

THE BEACH WATERPARK

2590 Waterpark Drive
Mason, OH 45040

FOR SALE
34 Acres Available

HIGHLIGHTS

- 34 acres strategically located at I-71 and Kings Mill Road in Warren County
- Development opportunity
- 2nd fastest growing county in Ohio
- Kings Island, Lindner Family Tennis Center (Home of the Western & Southern Open) and Great Wolf Lodge all located in the immediate area
- Over 150 Corporations are located in Mason
- Traffic light at access drive on Kings Mills Road

TRAFFIC COUNTS

- 75,972 VPD on I-71
- 22,982 VPD on Kings Mills Drive

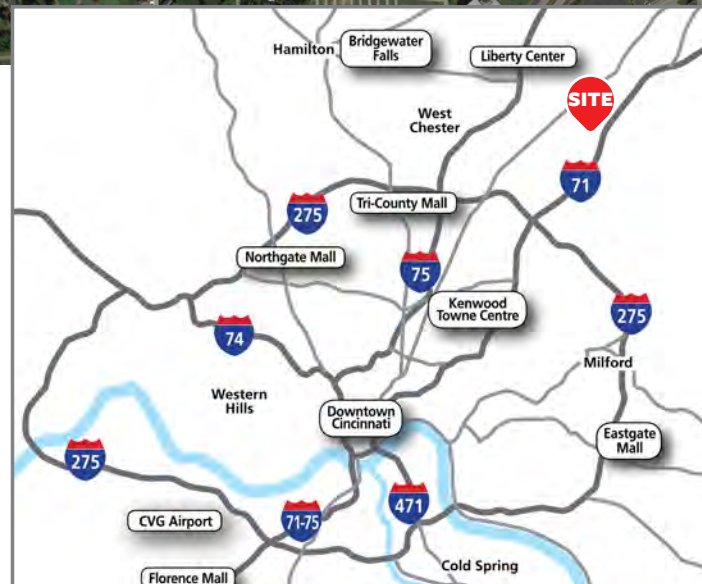
DEMOGRAPHICS

2020 Estimates	1 miles	3 miles	5 miles
Population	3,281	33,478	102,813
Households	1,185	13,163	39,333
Average HH Income	\$144,977	\$129,203	\$131,539
Daytime Employees	2,891	22,403	52,568

CONTACT: 513-784-1106

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Amy Holter aholter@anchor-associates.com

