Information Packet

5+ Acres of Commercial Acreage located

Union Cemetery and Commerce Blvd

Loveland, OH

1. Property Aerial
2. Listing Sheet
3. Legal Description
4. Example Construction Plan from Previous Discussed Deal
5. Jurisdictional Water Study of Property

Listing Agent

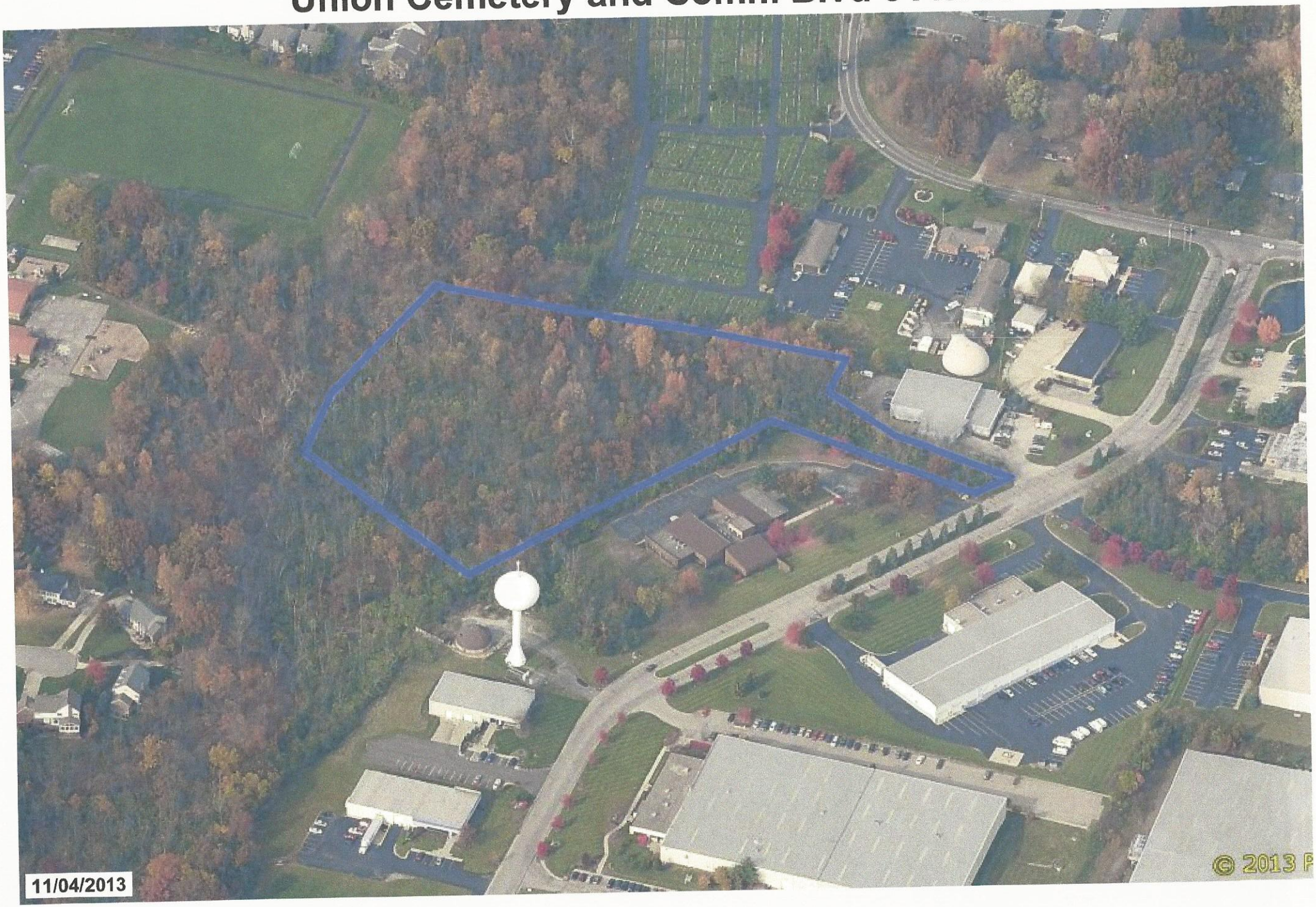
Chris Sherlock

Regis Realty

Cell: 513-519-8814

Email: chris.sherlock@regisrealty.com

Union Cemetery and Comm Blvd 5 Acres

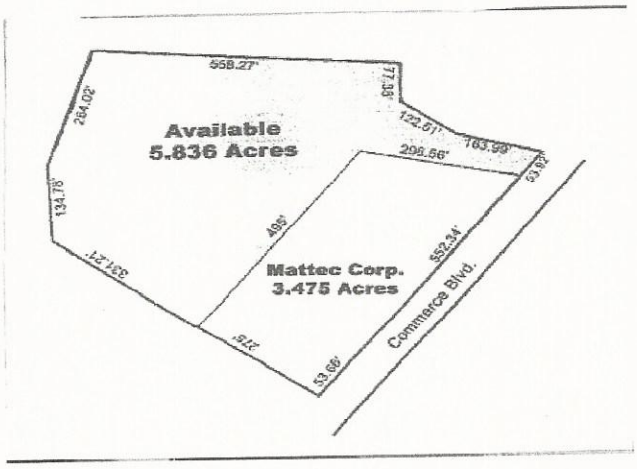


Union Cemetery and Commerce Blvd

Loveland, OH 45140 | Hamilton County | Cincinnati Market

6 Acres - Ind-Whse/Dist site 254,216 SF

For Sale at $450,000 ($77,107.61 /Acre)



Build to suit. Easy access to I-75 & I-275. Enterprise zone incentives, Office/Warehouse/Manufacturing uses, All utilities, L-1 (Light Industrial) zoning.

Property Type	**Ind-Whse/Dist**
Specific Use	**Ind-Whse/Dist**
Lot Size	**5.84 Ac.**
Lot Size SF	**- -**
Zoning	**- -**
Will Divide	**Yes**
Rail	
Rail Provider	**- -**
Flood Plain	**No**
Parcel #	

Gas	**Yes**
Water	**Yes**
Electricity	**Yes**
Sewer	**Yes**
Sale Price	**$450,000**
Price/Acre	**$77,107.61**
Price/SF	**$1.77**
Min Divisible	**- -**
Rental Rate	**- - - -**

