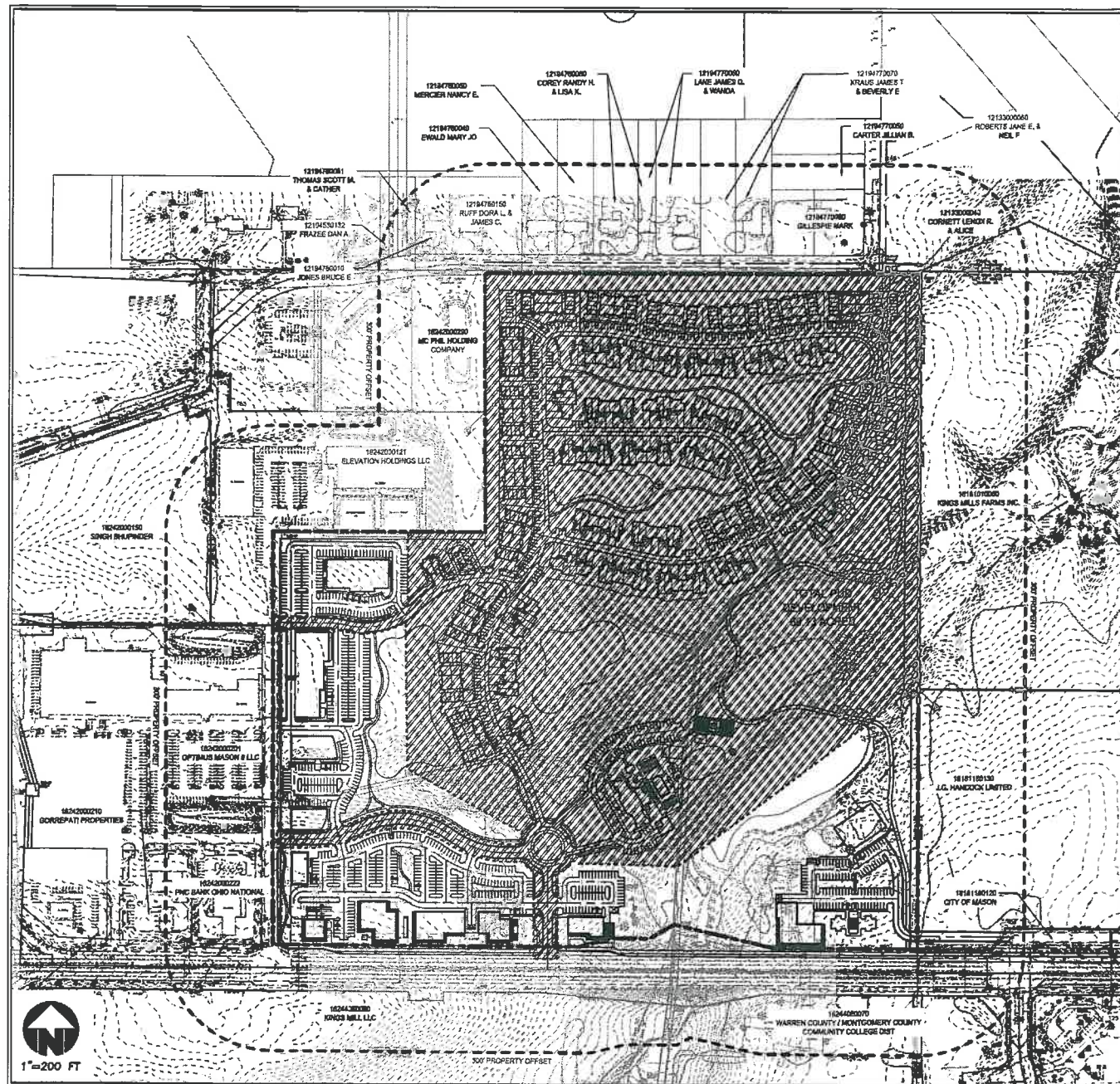


MASON GRAND PRELIMINARY DEVELOPMENT PLAN REVISED

SECTION 24, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO



ADJACENT PROPERTY OWNERS & PHASING MAP

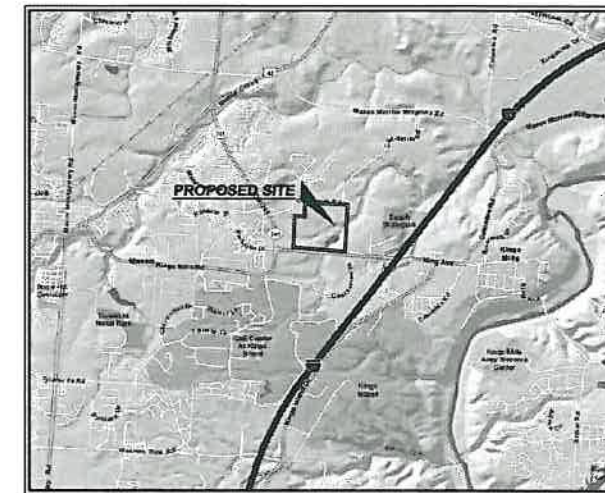
PHASE 1

ADJACENT PROPERTY OWNERS

- | | |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| THOMAS SCOTT M & CATHERINE S
4929 MUSTANG TR
MASON, OH 45040 | NEYER HOLDINGS CORP
646 MAIN ST
STE 200
CINCINNATI, OH 45202 |
| SINGH BHUPINDER
7957 BAYER RD
WEST CHESTER, OH 45069 | CARTER JILLIAN BA
4959 COX SMITH RD
MASON, OH 45040 |
| OPTIMUS MASON II LLC
BLUEMARK CAPITAL
205 W FOURTH ST #100
CINCINNATI, OH 45202 | KRAUS JAMES & BEVERLY
5043 COX SMITH RD
MASON, OH 45040 |
| OIL EXPRESS
11843 KEMPER SPRINGS
CINCINNATI, OH 45240 | EWALD MARY JO
5103 COX SMITH RD
MASON, OH 45040 |
| PNC REALTY SERVICES
MARVIN F POER & CO
PO BOX 52427
ATLANTA, GA 30355 | GILLESPIE MARK & WETHERALD
4977 COX SMITH RD
MASON, OH 45040 |
| J G HANCOCK LIMITED
523 ISHAM RD
HINESBURG, VT 5461 | MERCIER NANCY E
5095 COX SMITH RD
MASON, OH 45040 |
| KINGS MILLS FARMS INC
