

WARRANTY DEED WITH RESERVATION OF ACCESS
SOCIALVILLE FOSTERS ROAD IMPROVEMENTS

Parcel 6WD
George Eberhard, et al

Situate in the Northwest Quarter of Section 27, Town 4 East, Range 2 North, City of Mason, Warren County, State of Ohio, and being part of a 4 acre parcel of land as conveyed to George Eberhard, et al, by instrument as recorded in Official Record 2907, Page 558 of the deed records of said county, and being more particularly bounded and described, per a survey performed by LJB, Inc. in 2003 with bearings based on state plane coordinates, South Zone (NAD83), as follows:

Beginning for reference at an iron pin within a monument box found at the northwest corner of Section 27, the intersection of Mason Montgomery Road and Socialville Fosters Road, 2.50 feet left of centerline of construction of Socialville Fosters Road Station 2+97.76;

Thence South 85° 09' 19" East, 689.84 feet to the northwest corner of said 4 acre parcel and the northeast corner of a 0.57 acre tract as conveyed to The Procter & Gamble Company by instrument as recorded in Official Record 762, Page 91 of the deed records of said county, referencing a railroad spike found S 05° 22' 41" West a distance of 0.27 feet, 5.85 feet left of centerline of construction of Socialville Fosters Road Station 9+87.59, said point being the TRUE POINT OF BEGINNING;

Parcel 6WD

Thence continuing South 85° 09' 19" East, 691.61 feet along the north line of said 4 acre parcel to a railroad spike found at the northeast corner of said 4 acre parcel, 9.21 feet left of centerline of construction of Socialville Fosters Road Station 16+79.19;

Thence South 05° 26' 39" West, 41.71 feet along the east line of said 4 acre parcel, passing the northwest corner of a 5.804 acre tract as conveyed to Edward Wayne Greene by instrument as recorded in Official Record 4019, Page 644 of the deed records of said county at 6.71 feet, to an iron pin to be set on the new south right of way line of Socialville Fosters Road at 32.50 feet right of centerline of construction of Socialville Fosters Road Station 16+78.96;

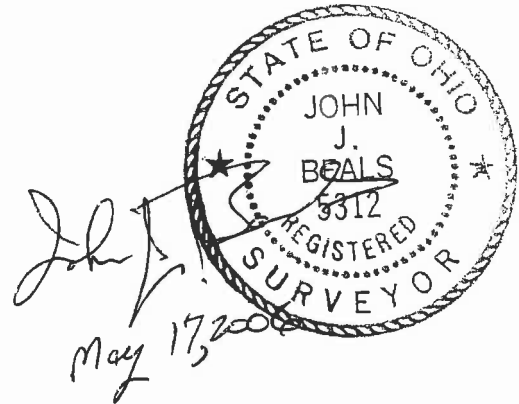
Thence North 84° 52' 37" West, 691.54 feet along the said new south right of way line to an iron pin to be set on the west line of said 4 acre parcel and on the east line of said 0.57 acre tract, being 32.50 feet right of centerline of construction of Socialville Fosters Road Station 9+87.42;

Thence North 05° 22' 41" East, 38.35 feet along the west line of said 4 acre parcel and the east line of said 0.57 acre tract to the TRUE POINT OF BEGINNING, containing 0.635 acres, more or less, subject to all legal easements and restrictions of record.

The description for parcel number 6WD above was calculated and derived from a survey made under the supervision of John J. Beals, Ohio Registered Surveyor Number 5312.

Note: Iron pins, railroad spikes, and pk nails referred to as "to be set" shall be set by LJB, Inc. upon the completion of construction. Iron pins set in the above description are 3/4" by 30" reinforcing rod with a plastic cap stamped "LJB INC".

The above described area is contained within the Warren County Auditor's Permanent Parcel Number 16271010050. Within said bounds of the 0.635 acres, more or less, is the present road right of way which occupies 0.556 acres, more or less.



SEWER EASEMENT
SOCIALVILLE FOSTERS ROAD IMPROVEMENTS
Parcel 6S
George Eberhard, et al

Situate in the Northwest Quarter of Section 27, Town 4 East, Range 2 North, City of Mason, Warren County, State of Ohio, and being part of a 4 acre parcel of land as conveyed to George Eberhard, et al, by instrument as recorded in Official Record 2907, Page 558 of the deed records of said county, and being more particularly bounded and described, per a survey performed by LJB, Inc. in 2003 with bearings based on state plane coordinates, South Zone (NAD83), as follows:

Beginning for reference at a railroad spike found at the northeast corner of said 4 acre parcel 9.21 feet left of centerline of construction of Socialville Fosters Road Station 16+79.19;

Thence South $05^{\circ} 26' 39''$ West, 41.71 feet along the east line of said 4 acre parcel to an iron pin to be set on the new south right of way line of Socialville Fosters Road 32.50 feet right of centerline of construction of Socialville Fosters Road Station 16+78.96;

