

STATE ROUTE 741 - PROPOSED REZONING

SCALE  
1" = 600'



City of Mason  
Engineering, Building &  
Planning Department



— Street  
— Parcel Line



41.44  
EV Rumbert

**GENERAL WARRANTY DEED**

AL. NEYER, INC., an Ohio corporation (hereinafter "Grantor"), whose address is 10151 Carver Road, Suite 100, Cincinnati, Ohio 45242, for valuable consideration to it paid by **KINGS MILL, LLC**, an Ohio limited liability company (hereinafter "Grantee"), whose address is 10151 Carver Road, Suite 100, Cincinnati, Ohio 45242, grants with general warranty covenants to said Grantee, an undivided fifty percent (50%) interest as a tenant-in-common in the following described real estate (the "Property"):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

There are excepted from the general warranty covenants and the Property is conveyed subject to legal highways, easements, conditions, restrictive covenants of record, installments of taxes and assessments due and payable after the date hereof, tenants in possession.

Prior Instrument Reference: Official Record Volume 874, Page 686  
Warren County, Ohio Records

Grantor has executed this Deed as of the 27<sup>th</sup> day of April, 2003.

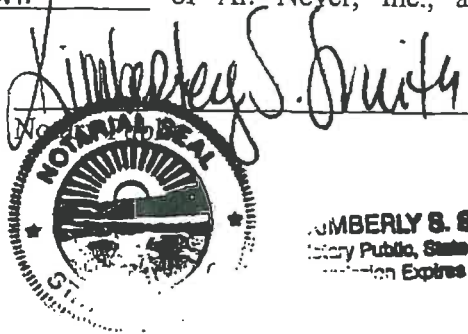
**GRANTOR:**

**AL. NEYER, INC., an Ohio corporation**

By: David F. Neyer  
Name: David F. Neyer  
Title: President

STATE OF OHIO                   )  
  ) SS:  
COUNTY OF HAMILTON       )

The foregoing instrument was executed and acknowledged before me this 27<sup>th</sup> day of April, 2003 by David F. Neyer, President of Al. Neyer, Inc., an Ohio corporation, on behalf of the corporation.



This instrument prepared by:

Gail Glassmeyer Pryse, Esq.  
Keating, Muething & Klekamp, P.L.L.  
1400 Provident Tower  
One East Fourth Street  
Cincinnati, Ohio 45202  
(513) 579-6400

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BOOK 3245 PAGE 580

EXHIBIT A  
PAGE 2 OF 5



engineers  
planners  
architects  
surveyors

www.bayerbecker.com

6900 Tylersville Road, Suite A  
Mason, OH 45040  
P.513.336.6600  
f.513.336.9365

APPROVED  
WARREN CO. MAP DEPT.  
DATE 9-2-2003  
BY HCW

Old # 16-18-301-001 1.50 July 3, 2003  
16-24-408-004 64.235 (Revised July 11, 2003)

DESCRIPTION: New # 16-24-408-005 65.735 Acres

LOCATION: 65.735 N/S  
City of Mason  
Warren County, Ohio

Situated is Section 18 and 24, Town 4, Range 2, The City of Mason, Warren County, Ohio, and containing a total of 65.735 acres, and being all of 64.235 acres as recorded in Official Record 1731, Page 183, and being all of 1.500 acres as recorded in Official Record 1731, Page 185 of the Warren County Recorder's Office and being further described as follows:

Begin at a southeast corner of lot 13 of Kings Mill Road Subdivision, as recorded in Plat Book 26, Page 89, said corner also on the westerly right of way of Courseview Drive; thence, with said lot 13 and said right of way, North 21°30'11" West, 233.36 feet, to the true point of beginning;

- thence from the true point of beginning thus found, departing said right of way, and continuing with said lot 13, the following five courses: North 21°30'11" West, 161.10 feet, to a found disturbed 5/8" iron pin;
- thence South 88°05'11" West, 40.28 feet;
- thence South 67°51'20" West, 298.89 feet;
- thence North 78°15'38" West, 16.85 feet, to a found 5/8" iron pin;
- thence South 05°30'34" West, 20.12 feet, to an easterly line of Great American Broadcasting Co., as recorded in Official Record 2795, Page 856;
- thence departing said lot 13, and with said Great American Broadcasting Co., North 78°15'38" West, 512.80 feet, to a found 5/8" iron pin on a southerly line of Reliance Medical Products, Inc., as recorded in Official Record 596, Page 190;
- thence departing said Great American Broadcasting Co., and with said Reliance Medical products, the following two courses: North 04°23'50" East, 845.54 feet, to a found 5/8" iron pin;
- thence North 85°36'10" West, 575.62 feet, to the easterly right of way of Kings Mills Road;
- thence departing said Reliance Medical Products, Inc., and with said Kings Mills Road, the following six courses: North 05°29'54" East, 40.04 feet;
- thence North 15°42'08" East, 15.76 feet;
- thence North 05°29'54" East, 50.00 feet;

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700 Nilles Road  
Fairfield, OH 45014

