

**EXHIBIT "A"****LEGAL DESCRIPTION  
PUBLIC HIGHWAY RIGHT-OF-WAY  
FOR  
WILKENS BOULEVARD – PHASE D  
ON  
CINCINNATI UNITED CONTRACTORS, INC. PROPERTY  
(1.3317 ACRES)**

Situated in Section 33, Town 4, Range 2, Deerfield Township, Warren County, Ohio, being part of a 2.6024 acre tract as conveyed to the Cincinnati United Contractors, Inc. filed in the office of the Warren County, Ohio Recorder in O.R. Volume 3424, Page 80 and also being part of Lot 21, as shown on the Replat of Lot 13 of Arbor Square, Plat Book 65, Pages 86 and 87, being 8.4715 acres as conveyed to the Cincinnati United Contractors, Inc. filed in the office of the Warren County, Ohio Recorder in O.R. Volume 2925, Page 358 being more particularly described as follows:

Commencing at the northwest corner of said Lot 21, also being the northeast corner of said 2.6024 acre tract; thence with the lines of said Lot 21 and said 2.6024 acre tract S 05° 28' 24" W, 286.49'; thence N 89° 11' 47" W, 264.09' being the Real Point of Beginning of the tract herein described;

Thence departing said lines by a new division line across said Lot 21 on the following course and distances;

- 1) S 05° 28' 24" W, 504.17';
- 2) on a curve to the left, with an arc distance of 69.00', said curve having a radius of 47.00', and a chord bearing of S 36° 35' 02" E, and a chord length of 62.97' to the south line of said Lot 21;

Thence with the south line of said Lot 21 on a curve to the right, with an arc distance of 84.66', said curve having a radius of 960.00', and a chord bearing of S 72° 57' 25" W, and a chord length of 84.63' to the southwest corner of said Lot 21, also being the east line said 2.6024 acre tract; thence departing the lines of said Lot 21 and continuing by a new division line across said 2.6024 acre tract on a curve to the right, with an arc distance of 31.74', said curve having a radius of 960.00', and a chord bearing of S 76° 25' 53" W, and a chord length of 31.74' the west line of said 2.6024 acre tract; thence with the lines of said 2.6024 acre tract on the following course and distances;

- 1) N 05° 28' 24" E, 874.85';
- 2) S 89° 11' 13" E, 66.22';

Thence departing said lines by a new division line across said 2.6024 acre tract S 05° 28' 24" W, 286.54' to the Real Point of Beginning.

The above described parcel contains 1.3317 acres of land more or less, 0.8367 acres being in said 2.6024 acre tract and 0.4950 acres in said Lot 21.

Deed Reference: O.R. Volume 2925, Page 358 and O.R. Volume 3424, Page 131.

Bearing Reference: Warren County Geodetic Control Network for the Warren County GIS (Geographic Information System).

The above legal description was prepared by Paul W. Pfennig, Jr., Ohio Registered Surveyor No. S-6694 for construction of the Wilkens Boulevard – Phase D Improvement and is based on the resolution of the various land parcels and is not a result of a boundary survey.

**EXHIBIT "B"****LEGAL DESCRIPTION  
15' WIDE PUBLIC UTILITY EASEMENT  
FOR  
WILKENS BOULEVARD – PHASE D  
ON  
CINCINNATI UNITED CONTRACTORS, INC. PROPERTY  
(0.2897 ACRES)**

Situated in Section 33, Town 4, Range 2, Deerfield Township, Warren County, Ohio, being part of a 2.6024 acre tract as conveyed to the Cincinnati United Contractors, Inc. filed in the office of the Warren County, Ohio Recorder in O.R. Volume 3424, Page 80 and also being part of Lot 21, as shown on the Replat of Lot 13 of Arbor Square, Plat Book 65, Pages 86 and 87, being 8.4715 acres as conveyed to the Cincinnati United Contractors, Inc. filed in the office of the Warren County, Ohio Recorder in O.R. Volume 2925, Page 358 being more particularly described as follows:

