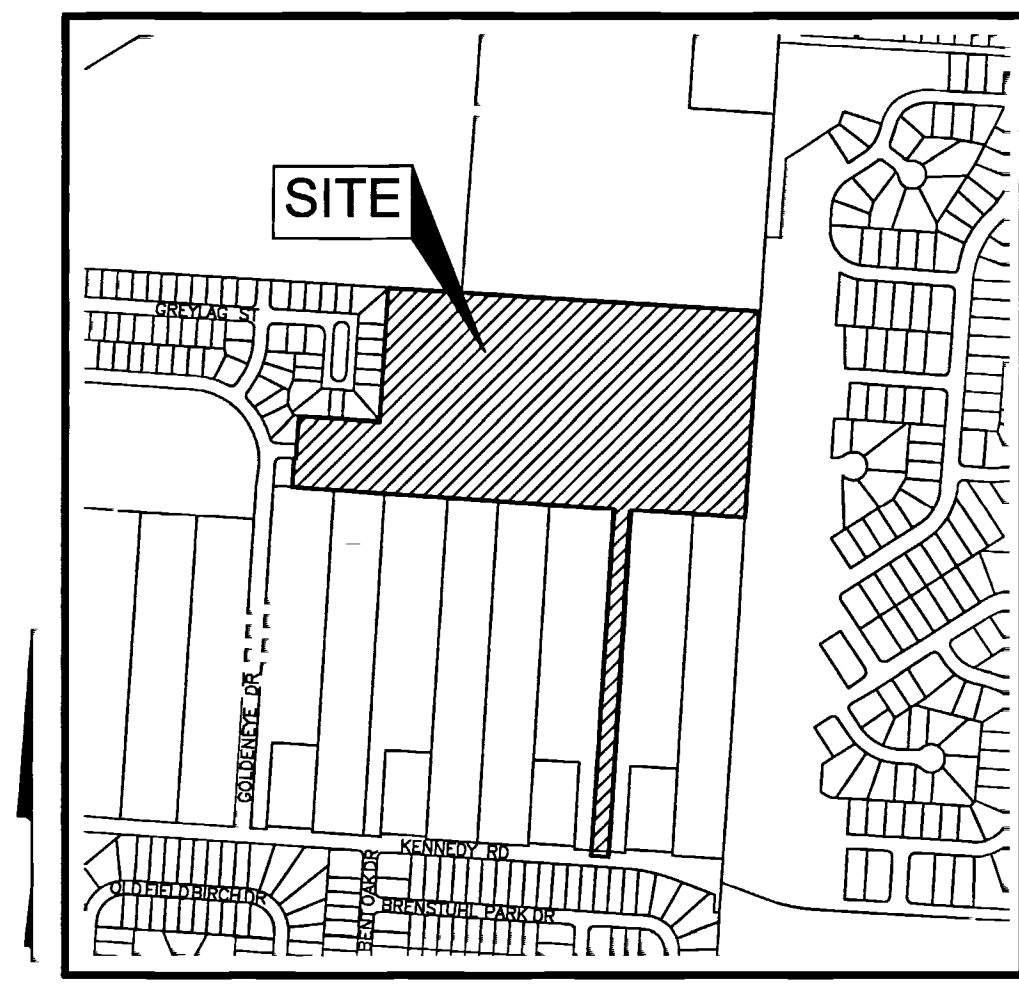


ALTA/ACSM LAND TITLE SURVEY

LOT 6, QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16 UNITED STATES MILITARY LANDS TOWNSHIP OF JEFFERSON, COUNTY OF FRANKLIN, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

ENCROACHMENT NOTE:
There are no visible encroachments from the subject tract onto an adjoining tract or from an adjoining tract onto the subject tract.

ACCESS NOTE:
The subject tract has direct access to Kennedy Road, which is a public right-of-way.

- NOTE:**
16. There was no evidence of current earth moving or building construction observed on the subject tract at the time of survey.
 17. There was no evidence of street right-of-way changes, sidewalk construction, or repairs observed on the subject tract at the time of survey.
 18. There was no evidence of the subject tract being a solid waste dump, dump, or sanitary landfill observed at the time of survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (date undetermined), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain), Community Panel No. 39049C0219K, Flood Map is not printed.