Listing Company **Regis Realty - Chris Sherlock (513) 519-8814**

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Regis

Date: 09/22/2014

EXHIBIT A

Legal Description

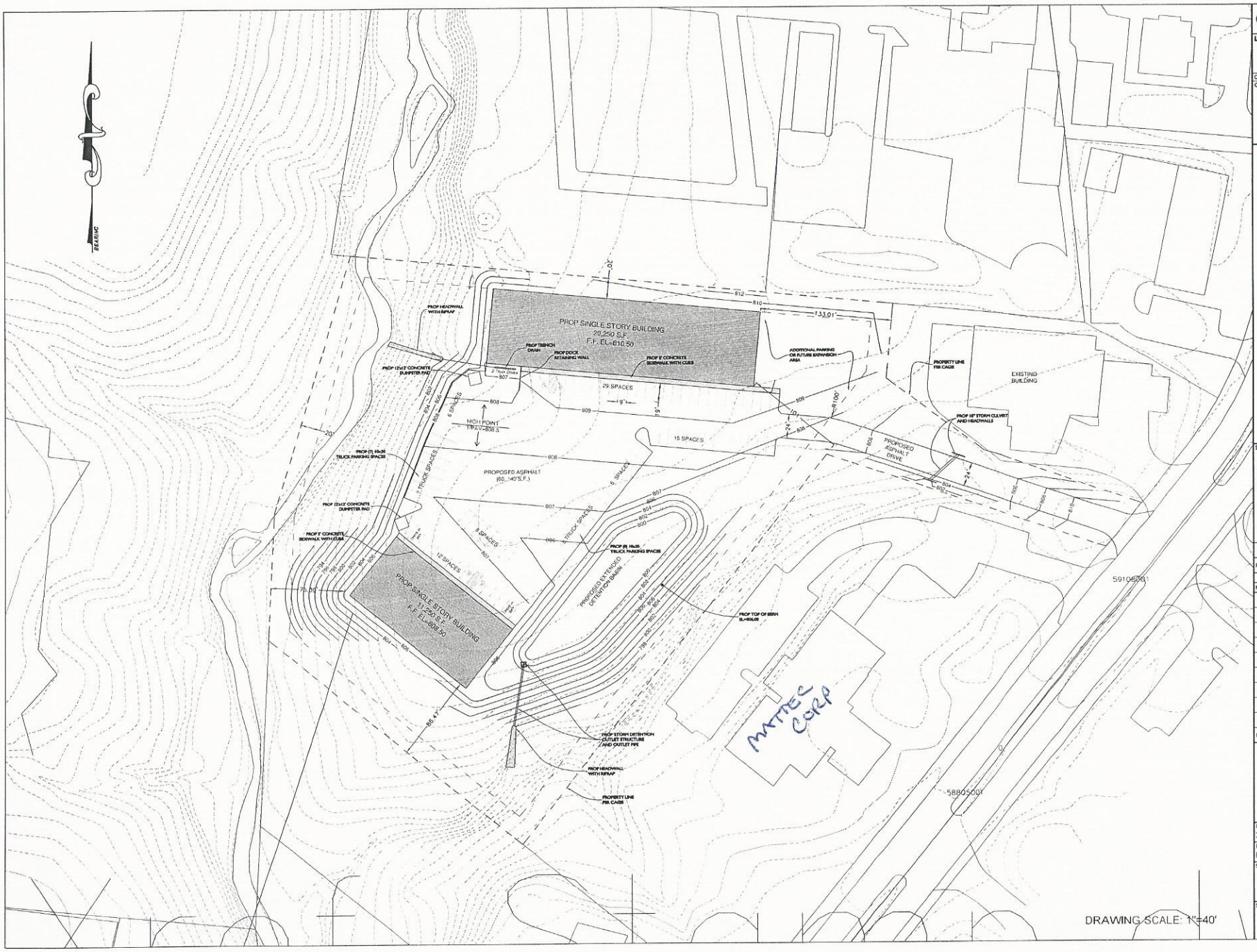
Situate in Section 25, Town 4, Entire Range 2, City of Loveland, Hamilton County, Ohio and being more particularly described as follows:

Beginning at a Northwest corner of aforesaid Registered Land Certificate No. 47767, said point also being in the corporation line of the City of Loveland; thence with a North line of said registered land and said corporation line, South 86° 05' 45" East, 558.27 feet to a point; thence South 03° 54' 15" West, 77.36 feet to a point; thence South 53° 04' 43" East, 122.51 feet to a point; thence South 74° 36' 51" East, 163.99 feet to a point in the West line of Commerce Blvd. as recorded in Plat Book 54, Page 37 of the Hamilton County Registered Land Office; thence with said line South 37° 22' 00" West, 53.92 feet to the Northeast corner of Registered Land Certificate No. 135899; thence with said Registered Land, North 74° 36' 51" West, 296.56 feet and South 37° 22' 00" West, 495.00 feet to the Southwest Corner of said Registered Land; thence North 52° 38' 00" West, 331.21 feet to a point in the West line of said aforesaid Registered Land Certificate No. 47767 and the corporation line of the City of Loveland; thence with said line, North 01° 18' 35" East, 134.73 feet and north 15° 42' 15" East, 264.02 feet to the point of beginning. Containing 5.836 acres of land.

