

THE BEACH WATERPARK

2590 Waterpark Drive
Mason, OH 45040

Development Opportunity

for office, medical, high tech, corporate headquarters, manufacturers

HIGHLIGHTS

- 34 acres available and strategically located at I-71 and Kings Mill Road in Warren County, the 2nd fastest growing county in Ohio
- Development opportunity for office, medical, high tech, corporate headquarters and manufacturers
- The city of Mason offers performance-based incentives to assist companies that are starting, relocating, or expanding in Ohio
- Mason sits at the core of the Cincinnati-Dayton metropolitan region, the 14th largest urban area in the nation
- Kings Island, Lindner Family Tennis Center (home of the Western & Southern Open) and Great Wolf Lodge all located in the immediate area

TRAFFIC COUNTS

- 62,383 VPD on I-71
- 21,788 VPD on Kings Mills Drive

DEMOGRAPHICS

2021 Estimates	1 miles	3 miles	5 miles
Population	3,685	34,564	106,029
Households	1,332	13,360	39,745
Average HH Income	\$161,226	\$140,686	\$140,451
Daytime Employees	2,033	18,749	45,453

CONTACT: 513-784-1106

Jason Gibson jgibson@anchor-associates.com



ANCHOR ASSOCIATES

4901 Hunt Road
Suite 102
Blue Ash, OH 45242

513-784-1106

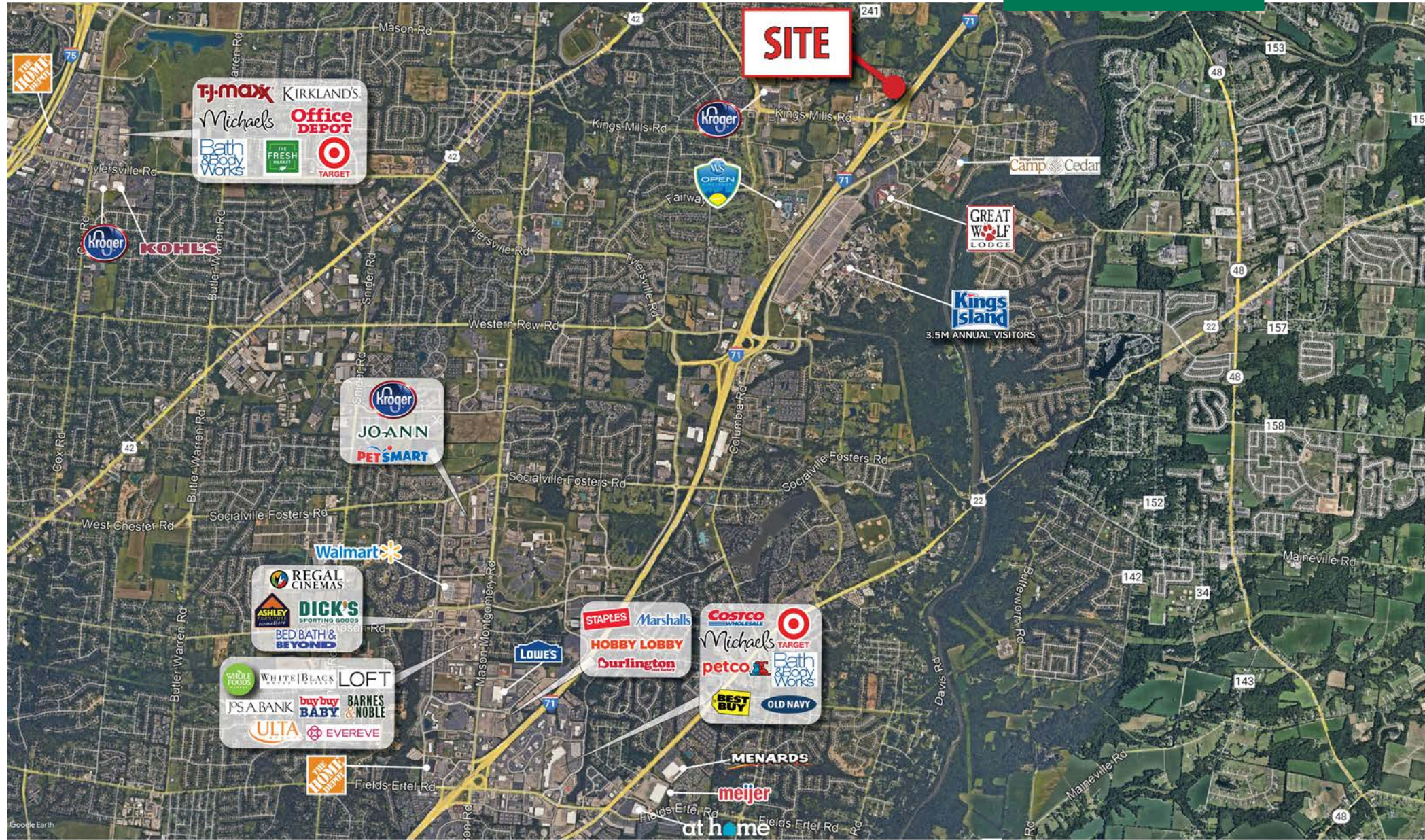
www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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Anchor
ASSOCIATES