BASIS OF BEARINGS:
The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 1515 RESET, and FCGS 1572 RESET, having a bearing of North 86° 04' 43" West.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. By observed evidence only, it appears that the property is serviced by gas, electric, cable, telephone, water and sewer utilities.

Schedule B Items from Title Commitment No. 451-00412 issued by First American Title Insurance Company with an effective date of September 3, 2013 at 8:00 A.M.

- Items 1-15 NOT SURVEY RELATED ITEMS.**
- Item 16 Drainage easement and maintenance plan recorded as Instrument Number 20001020031094 and Instrument Number 20001227026613, 40' STORM SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT BUT DOES BENEFIT SAID SUBJECT TRACT.
 - Item 17 Easement to Ohio Bell Telephone Company recorded as Instrument Number 200109180215159 and Instrument Number 200110030228405, TELEPHONE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
 - Item 18 Drainage easement and maintenance plan recorded as Instrument Number 19991040248262, 40' STORM SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT BUT DOES BENEFIT SAID SUBJECT TRACT.
 - Item 19 Memorandum of storm water sewer easement recorded as Instrument Number 19991040248262, 40' STORM SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT BUT DOES BENEFIT SAID SUBJECT TRACT.
 - Item 20 Easements for highway purposes to the County of Franklin recorded in Volume 3550, Page 449, Volume 3560, Page 172 and Volume 3631, Page 523, HIGHWAY EASEMENTS ARE NOT LOCATED ON THE SUBJECT TRACT.
 - Item 21 Easement to Columbus and Southern Ohio Electric Company recorded in Volume 3555, Page 859, ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
 - Item 22 Easement to Columbus and Southern Ohio Electric Company recorded in Volume 2046, Page 628, ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Items 23-24 NOT SURVEY RELATED ITEMS.**

CERTIFICATION: Commitment No. 451-00412

To: Jefferson Grove One, LLC, an Ohio limited liability company, Kennedy Road Ltd, LLC, an Ohio limited liability company, First American Title Insurance Company and American Land Title Affiliates, LLC.

This is to certify that this map or plat 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, 4, 5, 6(b), 7(a), 8, 9, 11(a), 13, 14, 16, 17, 18, 19 and 20(a) of Table A thereof. Field work was completed on September 19, 2013.

By Timothy A. Beck 2/6/14
Surveyor No. 8612 Date

EMHT		Date: September 20, 2013
Evans, McWhorter, Hamblin & Tabor, Inc. Engineers • Surveyors • Planners • Scientists 2500 New Albany Road, Columbus, OH 43224 Phone 614.775.4500 Fax 614.775.3445 emht.com		Scale: 1" = 100'
Job No: 2013-1413		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

TITLE COMMITMENT DESCRIPTION:

Parcel I:

Situated in the State of Ohio, County of Franklin and Township of Jefferson and bounded and described as follows:

Being a tract of land situated in Lot Six (6), Quarter Township Four (4), Township One (1), Range Sixteen (16) of the United States of Military Lands, said tract being part of that land deeded to James L. Wilcox and recorded in Deed Volume 3529, Page 926, in the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at the point of intersection of the centerline of Kennedy Road (Township Road 207) with the centerline of Waggoner Road (County Road 106);

Thence South 84 degrees 23' 00" East along the centerline of Kennedy Road a distance of 2737.61 feet to a stone found at the Southwest corner of the above mentioned Wilcox Land;

Thence continuing along the centerline of Kennedy Road South 84 degrees 04' 20" East a distance of 2266.00 feet to a spike being the true place of beginning and the Southwest corner of the tract of land herein described;

Thence from said place of beginning North 5 degrees 45' 48" East a distance of 1225.00 feet (passing over an iron pin at 30.00 feet) to an iron pin;

Thence North 84 degrees 04' 20" West a distance of 1206.00 feet to an iron pin;

Thence North 03° 45' 25" East, with the westerly line of said 5.034 acre Douridas tract, a distance of 1225.00 feet to a 3/4 inch iron pin found at the northwesterly corner thereof, being the TRUE POINT OF BEGINNING;