14 East Eighth Street  
Covington, KY 41011

6900 Tylersville Road  
Mason, OH 45040

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Lawrenceburg, IN 47025

BOOK 3245

PAGE 581

EXHIBIT A  
PAGE 3 OF 5

thence North 20°04'21" East, 51.66 feet;  
 thence North 11°12'31" East, 50.25 feet;  
 thence North 00°12'44" West, 50.51 feet;  
 thence departing said Kings Mills Road, North 49°20'19" East, 95.74 feet, to the southerly right of way of State Route 741;  
 thence with said State Route 741, the following thirteen courses: South 84°15'45" East, 415.22 feet;  
 thence South 65°49'40" East, 31.62 feet;  
 thence North 69°10'20" East, 22.36 feet;  
 thence South 84°15'45" East, 575.00 feet;  
 thence South 05°44'15" West, 25.00 feet;  
 thence South 84°15'45" East, 100.00 feet;  
 thence North 05°44'15" East, 25.00 feet;  
 thence South 84°15'45" East, 275.00 feet;  
 thence South 79°15'43" East, 401.53 feet;  
 thence South 84°15'45" East, 50.00 feet;  
 thence North 84°25'39" East, 178.47 feet;  
 thence South 84°15'45" East, 428.89 feet;  
 thence South 84°18'24" East, 227.01 feet;  
 thence departing said State Route 741, with a curve to the right, having a radius of 25.00 feet, an arc length of 39.27 feet, (Chord=South 39°18'34" East, 35.35 feet), to the westerly right of way of said Courseview Drive;  
 thence with said Courseview Drive, the following thirteen courses: South 05°40'57" West, 100.05 feet;  
 thence with a curve to the left, having a radius of 425.00 feet, an arc length of 46.96 feet, (Chord=South 02°31'01" West, 46.94 feet);  
 thence with a curve to the right, having a radius of 25.00 feet, an arc length of 35.93 feet, (Chord=South 40°31'12" West, 32.91 feet);  
 thence South 81°41'20" West, 40.02 feet;  
 thence with a curve to the right, having a radius of 285.00 feet, an arc length of 69.88 feet, (Chord=South 88°42'48" West, 69.71 feet);  
 thence South 05°44'16" West, 70.00 feet;  
 thence with a curve to the left, having a radius of 355.00 feet, an arc length of 87.05 feet, (Chord=North 88°42'48" East, 86.83 feet);  
 thence North 81°41'20" East, 40.02 feet;  
 thence with a curve to the right, having a radius of 25.00 feet, an arc length of 35.93 feet, (Chord=South 57°08'32" East, 32.91 feet);  
 thence with a curve to the left, having a radius of 425.00 feet, an arc length of 47.01 feet, (Chord=South 19°08'32" East, 46.99 feet);  
 thence South 22°18'40" East, 130.00 feet;  
 thence with a curve to the right, having a radius of 355.00 feet, an arc length of 173.49 feet, (Chord=South 08°18'40" East, 171.76 feet);  
 thence South 05°41'20" West, 425.94 feet, to a found 5/8" iron pin, to a northerly line of Seelideas, Inc., as recorded in Official Record 2198, Page 853;  
 thence departing said Courseview Drive, North 84°29'49" West, 929.65 feet, to a found 5/8" iron pin on a westerly line of Courseview Partners, Inc., as recorded in Official Record 2192, Page 107;

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BOOK 3245 PAGE 582

EXHIBIT **A**  
PAGE **45** OF **5**

thence with said Courseview Partners, South 05°42'03" West, 528.84 feet, to a found 5/8" iron pin on the northerly right of way of said Courseview Drive;

thence departing said Courseview Partners, and with said Courseview Drive, the following three courses: with a curve to the right, having a radius of 365.00 feet, an arc length of 431.34 feet, (Chord=North 55°21'29" West, 406.68 feet);

thence North 21°30'11" West, 235.39 feet;

thence South 68°29'49" West, 70.00 feet, to the true point of beginning containing 8.070 acres in Section 18 and 57.665 acres in Section 24, for a total of 65.735 acres of land subject to all easements and rights-of-way of record.

The above description is the result of a survey prepared by Jeffrey O. Lambert, with Bayer Becker, Ohio Registered Surveyor No. 7568, dated July 3, 2003, the survey plat of which of filed in Vol. 120, Plat No. 69 of the Warren County Engineer's Record of Land Division.

BETH DECKARD - WARREN COUNTY RECORDER  
 Doc #: 423139 Type: DEED  
 Filed: 9/02/2003 15:46:31 \$ 44.00  
 OR Volume: 3245 Page: 580 Return: M  
 Rec#: 24462 Pages: 4  
 RIVERBEND TITLE

*SEP*  
**TRANSFERRED**  
 SEP 02 2003  
 SEC. 319.202 COMPLETED WITH  
 NICK NELSON, Auditor  
 WARREN COUNTY, OHIO

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BOOK 3245

PAGE 583

EXHIBIT A  
 PAGE 5 OF 5