3000 G HENKLE DR
LEBANON, OH 45036 | COREY RANDY H & LISA K
5081 COX SMITH RD
MASON, OH 45040 |
| SR 741 LLC / GLIMCHER REALTY TRUST
180 EAST BROAD ST
COLUMBUS, OH 43215 | JONES BRUCE E
5141 COX SMITH RD
MASON, OH 45040 |
| WARREN CO MONTGY CO
COMMUNITY COLLEGE DIST
444 W THIRD ST
DAYTON, OH 45402 | RUFF DORA L & JAMES C
5129 COX SMITH RD
MASON, OH 45040 |
| ELEVATION HOLDINGS LLC
5280 SR 741
MASON, OH 45040 | LANE JAMES D & WANDA
5059 COX SMITH RD
MASON, OH 45040 |
| MC PHIL HOLDING COMPANY LLC
5188 COX SMITH RD
MASON, OH 45040 | FRAZEE DAN A
4930 MUSTANG TR
MASON, OH 45040 |
| ODOT / DEBBIE NEW-2ND FL
505 S SR 741
LEBANON, OH 45036 | CORNETT LENOX AND ALICE
4960 COX SMITH RD
MASON, OH 45040 |
| CITY OF MASON
6000 MASON MONTG RD
MASON, OH 45040 | ROBERTS JANE E & NEIL F
4894 COX SMITH RD
MASON, OH 45040 |

NOTE:

PHASE 1 WILL INCLUDE ALL AREAS AS SHADED ON THE ADJACENT DRAWING AND THE ANTICIPATED START DATE WILL BE EARLY 2013. ADDITIONAL PARCELS WITHIN THE REMAINING AREA OF THE PROJECT ARE ANTICIPATED TO BE CONSTRUCTED IN 2013 BUT THOSE ARE YET TO BE DETERMINED.



