

July 22, 2016

Tina Semple
Semple International – Asset IQ, LLC
278 North Third Street
Williamsburg, Ohio 45176

TTA Number: 16-0696M

3140 Beekman St, Cincinnati, OH 45223

Auditor's Parcel No. 192-0069-0010-00 (NOTE: Title owners own other parcel numbers, but this search only applies to the captioned parcel number)

Dear Ms. Semple,

Item 1. LEGAL DESCRIPTION OF PREMISES EXAMINED.

See ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This certificate does not purport to cover (a) matters not of record in said county, including rights of persons in possession, questions which an inspection would disclose, rights to file mechanics' liens, special taxes and assessments not shown by the county treasurer's records, or zoning and other governmental regulations, (b) liens asserted by the United States and State of Ohio, their agencies and officers under the Ohio Solid and Hazardous Waste and Disposal Act and Federal Super Fund Amendments, and under Racketeering Influence and Corrupt Organization Acts and receivership liens, unless the lien is filed in the public records of the county in which the property is located. **The limit of liability of this report is \$150.00.**

Item 2. Fee simple title to said premises is vested in Nationwide Demolition Services, LLC, an Ohio Limited Liability Company by a Warranty Deed dated January 21, 2009, filed for record on February 17, 2009 and recorded in Official Record Book 11064, Page 1080 of the Registered Land Division of the Hamilton, Ohio records.

Item 3. REAL ESTATE TAXES

The premises herein described appear in the Hamilton Treasurer's **2015 tax duplicate under Treasurer's Number 192-0069-0010-00 in the name(s)** of Nationwide Demolition Services, LLC, an Ohio Limited Liability Company, and is valued for taxes purposes as follows:

<i>LAND</i>	<i>BUILDING</i>	<i>TOTAL</i>
\$29,690.00	\$.00	\$29,690.00

First half year taxes in the amount of \$1,301.07 are paid, second half year taxes in the amount of \$1,301.07 are paid.

NOTE: Taxes were reassessed and will be reflected in the 2016 payable 2017 tax bill.

ITEM 4. SPECIAL ASSESSMENTS.

None.

ITEM 5. MORTGAGES.

No open mortgages of record.

ITEM 6. EASEMENTS.

Restrictive covenants and restrictions as shown in Official Record Book 8866, Page 462, in the Registered Land Division of the Hamilton County, Ohio records.

Eight (8) foot sewer easement as shown in Deed Book 1597, Page 399 and Plat Book 33, Page 43, in the Hamilton County, Ohio records.

Agreement as shown in Deed Book 1108, Page 250 and Plat Book 22, Page 10, in the Hamilton County, Ohio records.

Agreement for Maintenance of existing Roadway as shown in Deed Book 4148, Page 839, in the Hamilton County, Ohio records.

Ingress/egress easement as shown in Deed Book 4183, Page 399, in the Registered Land Division of the Hamilton County, Ohio records.

Temporary easement as shown in Deed Book 4227, Page 1347, in the Hamilton County, Ohio records.

Ingress/egress easement as shown in Deed Book 1591, Page 113, in the Hamilton County, Ohio records.

Easement in favor of Millcreek District Conservancy District as shown in Deed Book 4253, Page 1011, in the Hamilton County, Ohio records.

Ten (10) foot sewer easement as shown in Plat Book 131, Page 55, in the Hamilton County, Ohio records.

Six (6) foot sewer easement as shown in Plat Book 33, Page 52, in the Hamilton County, Ohio records.

Sewer easement as shown in Plat Book 314, Page 57, in the Hamilton County, Ohio records.

Easement as shown in Deed Book 3187, Page 172, in the Hamilton County, Ohio records.

Easement as shown in Deed Book 1103, Page 616, in the Hamilton County, Ohio records.

ITEM 7. OTHER MATTERS OF RECORD.

Mechanic's Lien in favor of Denney Materials against Nationwide Demolition Services in the amount of \$78,591.00, plus costs and interest if any, filed May 22, 2009 at Official Record Book 11144, Page 1728, in the Registered Land Division of the Hamilton County, Ohio records. Said lien was cited in Foreclosure Case Number A1401536, in the Hamilton County, Ohio records.

Certificate of Judgment in favor of MYDATT Services, Inc. dba Brantley Security Services against Nationwide Demolition Services, LLC in the amount of \$41,014.37, plus costs and interest, if any, filed August 4, 2009 at Case Number CJ9014072, in the Hamilton County, Ohio records. Said judgment was cited in Foreclosure Case Number A1401536, in the Hamilton County, Ohio records.

Certificate of Judgment in favor of Piscazzi Enterprises, LLC against Nationwide Demolition Services, LLC in the amount of \$250,000.00, plus costs and interest, if any, filed September 24, 2009 at Case Number CJ09016886, in the Hamilton County, Ohio records. Said judgment was cited in Foreclosure Case Number A1401536, in the Hamilton County, Ohio records.