Commencing at the northwest corner of said Lot 21, also being the northeast corner of said 2.6024 acre tract; thence with the lines of said Lot 21 and said 2.6024 acre tract S 05° 28' 24" W, 286.49'; thence N 89° 11' 47" W, 249.04' being the Real Point of Beginning of the tract herein described;

Thence departing said lines by a new division line across said Lot 21 on the following course and distances;

- 1) S 05° 28' 24" W, 505.65';
- 2) on a curve to the left, with an arc distance of 54.79', said curve having a radius of 27.00', and a chord bearing of S 52° 39' 49" E, and a chord length of 45.86' to the north line of an existing public utility easement on said Lot 21;

Thence with the north line of said easement on a curve to the right, with an arc distance of 35.63', said curve having a radius of 945.00', and a chord bearing of S 70° 17' 31" W, and a chord length of 35.62'; thence departing said easement by a new division line on the following course and distances;

- 1) on a curve to the left, with an arc distance of 47.13', said curve having a radius of 47.00', and a chord bearing of N 23° 15' 08" W, and a chord length of 45.18';
- 2) N 05° 28' 24" E, 504.17' to a north line of said Lot 21, also being a south line of said 2.6024 acre tract;

Thence by a new division line across said 2.6024 acre tract and continuing N 05° 28' 24" E, 286.54' to the north line of said 2.6024 acre tract; thence with the north line of said 2.6024 acre tract S 89° 11' 13" E, 15.05'; thence departing said north line by a new

division line across said 2.6024 acre tract S 05° 28' 24" W, 286.54' to the Real Point of Beginning.

The above described parcel contains 0.2897 acres of land more or less, 0.0987 acres being in said 2.6024 acre tract and 0.1910 acres in said Lot 21.

Deed Reference: O.R. Volume 2925, Page 358 and O.R. Volume 3424, Page 131.

Bearing Reference: Warren County Geodetic Control Network for the Warren County GIS (Geographic Information System).

The above legal description was prepared by Paul W. Pfennig, Jr., Ohio Registered Surveyor No. S-6694 for construction of the Wilkens Boulevard – Phase D Improvement and is based on the resolution of the various land parcels and is not a result of a boundary survey.

# EXHIBIT "C"

LUTTRELL FARM, INC.  
O.R.VOL. 1779, PG. 701  
S.R.VOL. 15, PLAT NO. 7

SECTION 34  
SECTION 33

S 89°11'13" E 330.31'

CITY OF MASON CORPORATION LINE

S 89°11'13" E 301.22'

HARBOURWATCH CONDO  
PHASE SIX  
P.B. 50, PGS. 26-33

16-33-212-001  
CINCINNATI UNITED CONTRACTORS, INC.  
O.R. VOL. 3424, PG. 131  
S.R. VOL. 85, PLAT NO. 80  
2.6024 ACRES

HARBOURWATCH CONDO  
PHASE FOUR  
P.B. 48, PGS. 55-58

16-33-212-006  
CINCINNATI UNITED CONTRACTORS, INC.  
O.R. VOL. 2925, PG. 358

LOT 21  
REPLAT OF LOT 13  
OF  
ARBOR SQUARE  
P.B. 65, PGS. 86 & 87  
8.4715 ACRES

HARBOURWATCH CONDO  
PHASE THREE  
P.B. 48, PGS. 52-54

PROPOSED PUBLIC  
HIGHWAY RIGHT-OF-WAY  
1.3317 ACRES

PROPOSED 15' WIDE  
PUBLIC UTILITY EASEMENT  
0.2897 ACRES

HARBOURWATCH CONDO  
PHASE TWO  
P.B. 43, PGS. 62-66

- Ⓔ R=27.00', ARC=54.79'  
CH=S 52°39'49" E, 45.86'
- Ⓕ R=945.00', ARC=35.63'  
CH=S 70°17'31" W, 35.62'
- Ⓖ R=47.00', ARC=47.13'  
CH=S 23°15'08" E, 45.18'

HARBOURWATCH CONDO  
PHASE FIVE  
P.B. 49, PGS. 18-20

SOCIALVILLE - FOSTERS ROAD  
EXIST. 15' WIDE P.U.E.  
EXIST. 15' WIDE P.U.E.

