

SCHEDULE B-2

First American Title Insurance Company
Commitment No.: OH-FAM-06-002523 effective October 11, 2016 at 7:59 a.m.

- 14. Assignment of Leases and Rents from OH Retail LL, LLC, a Delaware limited liability company, to Mortgage Electronic Registration Systems, Inc., a Delaware corporation, as Nominee of Bear Stearns Commercial Mortgage Inc., a New York corporation, dated January 13, 2006 and recorded January 19, 2006 in Official Record Book 10144, Page 3785, Hamilton County, Ohio Records.
15. UCC Financing Statement wherein OH Retail LL, LLC is the Debtor and Mortgage Electronic Registration Systems, Inc., as Nominee of Bear Stearns Commercial Mortgage Inc. is the Secured Party, recorded January 20, 2006 in Official Record Book 10146, Page 141, Hamilton County, Ohio Records.
16. Memorandum of Lease evidencing a lease by and between Duke Realty Limited Partnership, an Indiana limited partnership (Landlord) and Dick's Clothing & Sporting Goods, Inc., a New York corporation (Tenant), dated September 12, 1997 and recorded October 17, 1997 in Official Record Book 7475, Page 313, Hamilton County, Ohio Records.
22. Right of way and twenty four (24) foot utility easement in favor of the Cincinnati Gas & Electric Company and Cincinnati Bell Telephone Company, as set forth in Grant of Easement recorded May 19, 1989 in Official Record Book 5008, Page 1110, Hamilton County, Ohio Records.
23. Right of way and fifteen (15) foot utility easement in favor of the Cincinnati Gas & Electric Company, as set forth in Grant of Easement recorded May 10, 1990 in Official Record Book 5279, Page 630, Hamilton County, Ohio Records.
24. Terms and conditions of Declaration of Development Standards, Covenants and Restrictions for Western Hills Marketplace by Duke Realty Limited Partnership, dated August 8, 1997 and recorded August 18, 1997 in Official Record Book 7425, Page 840, Hamilton County, Ohio Records.
25. Building Center Project Covenant by Duke Realty Limited Partnership, an Indiana partnership, dated February 23, 1998 and recorded March 13, 1998 in Official Record Book 7596, Page 1341, Hamilton County, Ohio Records.
26. Terms and conditions of the following Restrictive Covenants recorded in the Hamilton County, Ohio Records:
A) Decision of the Commissioner of Building Granting a Certificate of Occupancy recorded May 4, 1971 in Miscellaneous Book 24, Page 929, Hamilton County, Ohio Records.
B) Decision of the Director of Buildings and Inspections Granting a Certificate of Occupancy recorded January 12, 1989 in Official Record Book 4919, Page 114, Hamilton County, Ohio Records.
C) Decision of the Director of Builders and Inspections Granting a Certificate of Occupancy recorded January 12, 1989 in Official Record Book 4919, Page 98, Hamilton County, Ohio Records.
27. Billboard Easement and Lease in favor of Foster & Kleiser Division of Metromedia, Inc., recorded January 4, 1978 in Lease Book 335, Page 243, Hamilton County, Ohio Records.
28. Right of way and ten (10) foot utility easement in favor of The Cincinnati Gas & Electric Company, as set forth in Grant recorded October 25, 1985 in Deed Book 4325, Page 344, Hamilton County, Ohio Records.
29. Right of way and fifteen (15) foot utility easement in favor of The Cincinnati Gas & Electric Company, as set forth in Grant recorded in Deed Book 3354, Page 650, Hamilton County, Ohio Records.
30. Easement Agreement for Storm Sewer by and between Jane D. Johnson, Swallen's Western Hills Mart, Inc., an Ohio corporation, and Wilbur H. Swallen, dated February 11, 1980 and recorded February 26, 1980 in Deed Book 4181, Page 1000, Hamilton County, Ohio Records.
31. Terms and conditions of Reciprocal Easement and Maintenance Agreement by and between Swallen's Inc., an Ohio corporation, and Glenway Associates, an Ohio general partnership, dated as of August 14, 1989 and recorded November 1, 1989 in Official Record Book 5132, Page 1267, Hamilton County, Ohio Records.
32. Sanitary sewer easement in favor of The Board of County Commissioners of Hamilton County, Ohio, as set forth in Warranty Deed, recorded in Deed Book 1587, Page 166, Hamilton County, Ohio Records.
38. Memorandum of Lease evidencing a lease by and between OH Retail TT, LLC, a Delaware limited liability company (Landlord) and Aldi, Inc. (Ohio), an Ohio corporation (Tenant), dated as of August 11, 2016 and recorded August 16, 2016 in Official Record Book 13231, Page 728, Hamilton County, Ohio Records.

