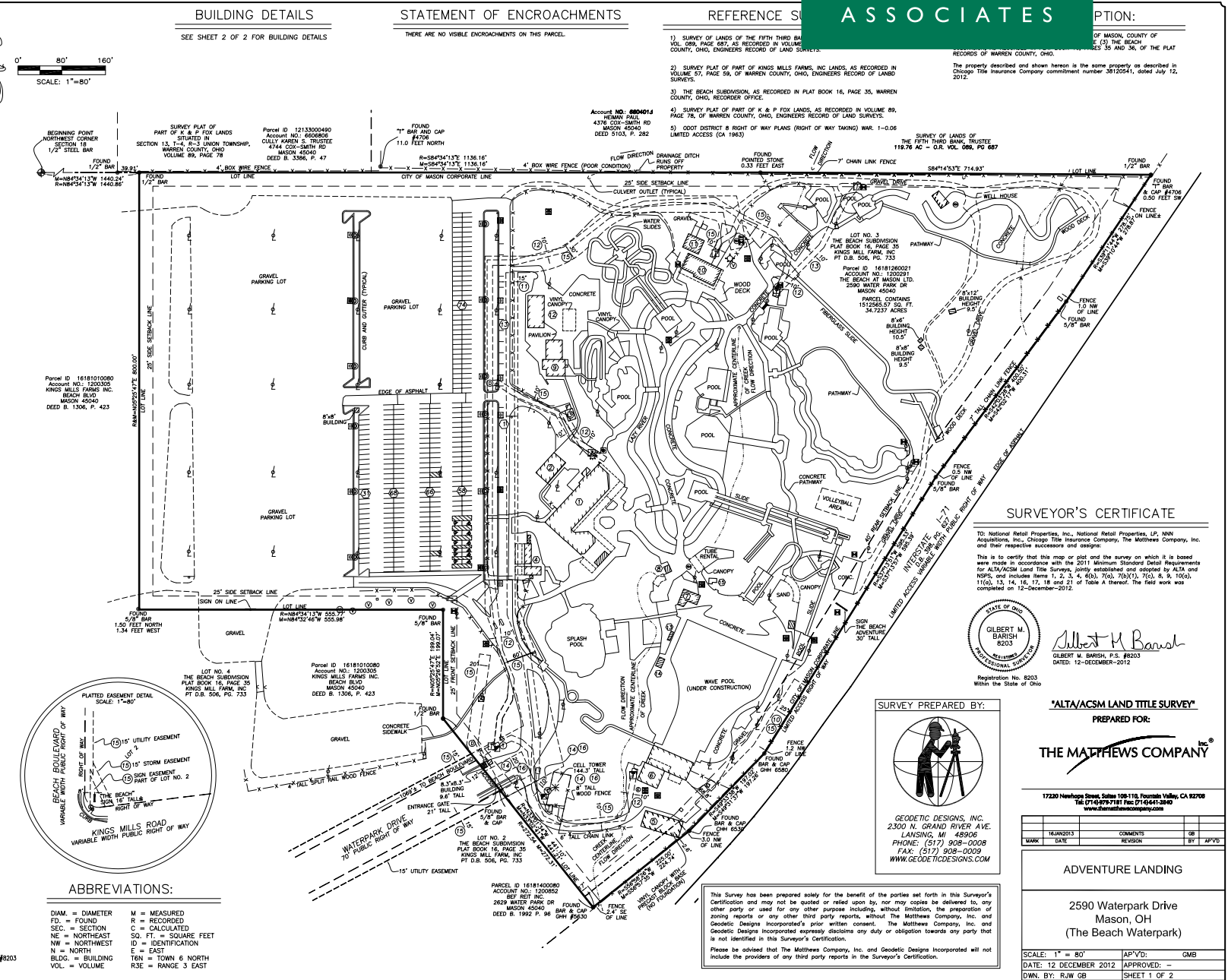
### BEARING BASIS:

BEARINGS ARE BASED ON THE NORTH LINE OF LOT NO. 3 OF THE PLAT OF THE BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 35, AND RECORDED AS BEARING S88°34'13"E.

### FLOOD NOTE:

By graphic plotting only, this property is in Zone B of the Flood Insurance Rate Map, Community Panel No. 380559027E (Map No. 391650202E), which bears an effective date of December 28, 2012. The Flood Insurance Rate Map Area. By telephone call dated December 28, 2012 to the National Flood Insurance Program (603-658-2620), we were learned this community does currently participate in the program. No field surveying was performed to determine this date or the program. It is recommended that you verify this determination or apply for a variance from the Federal Emergency Management Agency.

- ### LEGEND:
- Power Pole
  - Flag Pole
  - Storm Manhole
  - Power Pole w/ Light
  - Sign (As Noted)
  - Storm Catchbasin
  - Light Pole
  - Well Head
  - Continuous Tree
  - Telephone Pole
  - Satellite Dish
  - Tower
  - Sanitary Manhole
  - Sanitary Clean Out
  - Gas Valve
  - Water Valve
  - Fire Hydrant
  - Electric Manhole
  - Water Manhole
  - Telephone Pedestal
  - Water Meter Pit
  - Electric Meter
  - Water Meter
  - Cable Box
  - Indicates Handicapped Parking
  - Air Conditioner Unit



### SURVEYOR'S CERTIFICATE

To: National Retail Properties, Inc., National Retail Properties, LP, NNN Acquisitions, Inc., Chicago Title Insurance Company, The Matthews Company, Inc. and their respective successors and assigns.

This is to certify that this map or plan 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(B), 7(a), 7(b)(1), 7(c), 8, 9, 10(G), 11(G), 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on 12-December-2012.

Registration No. 8203  
DATED: 12-DECEMBER-2012  
Within the State of Ohio

GILBERT M. BARISH  
8203  
PROFESSIONAL SEAL

*Gilbert M. Barish*  
GILBERT M. BARISH, P.E. #9203  
DATED: 12-DECEMBER-2012

PREPARED BY:

GEODETIC DESIGNS, INC.  
2300 N. GRAND RIVER AVE.  
LANSING, MI 48906  
PHONE: (517) 908-0008  
FAX: (517) 908-0009  
WWW.GEODETICDESIGNS.COM

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR:

THE MATTHEWS COMPANY<sup>INC.</sup>

17200 Newhauge Street, Suite 108-116, Folsomville, CA 92008  
Tel: (714) 978-7181 Fax: (714) 641-2840  
www.matthewscompany.com

MARK	DATE	COMMENTS	OR	BY	AP'VD

ADVENTURE LANDING

2590 Waterpark Drive  
Mason, OH  
(The Beach Waterpark)

SCALE: 1" = 80'  
DATE: 12 DECEMBER 2012  
DWN. BY: R/W JB  
CHKD. BY: GMB

AP'VD: GMB  
APPROVED: -  
SHEET 1 OF 2  
GDI J.N.: S198-2012  
J.N.: 39455

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Geodetic Designs Incorporated's prior written consent. The Matthews Company, Inc. and Geodetic Designs Incorporated expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Geodetic Designs Incorporated will not include the providers of any third party reports in the Surveyor's Certification.

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## PROPOSED SITE PLAN/RENDERING