Thence North 86° 04' 43" West, across said 29.428 acre tract, a distance of 60.00 feet to a 3/4 inch iron pin found at the northeasterly corner of that 5.034 acre tract conveyed to Ottmar D. and Tracey S. Thiele by deed of record in Instrument Number 20130402005349;

Thence North 86° 04' 43" West, with the northerly lines of said 5.034 acre tract and those tracts conveyed to John E. and Carol A. Rees by deed of record in Deed Book 3561, Page 909, Anthony S. Jais and Linda S. Rausch by deed of record in Official Record 16702C19, Ronald T. and June D. Flynn by deed of record in Instrument Number 200004170074136, Michael C. and Hildagard L. Murphy by deed of record in Deed Book 3550, Page 436 and Alan M. Plucik by deed of record in Instrument Number 200504070064501, (passing three (3) 3/4 inch iron pins found at distances of 582.00 feet, 804.00 feet and 984.00 feet, respectively), a total distance of 1138.00 feet to an iron pin set at the southeasterly corner of Lot 1 of that subdivision entitled "Jefferson Pond Section 1 Part 1" of record in Plat Book 99, Page 34;

Thence North 84 degrees 04' 20" West a distance of 402.76 feet to an iron pin;

Thence South 5 degrees 45' 48" East a distance of 1225.00 feet (passing over an iron pin at 1195.00 feet) to a spike in the centerline of Kennedy Road;

Thence North 84 degrees 04' 20" West along the centerline of Kennedy Road a distance of 60.00 feet to the place of beginning, containing 29.428 acres, more or less...

The above described tract of land was surveyed by Henry L. Kanze, Registered Surveyor No. 5219, of Kanze and Associates, Inc., in August, 1976.

Parcel II:

Situated in the State of Ohio, County of Franklin and in the Township of Jefferson and bounded and described as follows:

Being a tract of land situated in Lot Six (6), of Quarter Township Four (4), Township One (1), Range Sixteen (16), of the United States of Military Lands, Jefferson Township, Franklin County, State of Ohio, said tract being part of the land deeded to James L. Wilcox and recorded in Deed Volume 3529, Page 926 in the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at the point of intersection of the centerline of Kennedy Road (Township Road 207) with the centerline of Waggoner Road (County Road 106);

Thence South 84 degrees 23' 00" East along the centerline of Kennedy Road a distance of 2737.61 feet to a stone found at the Southwest corner of the above mentioned Wilcox Land;

Thence continuing along the centerline of Kennedy Road South 84 degrees 04' 20" East a distance of 1000.00 feet to a spike being the true place of beginning and the Southwest corner of the tract of land herein described;

Thence from said place of beginning North 5 degrees 45' 48" East a distance of 1100.00 feet (passing over an iron pin at 30.00 feet) to an iron pin;

Thence North 84 degrees 04' 20" West a distance of 1000.00 feet to an iron pin;

Thence North 5 degrees 45' 48" East a distance of 839.09 feet to an iron pin;

Thence South 84 degrees 22' 23" East a distance of 1060.00 feet to an iron pin;

Thence South 5 degrees 45' 48" West a distance of 1944.66 feet (passing over an iron pin at 1914.66 feet) to a spike in the centerline of Kennedy Road;

Thence North 84 degrees 04' 20" West along the centerline of Kennedy Road a distance of 60.00 feet to the place of beginning, containing 22.001 acres, more or less...

The above described tract of land was surveyed by Henry L. Kanze, Registered Surveyor No. 5219, of Kanze and Associates, Inc., in August 1976.

Less and Excepting from Parcel I and Parcel II:

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and in Lot six (6) of Quarter Township four (4), Township one (1), Range sixteen (16), United States Military Lands, containing 18.812 acres of land, more or less, and being part of those lands conveyed to Kennedy Road Limited, LLC by deed of record in Instrument Number 200006200121171, Recorder's Office, Franklin County, Ohio and as planned as Jefferson Pond Section 1, Part 1, a subdivision of Lots 1 to 44, both inclusive, and an area designated "Reserve A", of record in Plat Book 99, Page 34, Recorder's Office, Franklin County, Ohio.