RECORD LEGAL DESCRIPTION

PARCEL I: Auditor's No. 248-5-72 (6.546 acres) (Fee Simple)

Situated in Section 7, Town 2, Fractional Range 2, Green Township, City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

Commencing at the northwest corner of Section 7, said point also being in the centerline of Anderson Ferry Road;

Thence along the westerly line of Section 7 and in part along said centerline of Anderson Ferry Road, S 00° 04'20" E a distance of 545.15 feet to a point in the northerly line of Glenway Crossing Subdivision Section One as recorded in Plat Book 292, Page 20-21 of the Hamilton County Recorders Office;

Thence along said northerly line, S 72° 24'01" E a distance of 661.76 feet to a corner of said Glenway Crossing Subdivision Section One and the TRUE POINT OF BEGINNING.

Thence along the west line of an existing 10.183 acre tract, N 00° 33' 24" E a distance of 96.59 feet;

Thence along new division lines in said 10.183 acre tract, the following ten courses:

- 1) S 89° 28'20" E a distance of 231.66 feet;
2) N 00° 37'21" E a distance of 44.10 feet;
3) N 62° 03'37" E a distance of 182.30 feet;
4) N 16° 47'03" W a distance of 61.16 feet;
5) N 62° 03'37" E a distance of 25.12 feet;
6) N 27° 56'23" W a distance of 60.00 feet;
7) N 62° 03'37" E a distance of 12.51 feet;
8) N 27° 56'23" W a distance of 48.66 feet;
9) N 62° 03'37" E a distance of 21.81 feet;
10) N 27° 56'23" W a distance of 48.66 feet to a point in a northerly line of said 10.183 acre tract, being the southerly line of a tract of land conveyed to Paul E. Wood, et al. in D.B. 4341, Page 470;

Thence along said line, N 61° 51'08" E a distance of 110.49 feet to a 1/2" iron pin found in the southwesterly right-of-way line of Glenway Avenue;

Thence along said southwesterly line, S 34° 08'52" E a distance of 214.01 feet to a point of curvature;

Thence along a curve to the left, an arc distance of 45.98 feet to a 1" pipe found, said curve having a radius of 2627.21 feet and a chord bearing S 34° 38'57" E for 45.98 feet;

Thence S 74° 43'32" W a distance of 166.51 feet to a 1/2" iron pin found;

Thence S 15° 17'52" E a distance of 115.00 feet to a 1/2" iron pin found;

Thence N 63° 21'08" E a distance of 199.08 feet to a cross notch found in the aforesaid southwesterly right-of-way line of Glenway Avenue;

Thence along said right-of-way line the following four courses:

- 1) S 34° 44'08" E a distance of 144.40 feet;
2) S 55° 56'08" W a distance of 5.58 feet;
3) Along a curve to the left, an arc distance of 77.91 feet to a point of compound curvature, said curve having a radius of 2642.21 feet and a chord bearing S 40° 33'11" E for 77.91 feet;
4) Along a curve to the left, an arc distance of 60.12 feet to a point of reverse curvature, said curve having a radius of 1318.57 feet and a chord bearing S 43° 02'14" E for 60.11 feet;

Thence along a curve to the right an arc distance of 21.13 feet to a 1/2" iron pin found at a point of tangency in the westerly right-of-way line of Glencrossing Way, said curve having a radius of 15.00 feet and a chord bearing S 03° 59'09" E for 19.43 feet;

Thence along said westerly right-of-way line the following three courses:

- 1) S 36° 22' 18" W a distance of 106.28 feet to a point of curvature;
2) Along a curve to the left, an arc distance of 112.35 feet to a point of tangency, said curve having a radius of 413.65 feet and a chord bearing S 28° 35'27" W for 112.00 feet;
3) S 20° 48'35" W a distance of 92.27 feet to a P.K. nail found at the southeast corner of the aforesaid 10.183 acre tract, being in the northerly line of Glenway Crossing Section One;

Thence along said northerly line N 69° 11'25" W a distance of 715.60 feet to a 1/2" iron pin found;

Thence continuing along said line, N 00° 33'24" E a distance of 39.50 feet to the POINT OF BEGINNING, containing 6.546 acres more or less.