Certificate of Judgment in favor of Denney Materials, Inc. against Nationwide Demolition Services, LLC in the amount of \$746.00, plus costs and interest, if any, filed August 19, 2011 at Case Number CJ11013163, in the Hamilton County, Ohio records. Said judgment was cited in Foreclosure Case Number A1401536, in the Hamilton County, Ohio records.

Foreclosure Case Number A1401536 Robert A. Goering Treasurer of Hamilton County, Ohio vs. Nationwide Demolition Services, LLC, an Ohio limited liability company (**NOTE: multiple parcels are included in this foreclosure suit**), filed March 14, 2014, in the Hamilton County, Ohio records.

Effective July 12, 2016 at 7:59 A.M.

Respectfully submitted,


By 
Charles R. Barrowman, III
Title Agent

Exhibit "A"**Parcel No. 192-0069-0010-00****TRACT 2**

Situated in Section 26 and 27, Town 3, Fractional Range 2, M.P., City of Cincinnati, Hamilton County, Ohio and being more particularly described as follows:

Beginning at a point 777.00 feet south of the north line of said Section 26, measured on a line at right angles to said north line and 269.21 feet east of the east line of Beekman Street, measured on a line parallel with the north line of said Section 26;

Thence South 15° 29' 20" East for 67.46 feet;

Thence South 43° 24' 00" East for 122.17 feet;

Thence North 71° 39' 00" East for 67.37 feet;

Thence South 26° 40' 16" East for 85.87 feet;

Thence South 13° 06' 27" East for 123.85 feet;

Thence South 2° 18' 30" West for 119.04 feet;

Thence South 19° 45' 00" East for 367.64 feet;

Thence North 88° 12' 00" West for 124.73 feet;

Thence North 19° 45' 41" West for 455.54 feet;

Thence North 19° 21' 41" West for 238.25 feet;

Thence North 17° 10' 41" West for 145.56 feet;

Thence North 11° 50' 13" East for 8.48 feet;

Thence North 15° 35' 35" West for 99.23 feet;

Thence North 14° 14' 35" West for 99.32 feet;

Thence North 12° 41' 04" West for 99.21 feet;

Thence North 11° 02' 02" West for 99.21 feet;

Thence North 9° 29' 03" West for 99.24 feet;

Thence North 7° 55' 23" West for 99.26 feet;

Thence North 6° 24' 50" West for 99.40 feet;

Thence North 5° 31' 41" West for 92.65 feet to the north line of Section 26;

Thence with said north line South 88° 12' 00" East for 7.04 feet;

Thence leaving said line, North 5° 18' 00" West for 7.51 feet;
Thence North 3° 42' 23" West for 99.05 feet;
Thence North 2° 08' 25" West for 98.98 feet;
Thence North 0° 24' 53" West for 98.91 feet;
Thence North 1° 19' 37" East for 98.90 feet;
Thence North 3° 04' 20" East for 98.99 feet;
Thence North 4° 35' 08" East for 99.15 feet;
Thence North 5° 57' 07" East for 99.21 feet;
Thence North 7° 24' 35" East for 11.75 feet;
Thence North 79° 36' 06" East for 49.72 feet;
Thence South 6° 30' 26" West for 236.49 feet;
Thence South 0° 35' 59" East 486.40 feet;
Thence South 7° 41' 36" East 449.70 feet;
Thence South 8° 21' 30" East for 19.55 feet;
Thence South 11° 51' 00" East for 50.00 feet;
Thence South 12° 44' 30" East for 50.00 feet;
Thence South 13° 32' 30" East for 50.00 feet;
Thence South 14° 32' 00" East for 50.00 feet;
Thence South 15° 14' 00" East for 50.00 feet;
Thence South 13° 06' 00" East for 75.54 feet to the place of beginning and containing 4.0266 acres, more or less.

A portion of the above described real estate is the remainder of Registered Land Certificate Number 112083. That portion of real estate being more particularly described as follows:

Commencing at a point 777.00 feet south of the north line of said Section 26, measured on a line at right angles of said north line and 269.21 feet east of the east line of Beekman Street, measured on a line parallel with the north line of said Section 26;

Thence South 15° 29' 20" East for 67.46 feet to the TRUE PLACE OF BEGINNING for the land herein described;

Thence South 43° 24' 00" for 122.17 feet;
Thence North 71° 39' 00" East for 67.37 feet;
Thence South 26° 40' 16" East for 85.87 feet;
Thence South 13° 06' 27" East for 123.85 feet;

Thence South 2° 18' 30" West for 119.04 feet;

Thence North 19° 49' 45" West for 138.46 feet;

Thence North 26° 38' 00" West for 118.66 feet;

Thence North 39° 24' 00" West for 34.24 feet;

Thence North 49° 37' 30" West for 29.27 feet;

Thence North 32° 41' 30" West for 121.37 feet to the place of beginning and containing 0.399 acres, more or less.

TOGETHER WITH all improvements thereon.

TOGETHER WITH an easement for ingress and egress of the land The Millcreek Valley Conservancy District granted in Deed Book 4253, Page 1011.

NOTE: The property over which the easement exists is subject to a possibility of a reverter in favor of the City of Cincinnati as contained in Deed Book 4254, Page 1466.