And further Less and Excepting from Parcel I and Parcel II:

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and in Lot six (6) of Quarter Township four (4), Township one (1), Range sixteen (16), United States Military Lands containing 7.491 acres of land, more or less, and being part of those lands conveyed to Kennedy Road Limited, LLC by deed of record in Instrument Number 200006200121171, Recorder's Office, Franklin County, Ohio and as planned as Jefferson Pond Section 1, Part 2, a subdivision of Lots 45 to 85, both inclusive, and an area designated "Reserve B", of record in Plat Book 102, Page 86, Recorder's Office, Franklin County, Ohio.

AS SURVEYED LEGAL DESCRIPTION:

Parcel I:

Situated in the State of Ohio, County of Franklin, Township of Jefferson, located in Lot 6, Quarter Township 4, Township 1, Range 16 of the United States Military Lands, being part of that 29.428 acre tract conveyed to Kennedy Road LTD, LLC by deed of record in Instrument Number 200005160096081 and Instrument Number 20006200121171 and that 0.623 acre tract conveyed to Kennedy Road LTD, LLC by deed of record in Instrument Number 200005160096081 and Instrument Number 200006200121171 (all references refer to the records of the Recorder's Office, Franklin County, Ohio, unless otherwise noted), and being described as follows:

Beginning, for reference, at a Franklin County Geodetic Survey Monument Number 1572 RESET found along the centerline alignment of Kennedy Road (variable width, being on the Franklin/Licking County line, in the westerly line of Reserve "B" of that subdivision entitled "Brookledge Section 3" of record in Plat Book 15, Pages 313-315, said monument is located on the west line of Quarter Township 3, Township 1 North, Range 15 West, the east line of Quarter Township 4, Township 1 North, Range 16 West of the United States Military District;

thence North 86° 04' 43" West, with the centerline of said Kennedy Road, a distance of 402.32 feet to a magnetic nail set at the southwesterly corner of that 5.034 acre tract conveyed to Danon T. Douridas by deed of record in Instrument Number 20060670110854;

thence North 03° 45' 25" East, with the westerly line of said 5.034 acre Douridas tract, a distance of 1225.00 feet to a 3/4 inch iron pin found at the northwesterly corner thereof, being the TRUE POINT OF BEGINNING;

thence North 86° 04' 43" West, across said 29.428 acre tract, a distance of 60.00 feet to a 3/4 inch iron pin found at the northeasterly corner of that 5.034 acre tract conveyed to Ottmar D. and Tracey S. Thiele by deed of record in Instrument Number 20130402005349;

thence North 86° 04' 43" West, with the northerly lines of said 5.034 acre tract and those tracts conveyed to John E. and Carol A. Rees by deed of record in Deed Book 3561, Page 909, Anthony S. Jais and Linda S. Rausch by deed of record in Official Record 16702C19, Ronald T. and June D. Flynn by deed of record in Instrument Number 200004170074136, Michael C. and Hildagard L. Murphy by deed of record in Deed Book 3550, Page 436 and Alan M. Plucik by deed of record in Instrument Number 200504070064501, (passing three (3) 3/4 inch iron pins found at distances of 582.00 feet, 804.00 feet and 984.00 feet, respectively), a total distance of 1138.00 feet to an iron pin set at the southeasterly corner of Lot 1 of that subdivision entitled "Jefferson Pond Section 1 Part 1" of record in Plat Book 99, Page 34;

thence with the perimeter of said "Jefferson Pond Section 1 Part 1" and that subdivision entitled "Jefferson Pond Section 1 Part 2" of record in Plat Book 102, Page 86, the following courses and distances:

North 03° 48' 02" East, a distance of 100.00 feet to an iron pin set;

South 86° 04' 43" East, a distance of 7.73 feet to an iron pin set;

North 03° 55' 17" East, a distance of 50.00 feet to an iron pin set;

North 03° 45' 25" East, a distance of 100.00 feet to an iron pin set;

South 86° 04' 43" East, a total distance of 284.11 feet to a 3/4 inch iron pin found;