Thence North $84^{\circ} 52' 37''$ West, 523.96 feet along the said new south right of way line to a point 32.50 feet right of centerline of construction of Socialville Fosters Road Station 11+55.00, said point being the TRUE POINT OF BEGINNING;

6S

Thence South $05^{\circ} 07' 23''$ West, 22.50 feet to a point 55.00 feet right of centerline of construction of Socialville Fosters Road Station 11+55.00;

Thence North $84^{\circ} 52' 37''$ West, 10.00 feet to a point 55.00 feet right of centerline of construction of Socialville Fosters Road Station 11+45.00;

Thence North $05^{\circ} 07' 23''$ East, 22.50 feet to a point on the said new south right of way line of Socialville Fosters Road 32.50 feet right of centerline of construction of Socialville Fosters Road Station 11+45.00;

Thence South $84^{\circ} 52' 37''$ East, 10.00 feet along the said new south right of way line to the TRUE POINT OF BEGINNING, containing 0.005 acres, more or less, subject to all legal easements and restrictions of record.

The description for parcel number 6S above was calculated and derived from a survey made under the supervision of John J. Beals, Ohio Registered Surveyor Number 5312.

Note: Iron pins, railroad spikes, and pk nails referred to as "to be set" shall be set by LJB, Inc. upon the completion of construction. Iron pins set in the above description are 3/4" by 30" reinforcing rod with a plastic cap stamped "LJB INC".

The above described area is contained within the Warren County Auditor's Permanent Parcel Number 16271010050.



JJB
May 17, 2006

TEMPORARY RIGHT OF WAY EASEMENT
SOCIALVILLE FOSTERS ROAD IMPROVEMENTS
Parcel 6T
George Eberhard, et al

Situate in the Northwest Quarter of Section 27, Town 4 East, Range 2 North, City of Mason, Warren County, State of Ohio, and being part of a 4 acre parcel of land as conveyed to George Eberhard, et al, by instrument as recorded in Official Record 2907, Page 558 of the deed records of said county, and being more particularly bounded and described, per a survey performed by LJB, Inc. in 2003 with bearings based on state plane coordinates, South Zone (NAD83), as follows:

Beginning for reference at a railroad spike found at the northeast corner of said 4 acre parcel, 9.21 feet left of centerline of construction of Socialville Fosters Road Station 16+79.19;

Thence South $05^{\circ} 26' 39''$ West, 41.71 feet along the east line of said 4 acre parcel to an iron pin to be set on the new south right of way line of Socialville Fosters Road 32.50 feet right of centerline of construction of Socialville Fosters Road Station 16+78.96, said point being the TRUE POINT OF BEGINNING;

6T

Thence continuing South $05^{\circ} 26' 39''$ West, 5.50 feet along the said east property line to a point 38.00 feet right of centerline of construction of Socialville Fosters Road Station 16+78.93;

Thence North $84^{\circ} 52' 37''$ West, 78.93 feet to a point 38.00 feet right of centerline of construction of Socialville Fosters Road Station 16+00.00;

Thence South $05^{\circ} 07' 23''$ West, 17.00 feet to a point 55.00 feet right of centerline of construction of Socialville Fosters Road Station 16+00.00;

Thence North $84^{\circ} 52' 37''$ West, 30.00 feet to a point 55.00 feet right of centerline of construction of Socialville Fosters Road Station 15+70.00;

Thence North $66^{\circ} 01' 26''$ West, 43.32 feet to a point 41.00 feet right of centerline of construction of Socialville Fosters Road Station 15+29.00;

Thence North $84^{\circ} 52' 37''$ West, 354.00 feet to a point 41.00 feet right of centerline of construction of Socialville Fosters Road Station 11+75.00;

Thence South $43^{\circ} 24' 47''$ West, 24.21 feet to a point 60.00 feet right of centerline of construction of Socialville Fosters Road Station 11+60.00;

Thence North 84° 52' 37" West, 20.00 feet to a point 60.00 feet right of centerline of construction of Socialville Fosters Road Station 11+40.00;

Thence North 59° 28' 10" West, 44.28 feet to a point 41.00 feet right of centerline of construction of Socialville Fosters Road Station 11+00.00;

Thence North 84° 52' 37" West, 112.62 feet to a point on the west line of said 4 acre parcel being 41.00 feet right of centerline of construction of Socialville Fosters Road Station 9+87.38;

Thence North 05° 22' 41" East, 8.50 feet along the said west property line to an iron pin to be set on the new south right of way line of Socialville Fosters Road 32.50 feet right of centerline of construction of Socialville Fosters Road Station 9+87.42;

