

Proposed Site Plan







Bank of America.

LOCATION INFORMATION

West Chester 7400 Tylersville Rd West Chester, OH

DM: Michael.Lovesee @bankofamerica.com

PRE TF-DENO-GR

FLAGSHIP

- (6) OFFICES
- (2) ATM DAY 1
- (2) ATAs With (1) Pass Thru
- (1) CSR
- (8) WAIT SEATING (1) LG UCC

- (2) SM UCC (2) DU ATM DAY 1
- (1) DU ATM FUTURE

BUILDING SIZE: BANK: 4,699 s.f. ML CO.LO: 1,545 s.f.

TOTAL: 6,244 s.f.

Store Design

chang.song@cbre.com yuni.song@cbre.com

Issue Date: 03.30.2018

Copyright.

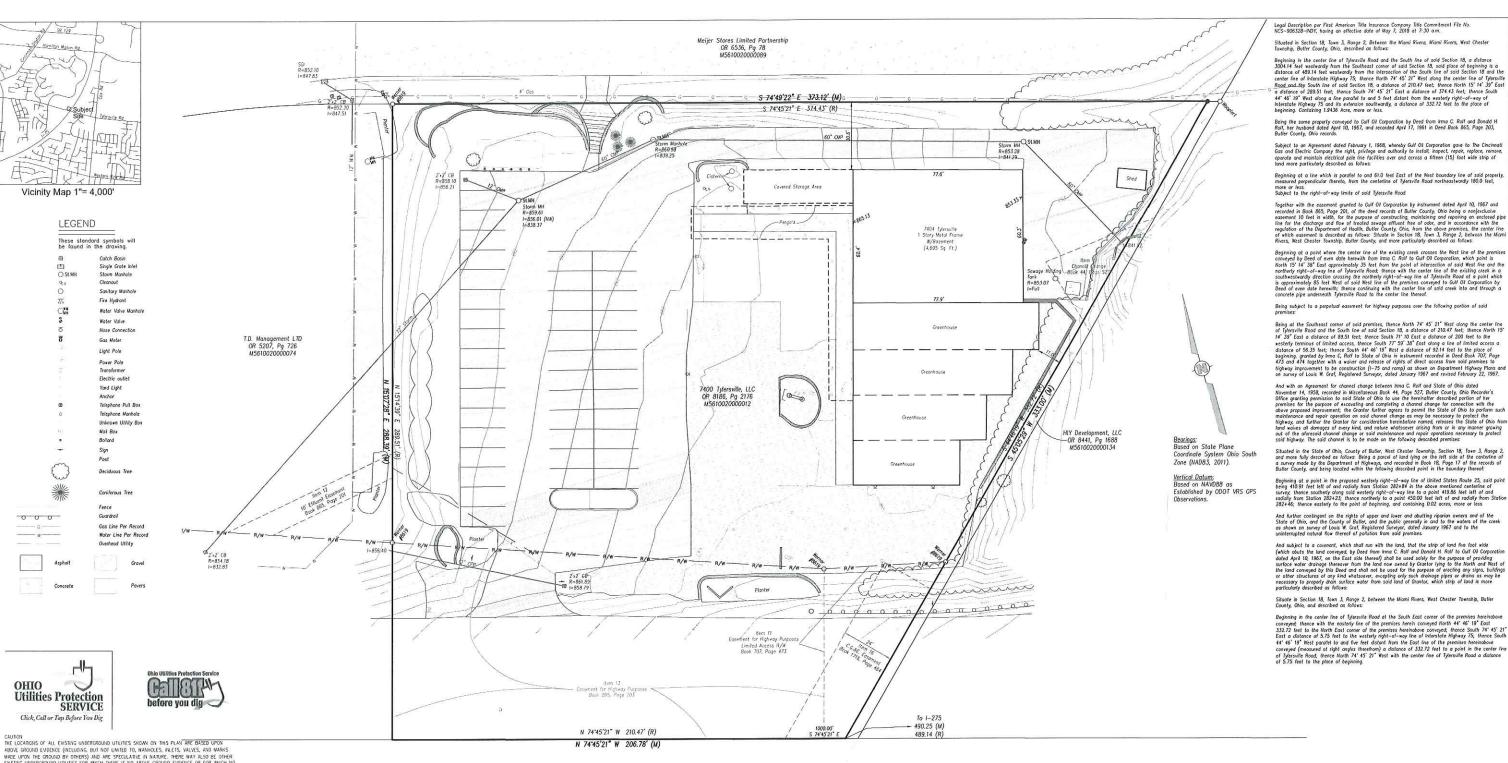
COPYTIGHT.

This drawings is for design intent purposes only and does not represent a necessarily ideal or realistically viable solution. These drawings shall remain the exclusive property of Bank of America and designated Vendor to whom the work was directed and/or managed. All rights and privileges are reserved by Bank of America. These drawings shall not be dunlicated without prior written permission of duplicated without prior written permission of Bank of America or its designated Vendor.