LOT 12  
ARBOR SQUARE  
P.B. 63, PGS. 13-15

### R.O.W. ACREAGE SUMMARY

16-33-212-001 = 0.8367 ACRES  
16-33-212-006 = 0.4950 ACRES  
TOTAL = 1.3317 ACRES

## PUBLIC HIGHWAY RIGHT-OF-WAY AND 15' WIDE PUBLIC UTILITY EASEMENT

- Ⓐ R=47.00', ARC=69.00'  
CH=S 36°35'02" E, 62.97'
- Ⓑ R=960.00', ARC=116.40'  
CH=S 73°54'15" W, 116.33'
- Ⓒ R=960.00', ARC=84.66'  
CH=S 72°57'25" W, 84.63'
- Ⓓ R=960.00', ARC=31.74'  
CH=S 76°25'53" W, 31.74'

R=960.00', ARC=157.22'  
CH=S 70°47'30" W, 157.05'  
CINCINNATI UNITED CONTRACTORS, INC.  
O.R. VOL. 2925, PG. 358  
S.R. VOL. 64, PLAT NO. 7

NOVEMBER 11, 2005

PREPARED BY  
HENDERSON AND BODWELL L.L.P.  
CONSULTING ENGINEERS  
3530 IRWIN-SIMPSON RD.  
MASON, OHIO 45040  
513-398-1728  
PLAINVIEW, NEW YORK  
516-935-8870

WILKENS BOULEVARD  
PHASE D  
CINCINNATI UNITED  
CONTRACTORS, INC.  
SECTION 33, TOWN 4, RANGE 2, B.T.M.  
CLEARCREEK TOWNSHIP  
WARREN COUNTY, OHIO



JOB CWE-13

**EXHIBIT "D"****LEGAL DESCRIPTION  
TEMPORARY CONSTRUCTION EASEMENT  
FOR  
WILKENS BOULEVARD – PHASE D  
ON  
CINCINNATI UNITED CONTRACTORS, INC. PROPERTY  
(0.1728 ACRES)**

Situated in Section 33, Town 4, Range 2, Deerfield Township, Warren County, Ohio, being part of a 2.6024 acre tract as conveyed to the Cincinnati United Contractors, Inc. filed in the office of the Warren County, Ohio Recorder in O.R. Volume 3424, Page 80 and also being part of Lot 21, as shown on the Replat of Lot 13 of Arbor Square, Plat Book 65, Pages 86 and 87, being 8.4715 acres as conveyed to the Cincinnati United Contractors, Inc. filed in the office of the Warren County, Ohio Recorder in O.R. Volume 2925, Page 358 being more particularly described as follows:

Commencing at the northwest corner of said Lot 21, also being the northeast corner of said 2.6024 acre tract; thence with the lines of said Lot 21 and said 2.6024 acre tract S 05° 28' 24" W, 286.49'; thence N 89° 11' 47" W, 242.02' being the Real Point of Beginning of the tract herein described;

Thence departing said lines by a new division line across said Lot 21 on the following course and distances;

- 1) S 05° 28' 24" W, 413.47';
- 2) S 09° 48' 19" E, 121.25' to the north line of an existing public utility easement on said Lot 21;
- 3) Continuing by a new division line across said Lot 21 on a curve to the right, with an arc distance of 54.79', said curve having a radius of 27.00', and a chord bearing of N 52° 39' 49" W, and a chord length of 45.86';
- 4) N 05° 28' 24" E, 505.65' to a north line of said Lot 21, also being a south line of said 2.6024 acre tract;

Thence by a new division line across said 2.6024 acre tract and continuing N 05° 28' 24" E, 286.54' to the north line of said 2.6024 acre tract; thence with the north line of said 2.6024 acre tract S 89° 11' 13" E, 7.02'; thence departing said north line by a new division line across said 2.6024 acre tract S 05° 28' 24" W, 286.53' to the Real Point of Beginning.