North 03° 45' 25" East, (passing three (3) 3/4 inch iron pins found at distances of 125.30 feet capped "ZANDE", 233.30 feet and 287.30 feet capped "ZANDE", a total distance of 471.18 feet to 3/4 inch iron pin found at the northeasterly corner of said "Jefferson Pond Section 1 Part 2" and in a southerly line of that tract conveyed to Dominion Homes Inc., by deed of record in Instrument Number 200208300216272;

thence South 86° 23' 52" East, with said southerly line and the southerly line of that tract conveyed to Rockford Homes Inc. by deed of record in Instrument Number 200312300450596, a distance of 1308.71 feet to a 3/4 inch iron pin found at the southeasterly corner thereof and a westerly line of Reserve "B" of that subdivision entitled "Brookledge Section 11 Part 2" of record in Plat Book 17, Page 128, Recorder's Office, Licking County, Ohio, said corner being South 03° 46' 14" West, 1333.02 feet from Franklin County Geodetic Survey Monument Number 8830 located on the Franklin County and Licking County line;

thence South 03° 46' 14" West, with the Franklin/Licking County line, with the perimeter of said "Reserve B", that subdivision entitled "Brookledge Section 4" of record in Plat Book 16, Page 3 and that subdivision entitled "Brookledge Section 4" of record in Plat Book 16, Page 1, both of record in the Recorder's Office, Licking County, Ohio, (passing five (5) 3/4 inch iron pins found at distances of 43.10 feet capped "EMHT", 205.10 feet, 327.70 feet capped "HOY", 414.00 feet capped "HOY", 484.00 feet and 554.00 feet capped "HOY" (respectively), a total distance of 728.47 feet to a 3/4 inch iron pin found at the northwesterly corner of that tract conveyed to Donald P. and Pamela J. White by deed of record in Official Record 23140013;

thence North 86° 04' 43" West with the northerly lines of said White tract and said 5.034 acre Douridas tract, a distance of 402.61 feet to the TRUE POINT OF BEGINNING containing 23.424 acre, more or less of which 22.801 acre is out of Auditor's Parcel Number 171-000004 and 0.623 acre is out of Auditor's Parcel Number 171-000564;

Parcel II:

Situated in the State of Ohio, County of Franklin, Township of Jefferson, located in Lots 6 and 15, Quarter Township 4, Township 1, Range 16 of the United States Military Lands, being part of that 29.428 acre tract conveyed to Kennedy Road LTD, LLC by deed of record in Instrument Number 200005160096081 and Instrument Number 200006200121171 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING, for reference, at a Franklin County Geodetic Monument Number 1572 RESET found along the centerline alignment of Kennedy Road (variable width), being on the Franklin/Licking County line, in the westerly line of Reserve "B" of that subdivision entitled "Brookledge Section 3" of record in Plat Book 15, Pages 313-315, said monument is located on the west line of Quarter Township 3, Township 1 North, Range 15 West, the east line of Quarter Township 4, Township 1 North, Range 16 West of the United States Military District;

thence North 86° 04' 43" West, with the centerline of Kennedy Road, a distance of 402.32 feet to a magnetic nail set at the southwesterly corner of that 5.034 acre tract conveyed to Danon T. Douridas by deed of record in Instrument Number 20060670110854 and the TRUE POINT OF BEGINNING;

thence North 86° 04' 43" West, continuing with said centerline, a distance of 60.00 feet to a magnetic nail set at the southeasterly corner of that 5.034 acre tract conveyed to Ottmar D. and Tracey S. Thiele by deed of record in Instrument Number 20130402005349 said iron pin set being South 86° 04' 43" East, 2265.28 feet from Franklin County Geodetic Survey Monument Number 1515 Reset marking the centerline of said Kennedy Road;