Bearings based on record information and are intended to denote angles only.

The above description is based on a field survey made by Kleingers & Associates, Inc., under the direction of David L. Cox, Ohio Professional Surveyor No. 7101.

PARCEL II: Auditor's No. 248-5-35 (3.637 acres) (Fee Simple)

Situated in Section 7, Town 2, Fractional Range 2, Green Township, City of Cincinnati, Hamilton County, Ohio, and being more particularly described as follows:

Commencing at the northwest corner of Section 7, said point also being in the centerline of Anderson Ferry Road;

Thence along the westerly line of Section 7 and in part along said centerline of Anderson Ferry Road, S 00° 04'20" E a distance of 545.15 feet to a point in the northerly line of Glenway Crossing Subdivision Section One as recorded in Plat Book 292, Page 20-21 of the Hamilton County Recorders Office;

Thence along said northerly line, S 72° 24'01" E a distance of 661.76 feet to a corner of said Glenway Crossing Subdivision Section One;

Thence along the west line of an existing 10.183 acre tract, N 00° 33' 24" E a distance of 96.59 feet to the TRUE POINT OF BEGINNING;

Thence continuing along the west line of said 10.183 acre tract, N 00° 33' 24" E a distance of 340.78 feet to a concrete monument found; Thence N 88° 27'34" E a distance of 100.00 feet;

Thence N 00° 33' 24" E a distance of 137.50 feet to a point in the southerly right-of-way line of Brater Avenue;

Thence along said right-of-way line N 55° 14'34" E a distance of 228.39 feet to a point of curvature;

Thence continuing along said right-of-way line and a curve to the right, an arc distance of 12.74 feet, said curve having a radius of 15.00 feet and a chord bearing N 79° 34'45" E for 12.36 feet;

Thence S 00° 27'43" W a distance of 289.33 feet;

Thence N61° 51'08"E a distance of 59.61 feet;

Thence along new division lines in the aforesaid 10.183 acre tract, the following ten courses:

- 1) S 27° 56'23" E a distance of 48.66 feet;
2) S 62° 03'37" W a distance of 21.81 feet;
3) S 27° 56'23" E a distance of 48.00 feet;
4) S 62° 03'37" W a distance of 12.51 feet;
5) S 27° 56'23" E a distance of 60.00 feet;
6) S 62° 03'37" W a distance of 25.12 feet;
7) S 16° 47'03" E a distance of 61.16 feet;
8) S 62° 03'37" W a distance of 182.30 feet;
9) S 00° 37'21" W a distance of 44.10 feet;
10) N 89° 28'20" W a distance of 231.66 feet to the POINT OF BEGINNING.

The above described parcel containing 3.637 acres more or less.

Bearings based on record information and are intended to denote angles only.

The above description is based on a field survey made by Kleingers & Associates, Inc., under the direction of David L. Cox, Ohio Professional Surveyor No. 7101.

PARCEL III (Easement):

Together with non-exclusive easements for access and storm sewer purposes set forth in Reciprocal Easement and Maintenance Agreement recorded in Official Record Book 5132, Page 1267; AND Third Amendment recorded in Official Record Book 5675, Page 1107 of the Hamilton County, Ohio Records. See Schedule B II, Item 31

General Survey Notes:

- 1. This survey was made in accordance with laws and/or Minimum Standards of the State of Ohio.
2. The basis of bearing for this survey is Subject Parcel's Deed, as shown hereon.
3. The property described hereon is the same as the property described in First American Title Insurance Company Commitment No. OH-FAM-06-002523 with an effective date of October 11th, 2016 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described properties are located within a "Non Printed Flood Map Boundary" and have "No Special Flood Hazard Areas" per the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39061C0213E, with a date of identification of 2/17/2010, for Community No. 390210, in Hamilton County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has direct access to Brater Avenue, Glenway Avenue and Glencrossing Way, dedicated public streets or highways.
6. The total number of striped parking spaces on the subject property is 569, including 21 designated handicap spaces.
7. There is no observed evidence of current earth moving work, building construction or building additions [except as shown or noted hereon- See Aldi's construction area]. Evidence of Recent Soilborings through out site.
8. There are no proposed changes in street right of way lines, according to Chris Hertel of the City of Cincinnati Department of Transportation and Engineering (313-352-2366). There is no observed evidence of recent street or sidewalk construction or repairs [except as shown or noted hereon].
9. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill. [except as shown or noted hereon].
10. Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
11. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at: www.fws.gov/wetlands.
12. The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.