Parcel Number 621-17-9

AVAILABLE

PROPOSED BUILDING PLAN ON PREVIOUS DISCUSSED DEAL



CIVIL ENGINEER

Lee A. Knuppel & Associates, Inc.
7770 Cooper Road, Suite #7
Montgomery, OH 45243-7777
(513) 793-4222 Fax: (513) 793-4922
Company Email: lka@fuse.net

CIVIL * STRUCTURAL * GEOTECHNICAL * LAND SURVEYING

Client Logo:

PROPOSED NEW BUILDINGS FOR COMMERCE BOULEVARD

SHARONVILLE, OHIO

PREPARED FOR:

CCC

CINCINNATI, OHIO

Stamp:

This electronic file is being released by Lee A. Knuppel & Associates (LKA) under the agreement that LKA cannot be held responsible for damages arising from the release of the CAD file (or prints made from this file) due to the risk of electronic modifications/alterations being made to the file by other parties. If this file was not recently received direct from LKA, then the information contained herein may no longer be current and/or approved. In no case shall this CAD file, or prints made from this file by NOT party be considered a sealed document without being accompanied by an additional original ink stamp and/or signature of a representative from LKA.

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Print date: Wed, Feb. 15, 2012

REVISIONS

No.	Date	Description
1	2/14/12	START CAD PROJECT
2		
3		
4		
5		
6		
7		
8		
9		
10		

Lee A. Knuppel & Associates

Project Number: 2011-025

Drawn by: M.CLIFFORD

Designed By: M.CLIFFORD

Checked By: L.KNUPPEL

Sheet Title: **PRELIMINARY SITE PLAN**

Sheet Number: C1.1

September 27, 2007

Mr. Rich Hughes
Kiesland, LTD
11651 Lebanon Road
Cincinnati, Ohio 45241

To: Keith
From: Will K

Dear Mr. Hughes:

RpB2 Rossymoyne Silt loam 3-8% poor for wetland plants
BoD (around Stream) - Bonnel Silt Loam 15-25% very poor for wetland plants

Subject: Jurisdictional Waters Delineation
5-Acre Commerce Boulevard Property
Symmes Township, Hamilton County, Ohio
CEC Project No. 071-240

As you know, in July, 2007, Civil & Environmental Consultants, Inc. (CEC) conducted a jurisdictional waters delineation study within the 5-acre Commerce Boulevard Property, located southwest of the intersection of Commerce Boulevard and Union Cemetery Road, in Symmes Township, Hamilton County, Ohio. A jurisdictional waters delineation report presenting the findings of our study was submitted to Kiesland, LTD (Kiesland) on July 26, 2007. Based on the results of the wetland delineation, CEC identified approximately 845 linear feet of potentially jurisdictional streams on the property. CEC also identified one 0.02-acre wetland within the Property, which did not appear to be hydrologically connected to any potentially jurisdictional streams.

At your request, CEC is providing you with possible wetland and stream impact permitting scenarios Kiesland might be looking at with development of the Commerce Boulevard property. Impacts to jurisdictional streams and wetlands are regulated in the state of Ohio by the U.S. Army Corps of Engineers (USACE) and the Ohio Environmental Protection Agency (OEPA). Discharges of dredged or fill material into waters of the United States, as well as relocation of waters of the United States, require permits from the USACE under the provisions of Section 404 of the Clean Water Act, as well as Section 401 Water Quality Certification, and potentially an isolated wetland permit, from the OEPA Division of Surface Water.

CEC is in receipt of the KBA Architects (KBA) preliminary site layout plan. It is obvious from a quick review of that plan, that the intent is to use the entire property for the building, pavement, and utilities. Earthwork to prepare this site would likely impact a large amount (over 300 feet) of the streams. Also, this project would require the construction of a storm water detention facility within the property per Hamilton County storm water regulations. This was not clearly shown on KBA's plan, but it would likely impact one or more of the streams within the property. It should be noted that constructing a detention facility on or within a stream is considered as an impact to the stream by the USACE and OEPA.

Two types of Section 404 Clean Water Act permits are available from the USACE for those seeking to develop a property: Nationwide Permits (NWPs) and Individual Section 404 Permits. Both are utilized in conjunction with OEPA 401 Water Quality Certifications. When impacts to waterbodies are greater than allowed by NWPs, an Individual Section 404 Permit is typically required. The Individual Permit application and approval process is significantly more involved relative to the NWP process, and requires interaction and review by a number of federal and state agencies, as well as opportunities for public comment.