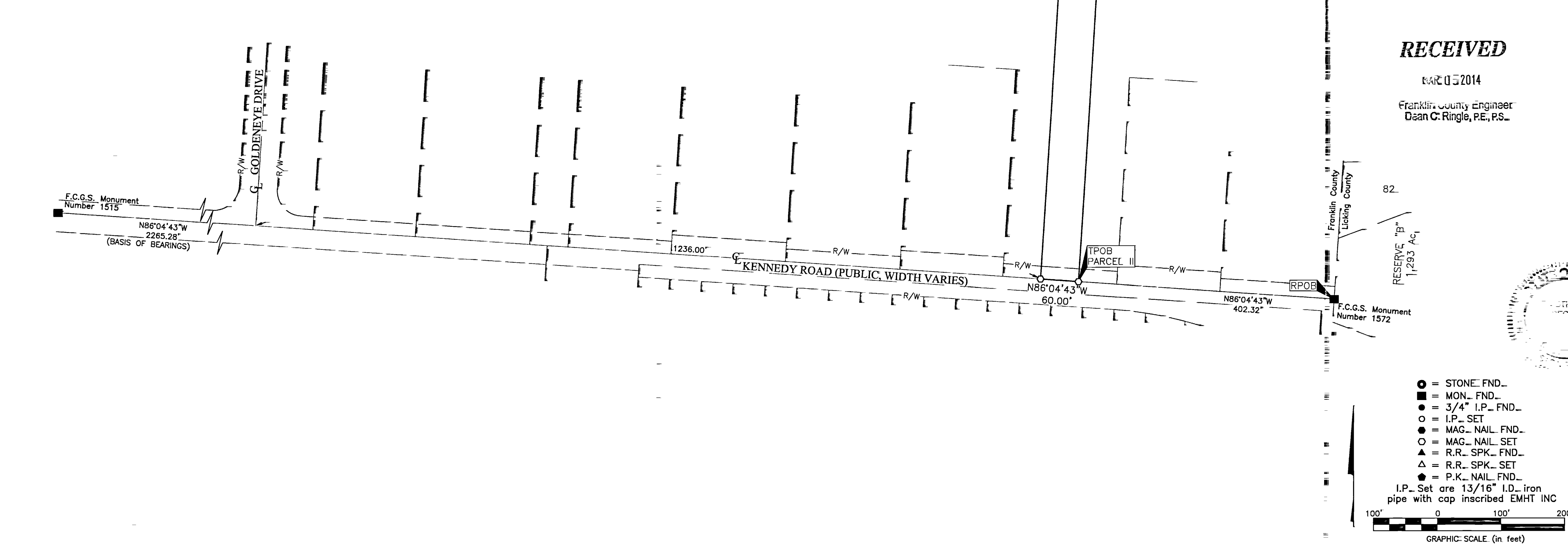
thence North 03° 45' 25" East, with the easterly line of said 5.034 acre Thiele tract, a distance of 1225.00 feet to a 3/4 inch iron pin found at the northeasterly corner thereof;

thence South 86° 04' 43" East, across said 29.428 acre tract, a distance of 60.00 feet to a 3/4 inch iron pin found at the northwesterly corner of said 5.034 acre Douridas tract;

thence South 03° 45' 25" West, with the westerly line of said 5.034 acre Douridas tract, a distance of 1225.00 feet to the TRUE POINT OF BEGINNING containing 1.681 acre, more or less of which 0.041 acre is located in the present right-of-way;

LEGEND

- ⊞ = Electric Transformer
- ⊞ = Electric Pedestal
- ⊞ = Gas Marker Post
- ⊞ = Fire Hydrant
- ⊞ = Water Valve
- ⊞ = Water Service
- ⊞ = Cable TV Pedestal
- ⊞ = Telephone Pedestal
- ⊞ = Sanitary Manhole
- ⊞ = Sign
- ⊞ = Curb Inlet
- ⊞ = Catch Basin
- ⊞ = Storm Manhole
- ⊞ = Storm Manhole/w/ Grate Lid
- X— = Fence
- W— = Water Line
- C— = Centerline
- R/W— = Right-of-Way Line
- A/P— = Adjacent Property Line
- S— = Setback Line
- ⊞ = Benchmark



RECEIVED
SEP 20 2014
Franklin County Engineer
Dan C. Ringle, P.E., P.S.

- = STONE_FND_
- = MON_FND_
- = 3/4" I.P._FND_
- = I.P._SET
- = MAG_NAIL_FND_
- = MAG_NAIL_SET
- ▲ = R.R._SPK_FND_
- ▲ = R.R._SPK_SET
- = P.C._NAIL_FND_
- = P.C._NAIL_SET

I.P. Set are 13/16" I.D., iron pipe with cap inscribed EMHT INC

GRAPHIC SCALE (in feet)

2013-1413-ALTA/ACSM-001.dwg (1:1) Plot Date: 9/19/2013 10:43:37 AM

1-6-5