ZONING INFORMATION

Zoning District: "CG-A" COMMERCIAL GENERAL AUTOMOBILE ORIENTED SUB-AREA

Building Setbacks:
Front: 0 Feet along Brater Avenue, Glenway Avenue, Glencrossing Way
Side: None Listed
Rear: None Listed

Existing Building Height at highest point: Shown on drawing
Maximum Building Height permitted: 85 Feet

Existing Square Footage of building(s): Shown on Drawing
Floor Space Area Restrictions: None Listed

Zoning Source: PZR Report 92071-3 prepared by National Planning and Zoning Consulting Service.

LIST OF POSSIBLE ENCROACHMENTS

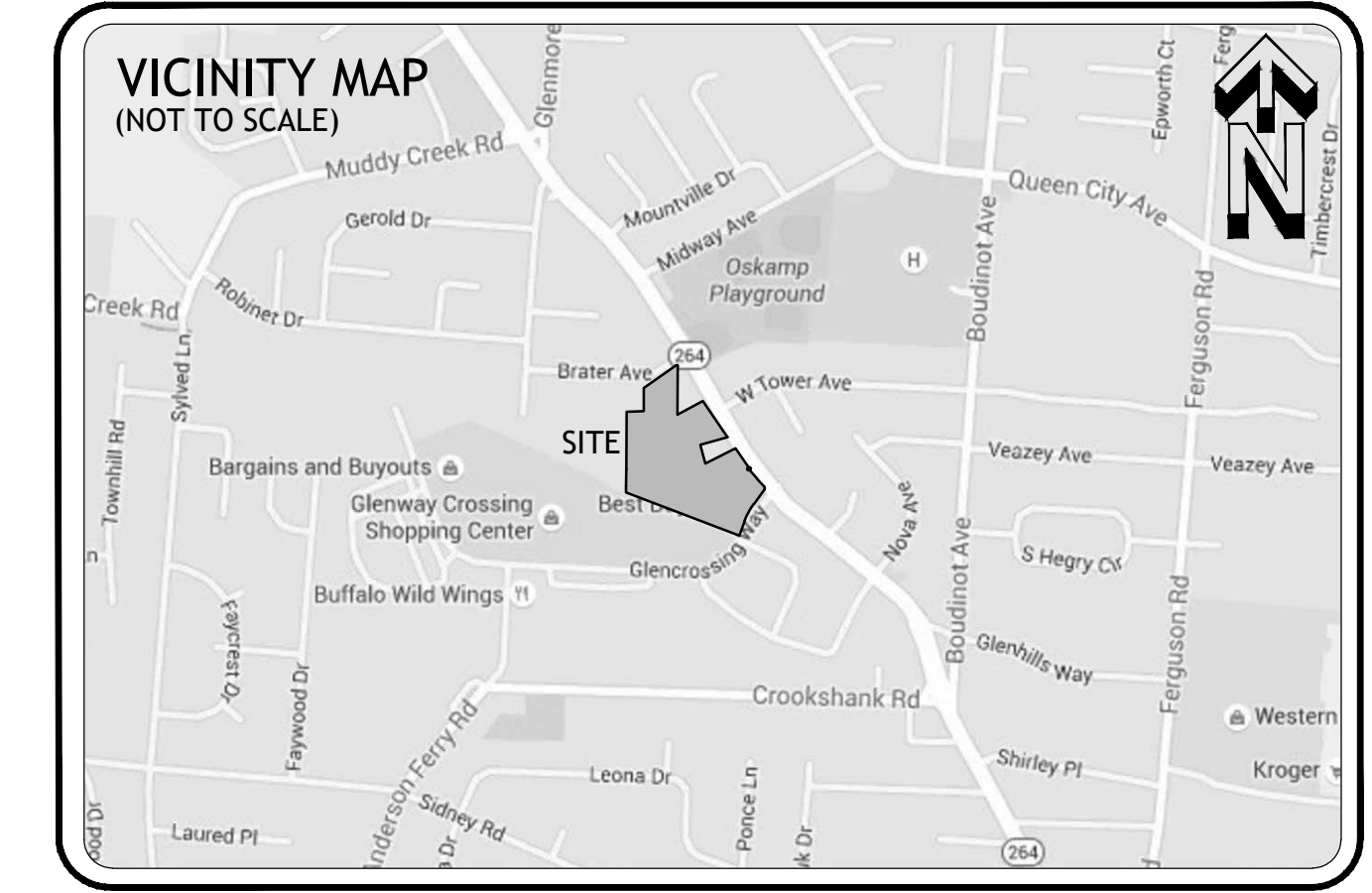
The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