NWP 39 (Commercial and Institutional Developments) authorizes the discharges of dredge or fill material into non-tidal waters of the U.S. for the construction or expansion of commercial and institutional building foundations, pads, and attendant features that are necessary for the use and maintenance of the structures. NWP 39 requires the submittal of a pre-construction notification (PCN) for all activities, and provides coverage for up to ½ acre of wetland loss and up to 300 feet of linear stream loss, which includes ephemeral streams. According to KBA's site development plan, commercial development within the property could not be authorized under NWP 39, because greater than 300 linear feet of stream impact would occur with development of the property.

The OEPA certifies NWPs by providing certain regional conditions which must be met in order to satisfy the General Conditions of the NWP. In this manner, OEPA has pre-granted Section 401 Water Quality Certifications to the NWP, as long as all regional conditions are met. The OEPA Certifications for NWP 39 require compliance with the Ohio State Certifications General

Limitations and Conditions. These General Limitations and Conditions limit temporary or permanent stream impacts to 500 linear feet, of which no more than 200 feet can be impacts to intermittent or perennial streams, and limit temporary or permanent impacts to Category 1 and Category 2 wetlands to ½ acre. Temporary or permanent impacts to Category 3 wetlands are prohibited. Impacts to streams or wetlands greater than those set forth by the General Limitations and Conditions, as would be the case with development of the property as shown on KBA's site development plan, would require Individual Section 401 Water Quality Certification from the OEPA.

Individual 404 Permits and Individual Section 401 Water Quality Certification require a sequencing review. Sequencing requires the permit applicant to demonstrate that the project purpose cannot be accomplished without impacting wetlands and other jurisdictional waters. If this can be demonstrated, then the applicant is required to further demonstrate that the scope of the project has been revised to minimize impacts to jurisdictional waters. The sequencing process requires that an alternatives analysis be performed, and that the alternatives analysis must address other potential sites. Alternative site plans which attempt to avoid or minimize jurisdictional water impacts must be developed and evaluated. The regulatory agencies will only consider mitigation of jurisdictional water impacts after satisfactory completion of the sequencing requirements. A mitigation plan will be required for any unavoidable impacts to jurisdictional streams, open waters, and wetlands.

As previously stated, Wetland 1 appears to be isolated from jurisdictional waters of the U.S. If the potential wetland located within the property is determined not to be jurisdictional by the USACE or is considered isolated and not subject to the USACE's authority, further consultation with the USACE is not required regarding the wetland. However, an Isolated Wetland Permit application must be submitted to the OEPA. The OEPA General Isolated Wetland Permit provides coverage for the filling of, and the discharge of dredged material into, Category 1 and Category 2 isolated wetlands, of up to a total of ½-acre or less. A submittal of a Pre-Activity Notice (PAN) is required. Mitigation is required in order to qualify for coverage under the General Isolated Wetland Permit. The OEPA Individual Isolated Wetland Permit provides coverage for impacts greater than ½ acre for Category 1 isolated wetlands and greater than ½ acre but not exceeding 3 acres for Category 2 isolated wetlands. This permit requires the submittal of the General Isolated Wetland Permit PAN

with additional site-specific information, and also requires mitigation. Receipt of Isolated Wetland Permits from the OEPA can take anywhere from 30 to 90 days.

The time frame for receipt of an Individual Section 404 permit and Individual Section 401 Water Quality Certification can be up to a year or more. If the impacts to streams located within the property can be reduced to the extent that NWP 39 could be used for development of the property by limiting the amount of earthwork, paving and/or building square footage, then a more favorable approval period of time can be anticipated (approximately 45 days). We would be pleased to discuss with you the level of effort and cost estimates that would be required to prepare the permit applications as outlined in this letter. If you have any questions or comments, please give us a call.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Daniel J. Godec
Project Manager

Joseph P. Dillon, P.E.
Project Manager