Anchor
ASSOCIATES



ANCHOR
ASSOCIATES

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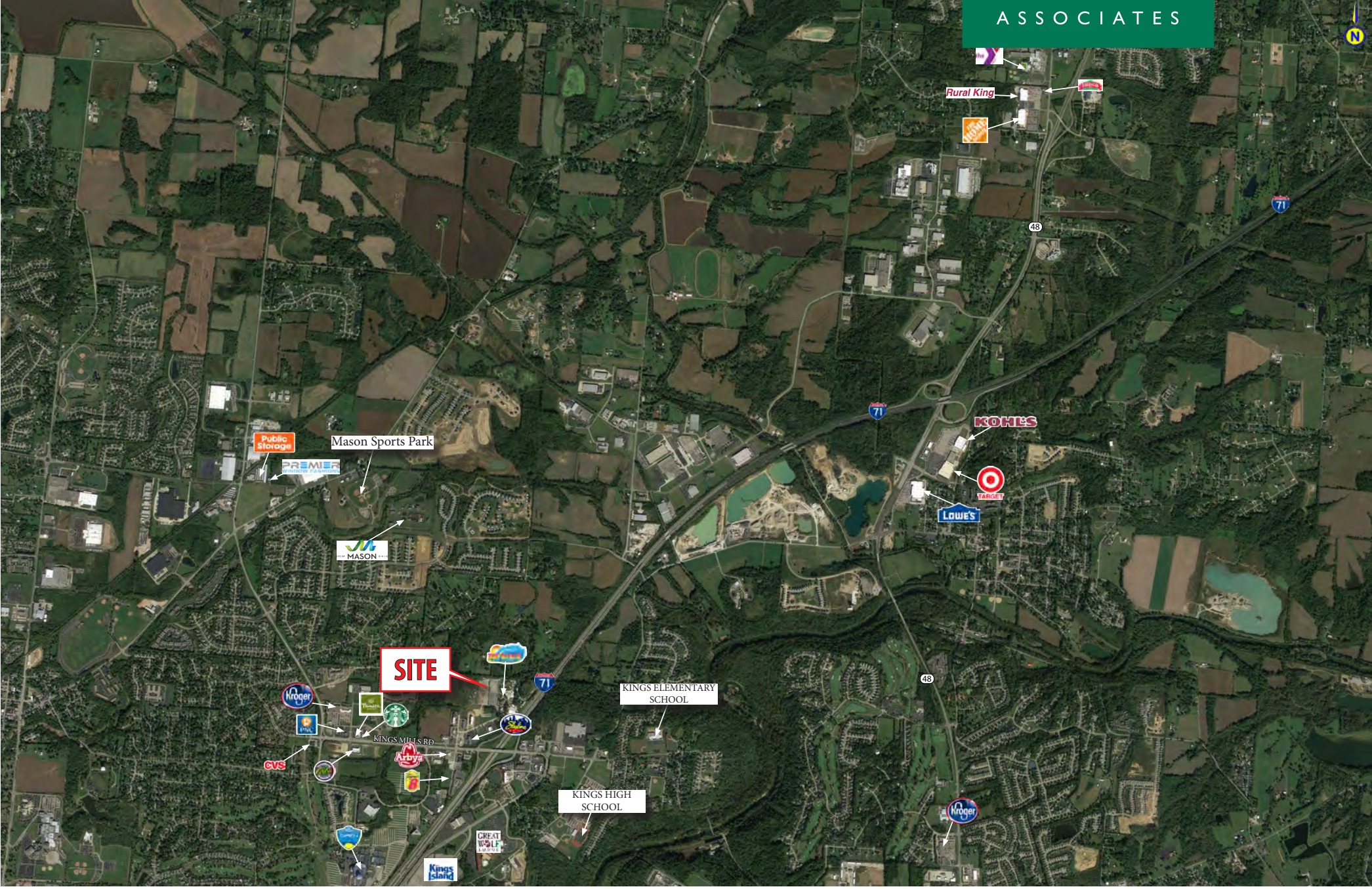
www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

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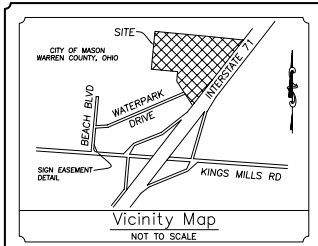
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ZONING INFORMATION

According to The City of Mason website (<http://www.informmason.org>), the subject property is zoned B-3, Road Service District and is subject to the following conditions:

Front Setback: 25 feet
Side Setback: 25 feet
Rear Setback: 40 feet
Max. building height: 40 feet or 3 Stories
Bulk Restrictions: N/A

Parking Restrictions:
1 space per 4 persons at the maximum capacity plus
1 space per 2 employees on the largest lot

Posting Signs:
There are 311 posted parking spaces on this parcel, 12 of which are marked as handicap accessible.

The observed use, "outdoor recreation", is permitted in this zoning district.

- ### GENERAL NOTES:
- 1) THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS (ACTIVE AT THE TIME OF SURVEY).
 - 2) THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
 - 3) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - 4) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.
 - 5) THIS PARCEL HAS LEGAL ACCESS TO WATERPARK DRIVE.
 - 6) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
 - 7) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMENT.
 - 8) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT.
 - 9) THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJACENT STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
 - 10) EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
 - 11) IN ACCORDANCE WITH ALTA/ACSM LAND TITLE SURVEY STANDARDS, SECTION 5, 01, THERE IS OBSERVABLE EVIDENCE OF STREAM RUNNING THROUGH THE SURVEYED PROPERTY AS SHOWN HEREON.
 - 12) NOT ALL PRIVATE UTILITIES SHOWN ON SITE (OUTSIDE OF RECORDED EASEMENTS). AREAS OF THIS SITE ARE UNDER CONSTRUCTION AND SOME UTILITY LOCATIONS SUCH AS MANHOLES ARE HIDDEN. OTHERS ARE NOT SHOWN WITHIN THE PARK LIMITS FOR CLARITY.
 - 13) NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SURVEYED PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
 - 14) ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
 - 15) BASED ON OBSERVATIONS AT THE TIME OF SURVEY, IT APPEARS THAT THE STORM WATER FROM THE PROPERTY DRAINS INTO THE STREAM THAT TRAVELLES THE PROPERTY.