VICINITY MAP
NO SCALE

INDEX OF SHEETS

- | | |
|--------------------------------|--------|
| 1. TITLE SHEET | PL 0.1 |
| 2. CONCEPT PLAN | PL 1.0 |
| 3. OPEN SPACE CALCULATION PLAN | PL 2.0 |

OWNER

SR 741 LLC / GLIMCHER REALTY TRUST
180 EAST BROAD ST
COLUMBUS, OH 43215

DEVELOPER

SCHOTTENSTEIN REAL ESTATE GROUP
2 EASTON OVAL
SUITE 510
COLUMBUS, OH 43219

Item	Revision Description	Date	Drawn	Check
1	PRELIMINARY P&ID SUBMITTAL TO MASON		CJM	RG
2	REVISED PRELIMINARY P&ID SUBMITTAL TO MASON		CJM	RG

MASON GRAND
KINGS MILL ROAD
CITY OF MASON, WARREN COUNTY, OHIO
SECTION 24, TOWN 4, RANGE 2
TITLE SHEET

bayer becker
www.bayerbecker.com
8800 - 513.336.6800
MASON, OH 45040 - 513.336.6800

Drawing: 12C089-000 PL 120827
Drawn by: CJM
Checked by: RG
Issue Date: 08/02/2012
Sheet: PL 0.1

Plot time: Aug 26, 2012 - 2:15pm
Drawing name: J:\2012\12C089-000\PL 120827.dwg - Layout Tab: PL_0.1 TitleSheet

AUG 29

EXHIBIT A
PAGE 1 OF 3



NOTES

1. ALL INTERIOR ROADWAYS OR DRIVES TO BE PRIVATE. CROSS ACCESS AND PARKING EASEMENTS SHALL BE INCORPORATED INTO THE PROJECT IN THE COVENANTS AND RESTRICTIONS.
2. TOTAL AREA OF THE PUD IS 69.13 ACRES.
3. THE FRONT SETBACK ALONG SR 741 / KINGS MILL ROAD TO BE REDUCED TO A MINIMUM OF 15'. ALL OTHER PERIPHERAL SETBACKS AS REQUIRED BY THE PUD DISTRICT REGULATIONS SHALL BE COMPLIED WITH.
4. LOTS OR PARCELS FOR INDIVIDUAL PARCELS WITHIN THE BUS-PUD TO BE DETERMINED AT THE FINAL DEVELOPMENT PLAN STAGE.
5. THE FOLLOWING USES SHALL BE RESTRICTED FROM THE DEVELOPMENT: CONVENIENCE FOOD STORES, GARDEN SUPPLY WITH OUTDOOR DISPLAY OR STORAGE, ADULT ORIENTED BUSINESS, FRATERNAL AND SOCIAL ORGANIZATIONS, COMMERCIAL OUTDOOR RECREATION, VEHICLE SALES, AUTOMOBILE REPAIR & BODY SHOPS, VEHICLE STORAGE, AND GAS STATIONS. NO MORE THAN ONE RESTAURANT WITH A DRIE-UP OR PICK-UP WINDOW SHALL BE ALLOWED.

PROJECT SUMMARY

EXISTING ZONING:
B - PUD 69.13 AC.

OPEN SPACE:
SEE PL 2.0 FOR OPEN SPACE CALCULATIONS

NON-RESIDENTIAL USES:

OFFICE	39,800 S.F.
RETAIL / OFFICE	78,400 S.F.
RESTAURANT / RETAIL	4,900 S.F.
BANK	3,000 S.F.
TOTAL	126,100 S.F.

RESIDENTIAL USES:

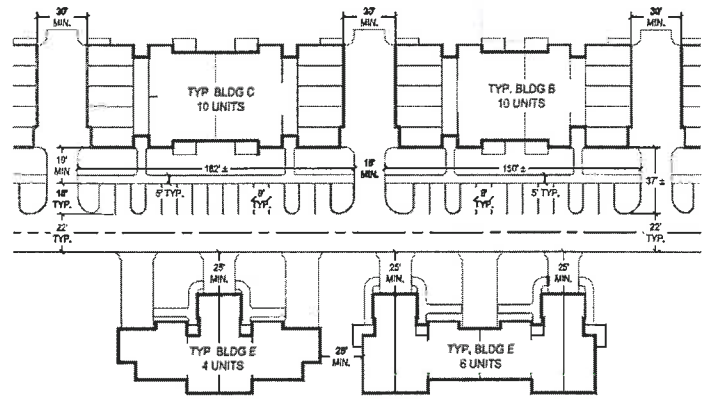
MULTI-FAMILY	294 UNITS
DENSITY	6.48 DU/AC.