E1 = Concrete Wall lies on both Subject Parcel I and adjacent along Southerly line. Lies in Exhibit 31, Exhibit "T", Easement Area #5

E2 = Building Lies within Buffer Yard Area (35 per PZR)

LAND AREA:

Parcel I = 6.546 Acres or 285,147 Square Feet
Parcel II = 3.637 Acres or 158,443 Square Feet



LEGEND OF SYMBOLS: A table listing various symbols used in the survey, such as centerline, utility poles, manholes, and easements, along with their corresponding symbols and descriptions.

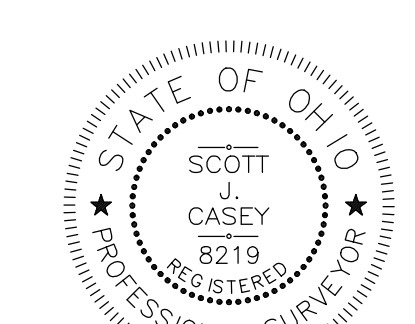
Table with 3 columns: No., REVISIONS, Date. It is currently empty.

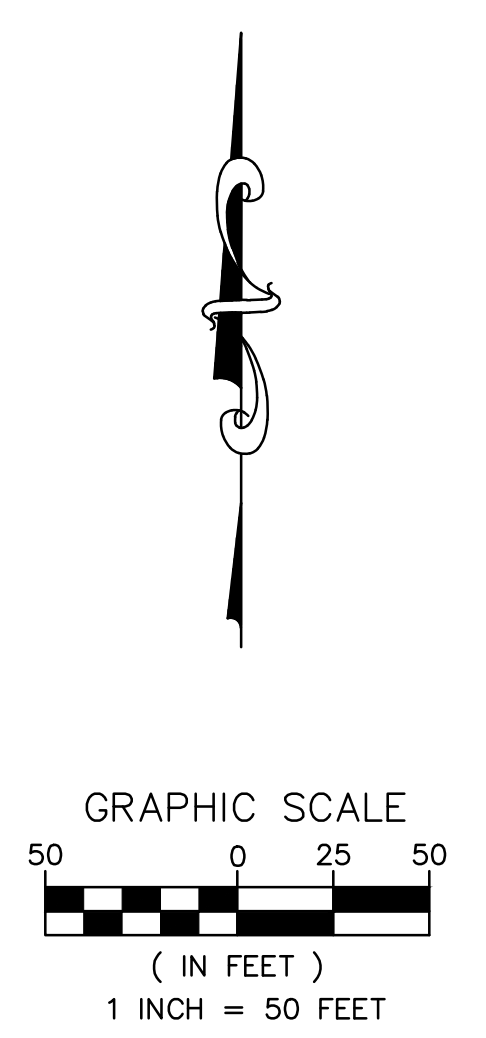
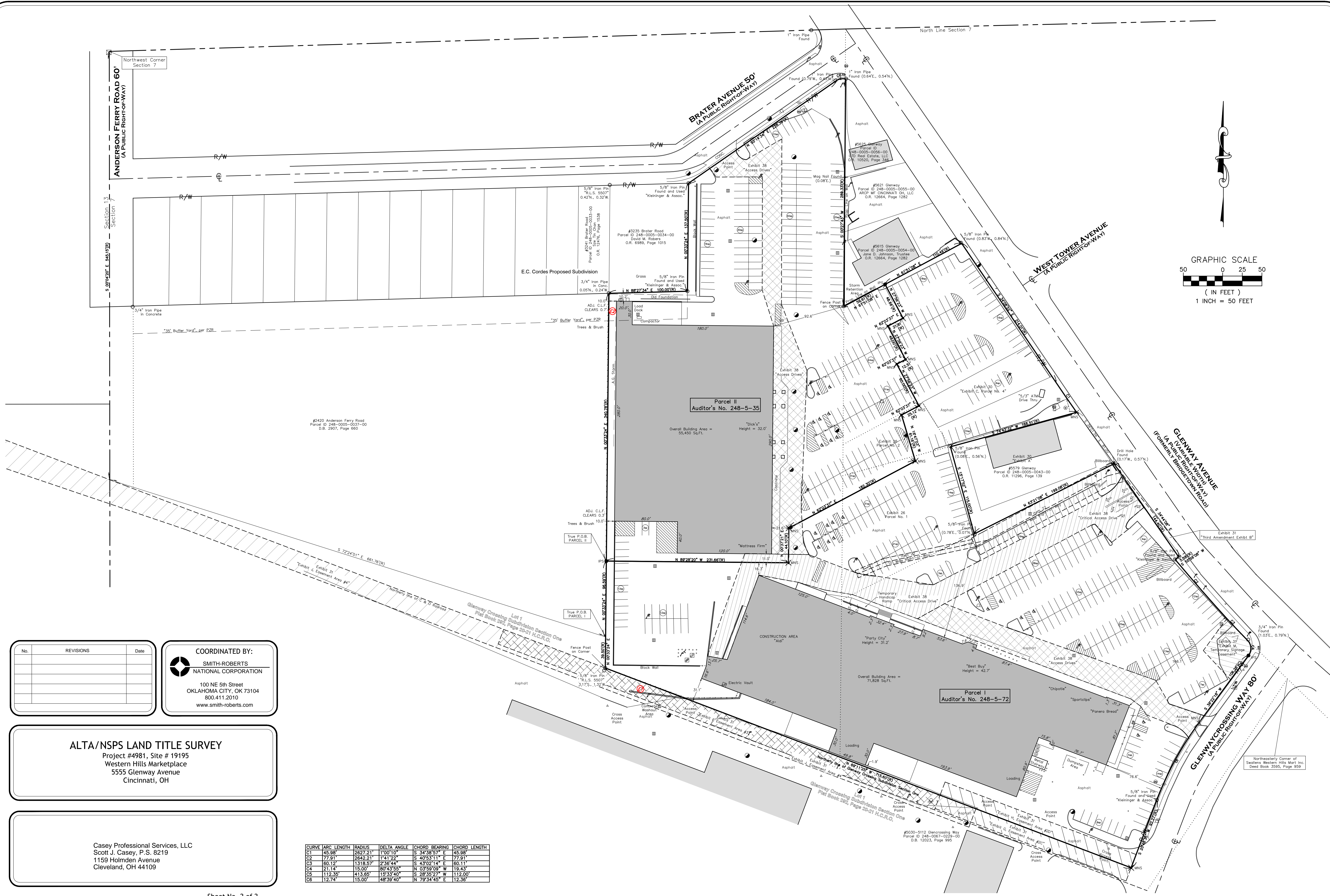
COORDINATED BY: SMITH-ROBERTS NATIONAL CORPORATION, 100 NE 5th Street, OKLAHOMA CITY, OK 73104, 800.411.2010, www.smith-roberts.com