BEARING BASIS:

BEARINGS ARE BASED ON THE NORTH LINE OF LOT NO. 3 OF THE PLAT OF THE BEACH SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 35, AND RECORDED AS BEARING S88°34'13"E.

FLOOD NOTE:

By graphic plotting only, this property is in Zone B of the Flood Insurance Rate Map, Community Panel No. 380559027E (Map No. 391650202E), which bears an effective date of December 28, 2012. The Flood Insurance Rate Map Area. By telephone call dated December 28, 2012 to the National Flood Insurance Program (603-838-6200), we were learned this community does currently participate in the program. No field surveying was performed to determine the site or if the property is in a flood zone. It is recommended that the determination or apply for a variance from the Federal Emergency Management Agency.

- ### LEGEND:
- Power Pole
 - Flag Pole
 - Storm Manhole
 - Power Pole w/ Light
 - Sign (As Noted)
 - Storm Catchbasin
 - Light Pole
 - Well Head
 - Contour Line
 - Telephone Pole
 - Satellite Dish
 - Tower
 - Sanitary Manhole
 - Sanitary Clean Out
 - Gas Valve
 - Water Valve
 - Water Meter
 - Water Meter Pit
 - Electric Meter
 - Water Meter
 - Cable Box
 - Indicates Handicapped Parking
 - Air Conditioner Unit

BUILDING DETAILS

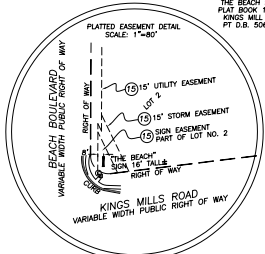
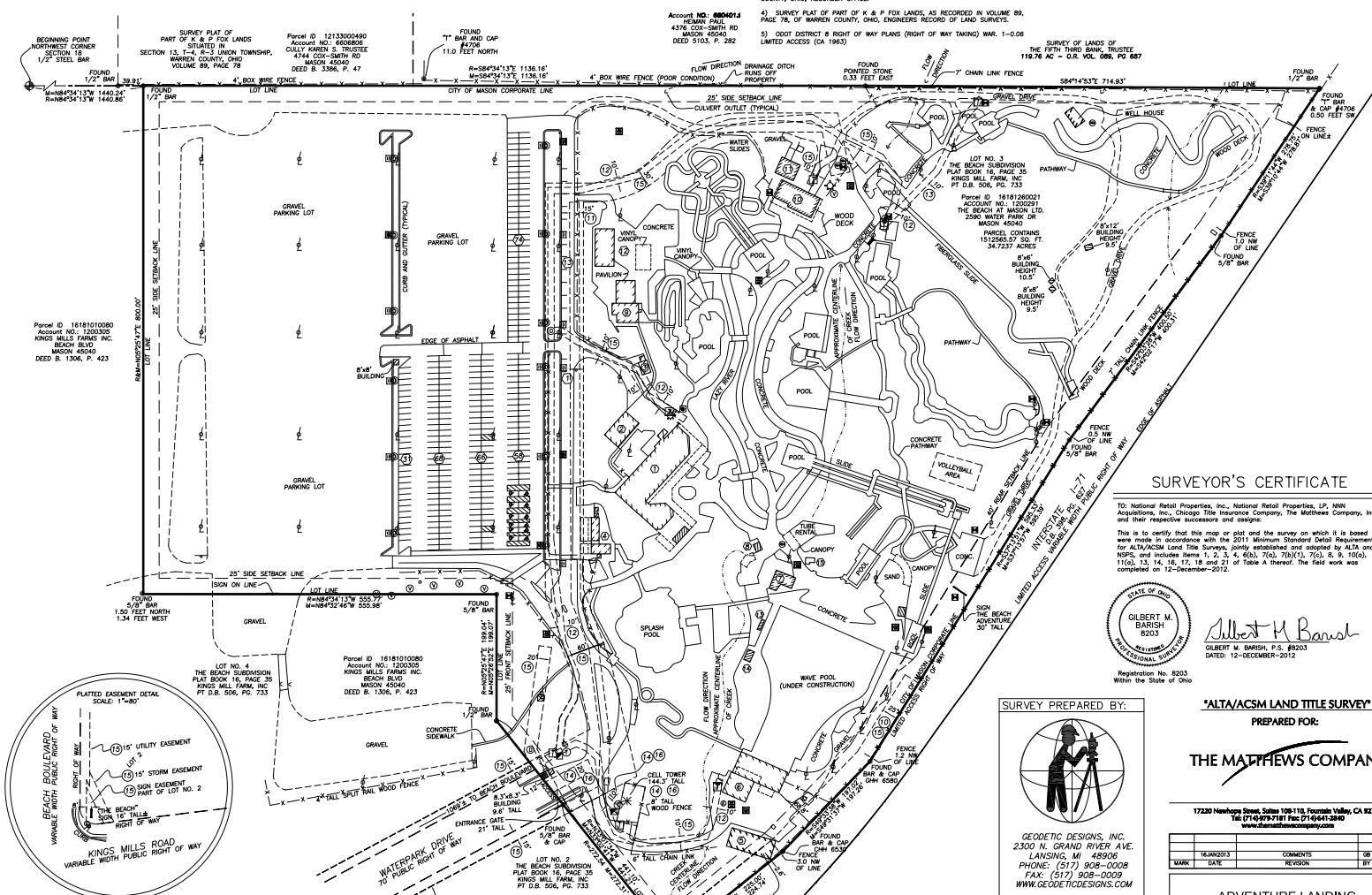
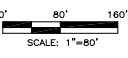
SEE SHEET 2 OF 2 FOR BUILDING DETAILS