The above described parcel contains 0.1728 acres of land more or less, 0.0461 acres being in said 2.6024 acre tract and 0.1267 acres in said Lot 21.

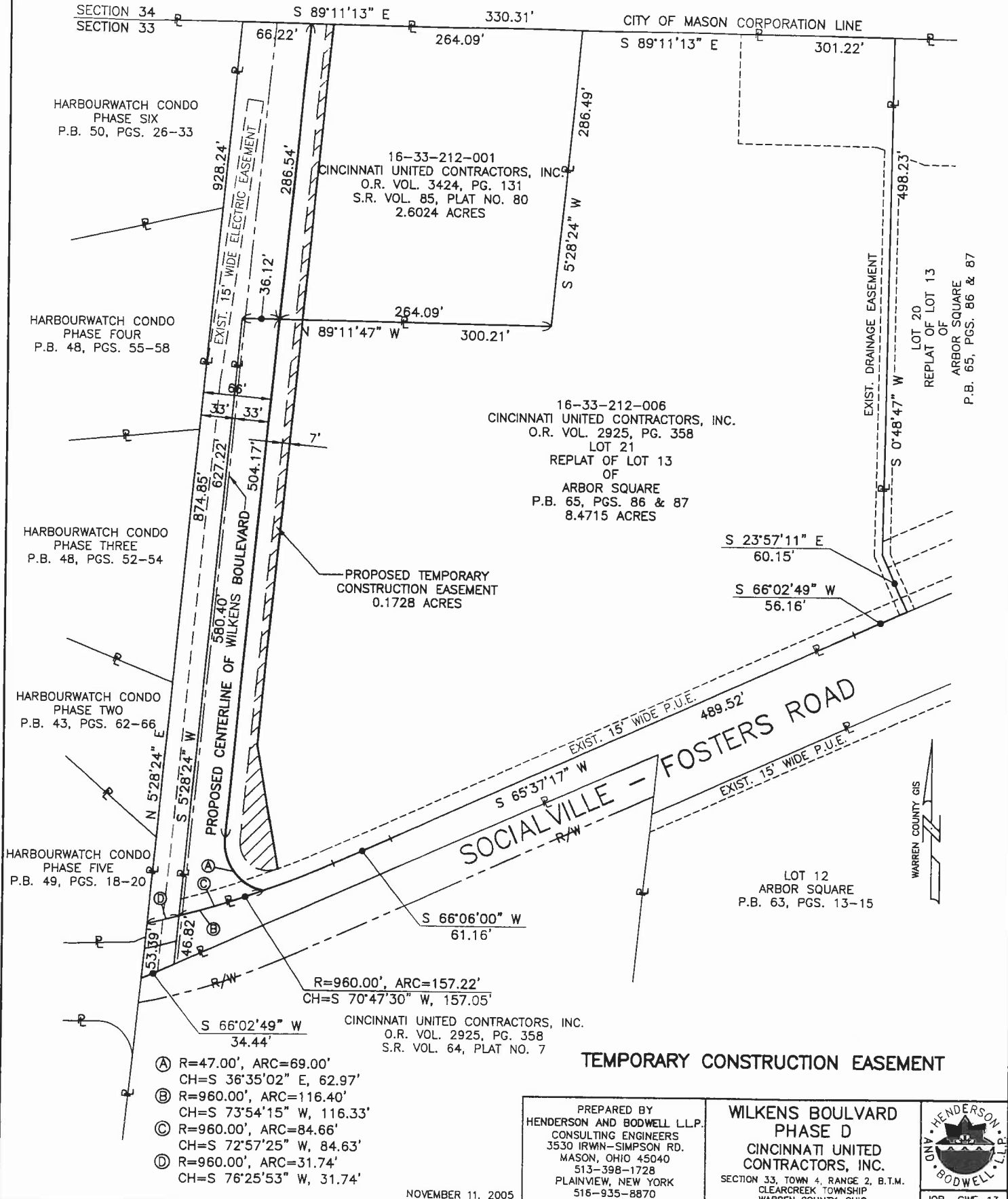
Deed Reference: O.R. Volume 2925, Page 358 and O.R. Volume 3424, Page 131.