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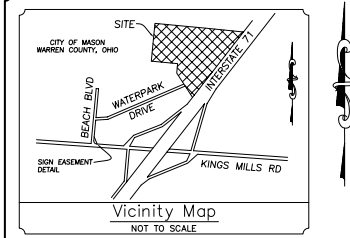
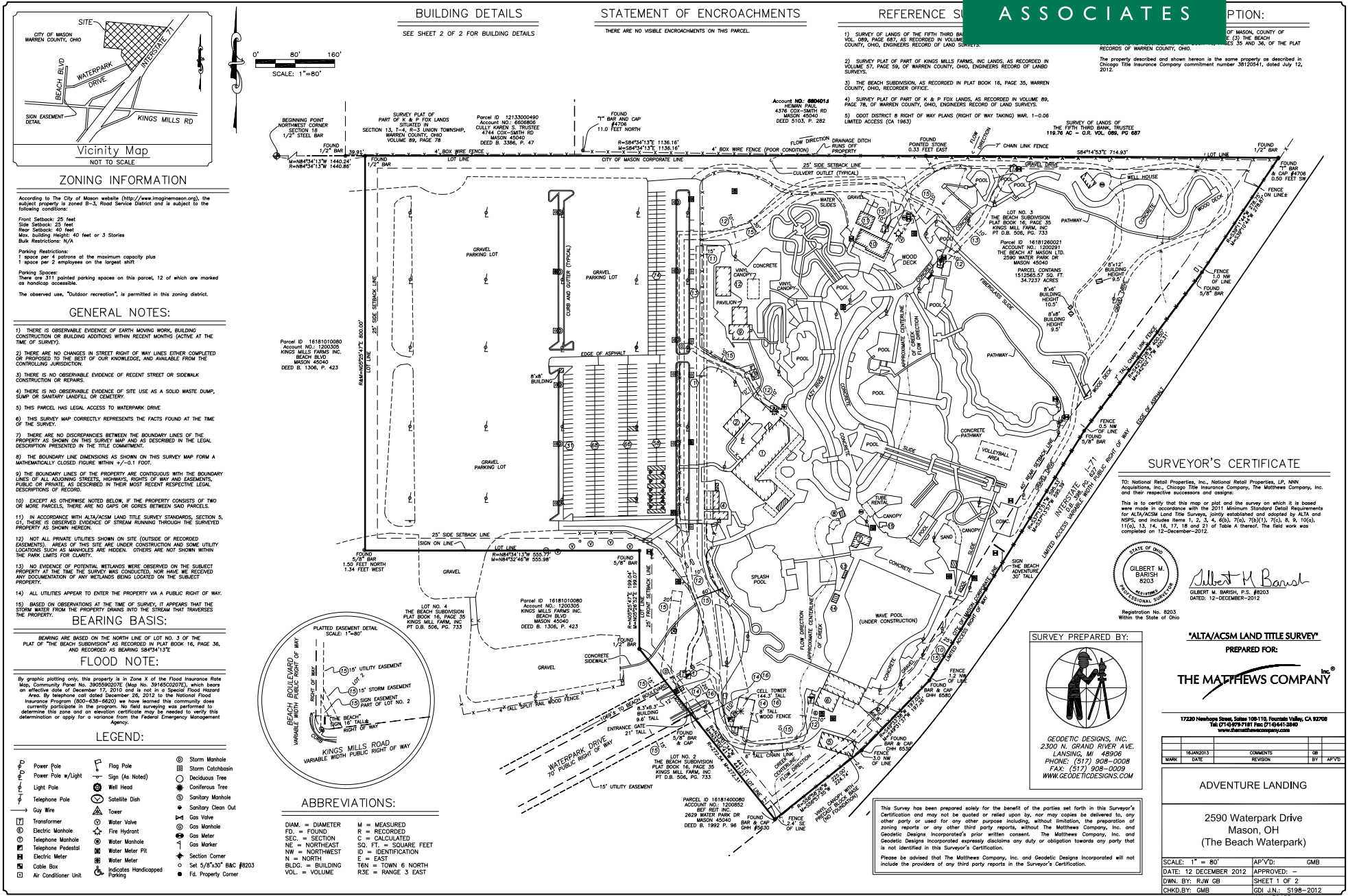