STATEMENT OF ENCROACHMENTS

THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PARCEL.

REFERENCE SURVEYS

DESCRIPTION:



- ### ABBREVIATIONS:
- DIAM. = DIAMETER
 - FD. = FOUND
 - SEC. = SECTION
 - NE = NORTHEAST
 - NW = NORTHWEST
 - N = NORTH
 - BLDG. = BUILDING
 - VOL. = VOLUME
 - M = MEASURED
 - R = RECORDED
 - C = CALCULATED
 - SQ. FT. = SQUARE FEET
 - ID = IDENTIFICATION
 - E = EAST
 - TEN = TOWN & NORTH
 - R3E = RANGE 3 EAST

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Geodetic Designs Incorporated's prior written consent. The Matthews Company, Inc. and Geodetic Designs Incorporated expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Geodetic Designs Incorporated will not include the providers of any third party reports in the Surveyor's Certification.

SURVEYOR'S CERTIFICATE

To: National Retail Properties, Inc., National Retail Properties, LP, NNN Acquisitions, Inc., Chicago Title Insurance Company, The Matthews Company, Inc. and their respective successors and assigns.

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 10(G), 11(G), 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on 12-December-2012.

Registration No. 8203
DATED: 12-DECEMBER-2012

GILBERT M. BARISH
8203
PROFESSIONAL SURVEYOR

Gilbert M. Barish
GILBERT M. BARISH, P.E. #8203
DATED: 12-DECEMBER-2012

PREPARED BY:

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'ALTA/ACSM LAND TITLE SURVEY'

PREPARED FOR:
THE MATTHEWS COMPANY

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MARK	DATE	COMMENTS	OR	BY	AP'VD

ADVENTURE LANDING

2590 Waterpark Drive
Mason, OH
(The Beach Waterpark)

SCALE: 1" = 80'	AP'VD:	GMB
DATE: 12 DECEMBER 2012	APPROVED: -	
DWN. BY: R/W JB	SHEET 1 OF 2	
CHKD BY: GMB	CDI J.N.: S198-2012	J.N.: 39455