Scale: $\frac{1}{32}$ " = 1'-0"

SP-1.1





CAUDION THE LOCATIONS OF ALL EXISTING UNDERGROUND UPLINES SHOWN ON THIS PLANT ARE BASED UPON ABOVE GROUND EXPENSE (INCLUDING, BUT NOT LUMBED TO, MARKLES, MARIES, VALVES, AND MARKS AND LEFT VALVES, AND MARKS AND LARGE OF THE GROUND BY OTHERS, NOT ARE SPECIALTED IN NATURE. HERE MAY AND BE OTHER EXISTING UNDERGROUND UTUINES FOR MAKEN THERE IS NO ABOVE GROUND EXDERICE OR FOR WHICH NO ADMINISTRATION OF A MAKEN THE CASE OF THE MAKEN AND A STATEMEN OF A MAKEN THE MAKEN AND A STATEMEN OF A MAKEN THE MAKEN AND A M ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERCROUND UTILITIES SHALL BE VERFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

OHO UTILITIES PROTECTION SERVICES
CALL 8-1-1 OR TOLL FREE: 1-800-362-2764

A design ticket requesting utility records and field markings for this site was placed with the Ohio Utilities Protection Service (OUPS) on (fill in date?). The location of markings which were present at the time of the field survey and provided in response to the OUPS request are denoted as such. Underground utilities noted as being per record are shown based on our interpretation of the records that were provided by the Utility Companies who responded to the OUPS request for records. Berding Surveying cannot verify the accuracy of the records provided.

- Indicates set 5/8" x 30" fron Pin and Cap

O Indicates existing from Pin

Monument Legend

Schedule B, Section II per First American Title Insurance Company Title Commitment File No. NCS-906328-INDY, having an effective date of May 07, 2018 at 7:30 a.m.. Items 1-9 not addressed.

Agreement for Channel Change from Irma C. Rolf to State of Ohio, filed for record January 19, 1960 and recorded in Book 44, Page 527 of Butler County Records. AS SHOWN HEREON.

Eosement for Highway Purposes from Irma C. Rolf to State of Ohio, filed for record January 22, 1960 and recorded in Book 707, Page 473 of Butler County Records. AS SHOWN HEREON.

Grant of Easement from Irma C. Wolf to Gulf Oil Corporation, filed for record April 16, 1967 and corded in Book 865, Page 201 of Butler County Records. AS SHOWN HEREON.

Easement and Restrictions contained in the deed from Irma C. Rolf to Gulf Oil Corporation, filed for record April 17, 1967 and recorded in Book 865, Page 203 of Butler County Records. AS SHOWN HEREON.

Agreement by Gulf Oil Corporation and The Cincinnati Gas and Electric Company, filed for record February 20, 1968 and recorded in Book 886, Page 196 of Butler County Records.

Quitclaim of Easement by The Cincinnati Gos & Electric Company to William M. Geor and Violet F. Geor, filed for record December 10, 1990 and recorded in Volume 1712, Page 623 of Butler County Records. EASEMENT HAS BEEN QUITCLAIMED WITH THIS DOCUMENT.

Riporian Rights contained in the deed from Gulf Oil Corporation to William H. Gear and Violet F. Gear, filed for record October 18, 1984 and recorded in Book 1508, Page 591 of Buller County Records. AFFECTS SUBJECT PARCEL. HOWEVER THE CREEK SHOWN ON THE GRAF SURVEY HAS BEEN RELOCATED AND PIPED VIA THE 72" AND 60" PIPES ON THE NORTH SIDE OF THE PREMISES.

Tylersville Road

Notes:

1. Per Federal Emergency Management Agency Flood Insurance Rate Map No. 39017C0332E, effective date December 17, 2010 AND Map No. 39017C0355E (Not Printed), the subject property lies within:

Flood Zone X Unshaded-Areas determined to be outside of the 0.2% annual chance floodplain.

2. Zoning information not provided.
3. Observed Parking Spaces: 42 regular and 0 disabled.
4. There was no observed evidence of recent earth moving work, building construction, or building additions on the subject property of the time of the fieldwork.
5. There were no wetland defination markers observed white conducting the fieldwork.
6. There were no improvements within any offsite easements or servitudes benefitting the subject property disclosed in the record documents provided to surveyor, nor were any observed at the time of the field visit.

To Thompson Thrift Development, Inc and First American Title Insurance Company:

This is to certify that this man or old and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(b1) 8, 9, 11, 13, 16, 18, 19, and 20 of Table A thereof. The field work was completed on May 18, 2018.



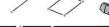
Easements and matters of record addressed in preparing this survey were provided in First American Title Insurance Company Title Commitment File No. NCS-906328-INDY, having an effective date of May 07, 2018 at 7:30 a.m..

ALTA/NSPS Land Title Survey

Thompson Thrift Developmen Tylersville Road

Section 18, Town 3, Range 2 West Chester Township Butler County, Ohio

IMML | GJB | 1" = 20 05/31/1969 18062





GPS Surveying * 3D Laser Scanning 741 Main Street | Milford, OH 45150 | www.berdings 513.831.6761 fax | 513.831.5505 tell Copyright © 2018 G. J. Berding Surveying, Inc. All rights reserved

Grant of Easement from William H. Gear and Violet F. Gear to The Cincinnati Gas & Electric Company, filed for record February 4, 1991 and recorded in Volume 1716, Page 464 of Butler County Records. AS SHOWN HEREON.

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