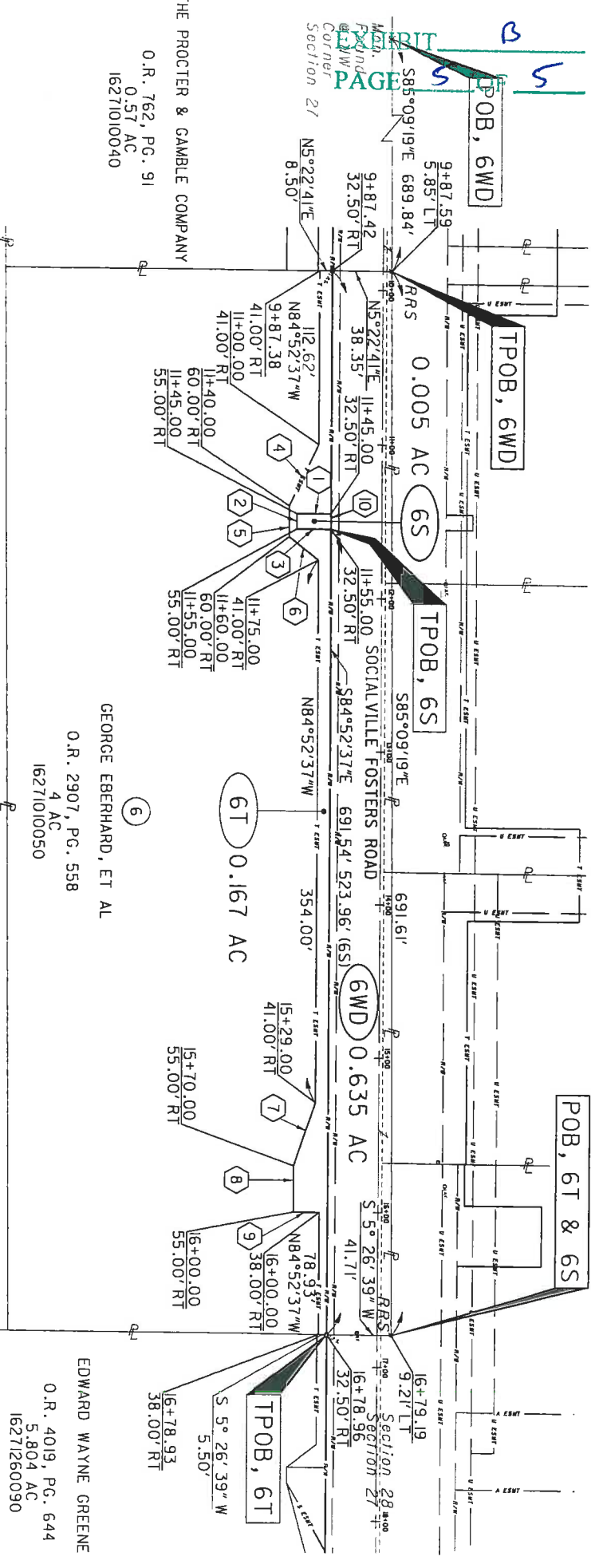
Thence South 84° 52' 37" East, 691.54 feet along the said new south right of way line to the TRUE POINT OF BEGINNING, containing 0.166 acres, more or less, subject to all legal easements and restrictions of record.

The description for parcel number 6T above was calculated and derived from a survey made under the supervision of John J. Beals, Ohio Registered Surveyor Number 5312.

Note: Iron pins, railroad spikes, and pk nails referred to as "to be set" shall be set by LJB, Inc. upon the completion of construction. Iron pins set in the above description are 3/4" by 30" reinforcing rod with a plastic cap stamped "LJB INC".

The above described area is contained within the Warren County Auditor's Permanent Parcel Number 16271010050.

PLAT PAGE 5



- ① N05°07'23"E 22.50'
- ② N84°52'37"W 10.00'
- ③ S05°07'23"W 22.50'
- ④ N59°28'10"W 44.28'
- ⑤ N84°52'37"W 20.00'
- ⑥ S43°24'47"W 24.21'

- ⑦ N66°01'26"W 43.32'
- ⑧ N84°52'37"W 30.00'
- ⑨ S05°07'23"W 17.00'
- ⑩ S84°52'37"E 10.00'

18



EXHIBIT OF R/W, TEMPORARY EASEMENT, AND DRAINAGE EASEMENT
George Eberhard, et al
Section 27, Town 4, Range 2 North
City of Mason, Warren County, Ohio

SCALE 1" = 100'

EDWARD WAYNE GREENE
 O.R. 4019, PG. 644
 5.804 AC
 16271260090

GEORGE EBERHARD, ET AL
 O.R. 2907, PG. 558
 4 AC
 16271010050

THE PROCTER & GAMBLE COMPANY
 O.R. 762, PG. 91
 0.57 AC
 16271010040



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