The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

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Anchor ASSOCIATES



ZONING INFORMATION

According to The City of Mason website (<http://www.innovmason.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

Posting Signage:
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 COMMITMENT.
 - 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.

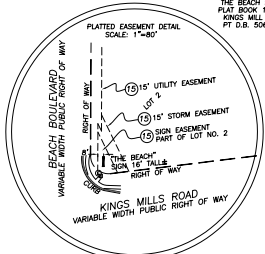
BEARING BASIS:

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 S8#34°13'E.

FLOOD NOTE:

By graphic plotting only, this property is in Zone B of the Flood Insurance Rate Map, Community Panel No. 380509027E (Map No. 39185C0207E), which bears an effective date of December 28, 2012. This property is located within the Flood Insurance Program (401-838-0200). We were advised that this community does currently participate in the program. No field surveying was performed to determine the flood zone on this property. It is recommended to verify 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
 - Continuous Tree
 - Telephone Pole
 - Satellite Dish
 - Tower
 - Sanitary Manhole
 - Sanitary Clean Out
 - Gas Valve
 - Water Valve
 - Fire Hydrant
 - Water Manhole
 - Water Meter
 - Water Meter Pedestal
 - Electric Meter
 - Cable Box
 - Air Conditioner Unit
 - Indicates Handicapped Parking



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

BUILDING DETAILS

SEE SHEET 2 OF 2 FOR BUILDING DETAILS

STATEMENT OF ENCROACHMENTS

THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PARCEL.

REFERENCE SURVEYS

OPTION:

- 1) SURVEY OF LANDS OF THE FIFTH THIRD BANK, VOL. 094, PAGE 621, AS RECORDED IN VOLUME 94, COUNTY, OHIO, ENGINEERS RECORD OF LAND SURVEYS.
- 2) SURVEY PLAT OF PART OF KINGS MILLS FARMS, INC. LANDS, AS RECORDED IN VOLUME 57, PAGE 59, OF WARREN COUNTY, OHIO, ENGINEERS RECORD OF LAND SURVEYS.
- 3) THE BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 16, PAGE 35, WARREN COUNTY, OHIO, RECORDED OFFICE.
- 4) SURVEY PLAT OF PART OF K & P FOX LANDS, AS RECORDED IN VOLUME 89, PAGE 78, OF WARREN COUNTY, OHIO, ENGINEERS RECORD OF LAND SURVEYS.
- 5) CDDT DISTRICT 8 RIGHT OF WAY PLANS (RIGHT OF WAY TAKING) WAR. 1-0-06 LIMITED ACCESS (CA 1963)

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
Within the State of Ohio

GILBERT M. BARISH
8203
PROFESSIONAL SEAL

Gilbert M. Barish
GILBERT M. BARISH, P.E. #9203
DATED: 12-DECEMBER-2012

SURVEY PREPARED BY:

GEODETIC DESIGNS, INC.
2300 N. GRAND RIVER AVE.
LANSING, MI 48209
PHONE: (517) 908-0008
FAX: (517) 908-0009
WWW.GEODETICDESIGNS.COM

'ALTA/ACSM LAND TITLE SURVEY'

PREPARED FOR:

THE MATTHEWS COMPANY

17220 Newhauge Street, Suite 108-116, Fountains Valley, CA 92708
Tel: (714) 978-7181 Fax: (714) 641-2840
www.matthewscompany.com

MARK	DATE	COMMENTS	OR	BY	AP'VD

ADVENTURE LANDING

2590 Waterpark Drive
Mason, OH
(The Beach Waterpark)

SCALE: 1" = 80'
DATE: 12 DECEMBER 2012
DWN. BY: R/W JB
CHKD. BY: GMB

AP'VD: GMB
SHEET 1 OF 2
GDI J.N.: S198-2012
J.N.: 39455

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.

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PROPOSED SITE PLAN/RENDERING