Bearing Reference: Warren County Geodetic Control Network for the Warren County GIS (Geographic Information System).

The above legal description was prepared by Paul W. Pfennig, Jr., Ohio Registered Surveyor No. S-6694 for construction of the Wilkens Boulevard – Phase D Improvement and is based on the resolution of the various land parcels and is not a result of a boundary survey.

# EXHIBIT "E"

LUTTRELL FARM, INC.  
O.R.VOL. 1779, PG. 701  
S.R.VOL. 15, PLAT NO. 7



- (A) R=47.00', ARC=69.00'  
CH=S 36°35'02" E, 62.97'
- (B) R=960.00', ARC=116.40'  
CH=S 73°54'15" W, 116.33'
- (C) R=960.00', ARC=84.66'  
CH=S 72°57'25" W, 84.63'
- (D) R=960.00', ARC=31.74'  
CH=S 76°25'53" W, 31.74'

## TEMPORARY CONSTRUCTION EASEMENT

PREPARED BY  
HENDERSON AND BODWELL L.L.P.  
CONSULTING ENGINEERS  
3530 IRWIN-SIMPSON RD.  
MASON, OHIO 45040  
513-398-1728  
PLAINVIEW, NEW YORK  
516-935-8870

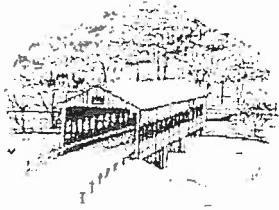
**WILKENS BOULEVARD  
PHASE D  
CINCINNATI UNITED  
CONTRACTORS, INC.**  
SECTION 33, TOWN 4, RANGE 2, B.T.M.  
CLEARCREEK TOWNSHIP  
WARREN COUNTY, OHIO



NOVEMBER 11, 2005

JOB CWE-13





From the Office of  
**The Warren County Engineer**

Neil F. Tunison, P.E., P.S.  
105 Markey Road • Lebanon, Ohio 45036  
(Phone) 513.695.3301 • (Fax) 513.695.2967

September 29, 2005

Mr. Dean J. Miller  
Miller-Valentine Group  
9435 WaterStone Boulevard, Suite 300  
Cincinnati, Ohio 45249

**RE: Arbor Square North – Lot 21  
NE Corner of Socialville-Fosters/Wilkens**

Dear Mr. Miller:

This letter shall serve as confirmation that the location of the future Wilkens entrance 500-foot north of Socialville-Fosters as indicated on your site plan for the above referenced lot is acceptable to our office considering: 1) the estimated traffic volumes that were indicated in the Jack Gehrum reports, 2) the direction of the future left-turn stacking on Wilkens will be away from rather than toward the Socialville-Fosters intersection, and 3) there will be no possibility of an opposing entrance on the Harbor Watch side.

Please let me know if you need additional information.

Sincerely,

NEIL F. TUNISON P.E., P.S.  
WARREN COUNTY ENGINEER

A handwritten signature in black ink, appearing to read "David S. Mick", is written over the typed name of the Assistant County Engineer.

David S. Mick, P.E.  
Assistant County Engineer

C: Neil Tunison