PARKING:

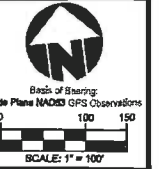
USES	SQUARE FOOTAGE	REQUIRED SPACES	PROVIDED SPACES
OFFICE	39,800 S.F.	133 SP.	168 SP.
RETAIL / OFFICE	71,800 S.F.	359/239 SP.	390 SP.
RESTAURANT / RETAIL	4,900 S.F.	49/25 SP.	50 SP.
BANK	3,000 S.F.	15 SP.	15 SP.
RECREATION CENTER	6,500 S.F.	26 SP.	41 SP.
POOL	2,000 S.F.	27 SP.	34 SP.
MULTI-FAMILY	294 UNITS	588 SP.	676 SP.
TOTAL SPACES			1371 SP.

LEGEND

- PROJECT PROPERTY BOUNDARY
- INTERNAL LAND USE BOUNDARY
- EX. CONTOURS
- EX. MATURE VEGETATION
- PROPOSED SIDEWALK
- BUILDING NUMBER | BUILDING TYPE - NUMBER OF UNITS
- 10' ASPHALT PATH
- CONCRETE SIDEWALK
- RECREATION TRAIL (LOOSE NATURAL MATERIAL T.B.D.)



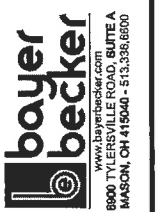
1 TYP. RESIDENTIAL BUILDING LAYOUT & SETBACKS
PL1.0 SCALE: 1" = 60' - 0"



Date	Drawn	CHK
08/28/12	CJM	RG
08/29/12	CJM	RG

Item	Revision Description
1	PRELIMINARY PUD SUBMITTAL TO MASON
2	REVISED PRELIMINARY PUD SUBMITTAL TO MASON

MASON GRAND
KINGS MILL ROAD
CITY OF MASON, WARREN COUNTY, OHIO
SECTION 24, TOWN 4, RANGE 2
CONCEPT PLAN



Drawn by:	CJM
Checked by:	RG
Issue Date:	08/02/2012

PL 1.0

Plot lines: Aug 28, 2012 - 2:11pm
 Drawing name: J:\0121\120269-000\PL1.DWG\120269-000_PL_120827.dwg - Layout Tab: PL-1.0_ConceptPlan

Plot Name: Aug 26, 2012 - 2:40pm
 Drawing name: J:\3121\20089-000\PL 120827.dwg - Layout Tab: PL_2D_OPENSPACE

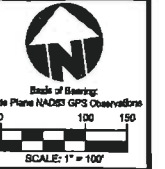


OPEN SPACE SUMMARY

OPEN SPACE REQUIRED	13.83 AC	(20.0%)
OPEN SPACE PROVIDED (LESS WATERWAYS & EASEMENTS)	23.07 AC	(33.4%)
LAKES & WATERWAYS	6.52 AC	(9.43%)
EASEMENTS	1.07 AC	(1.55%)
TOTAL PROVIDED (W/ WATERWAYS & EASEMENTS)	30.66 AC	(44.4%)

LEGEND

- PROJECT PROPERTY BOUNDARY
- OPEN SPACE (LESS WATERWAYS & EASEMENTS)
- LIMIT OF DEDICATED OPEN SPACE CALCULATION



Item	Revision Description	Date	Drawn	CHK
1	PRELIMINARY AND SUBMITTAL TO MASON	08/23/12	CJM	RG
2	REVISED PRELIMINARY PAD SUBMITTAL TO MASON	08/29/12	CJM	RG

MASON GRAND
 KINGS MILL ROAD
 CITY OF MASON, WARREN COUNTY, OHIO
 SECTION 24, TOWN 4, RANGE 2
OPEN SPACE CALCULATION PLAN



Drawn by: CJM
 Checked by: RG
 Issue Date: 08/02/2012

PL 2.0

EXHIBIT A
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