ALTA/NSPS LAND TITLE SURVEY
Project #4981, Site # 19195
Western Hills Marketplace
5555 Glenway Avenue
Cincinnati, OH

Casey Professional Services, LLC
Scott J. Casey, P.S. 8219
1159 Holmden Avenue
Cleveland, OH 44109

Signature of Scott J. Casey, P.S. 8219





No.	REVISIONS	Date

COORDINATED BY:  
 SMITH-ROBERTS  
 NATIONAL CORPORATION  
 100 NE 5th Street  
 OKLAHOMA CITY, OK 73104  
 800.411.2010  
 www.smith-roberts.com

**ALTA/NSPS LAND TITLE SURVEY**  
 Project #4981, Site # 19195  
 Western Hills Marketplace  
 5555 Glenway Avenue  
 Cincinnati, OH

Casey Professional Services, LLC  
 Scott J. Casey, P.S. 8219  
 1159 Holmden Avenue  
 Cleveland, OH 44109

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.98'	2627.21'	1°00'10"	S 34°38'57" E	45.98'
C2	77.91'	2642.21'	1°41'22"	S 40°53'11" E	77.91'
C3	60.12'	1318.57'	2°36'44"	S 43°02'14" E	60.11'
C4	21.14'	15.00'	80°43'55"	N 03°59'09" W	19.43'
C5	112.35'	413.65'	15°33'40"	S 28°35'27" W	112.00'
C6	12.74'	15.00'	48°59'40"	N 79°34'45" E	12.36'