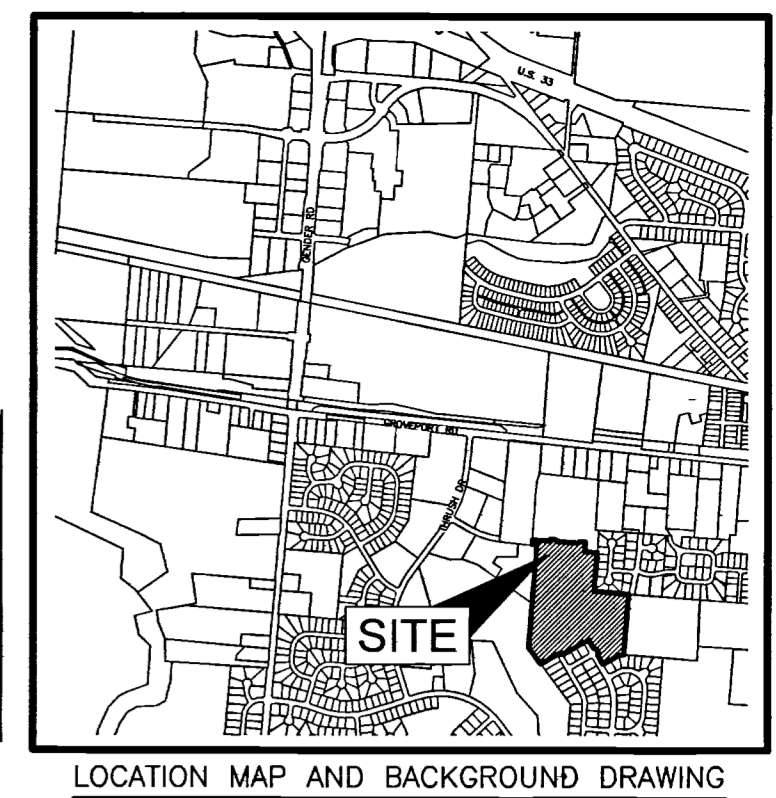


ALTA/NSPS LAND TITLE SURVEY

SECTION 25, TOWNSHIP 11, RANGE 21 AND SECTIONS 30 & 31, TOWNSHIP 15, RANGE 20 CONGRESS LANDS EAST OF SCIOTO RIVER CITY OF CANAL WINCHESTER, COUNTY OF FRANKLIN, STATE OF OHIO



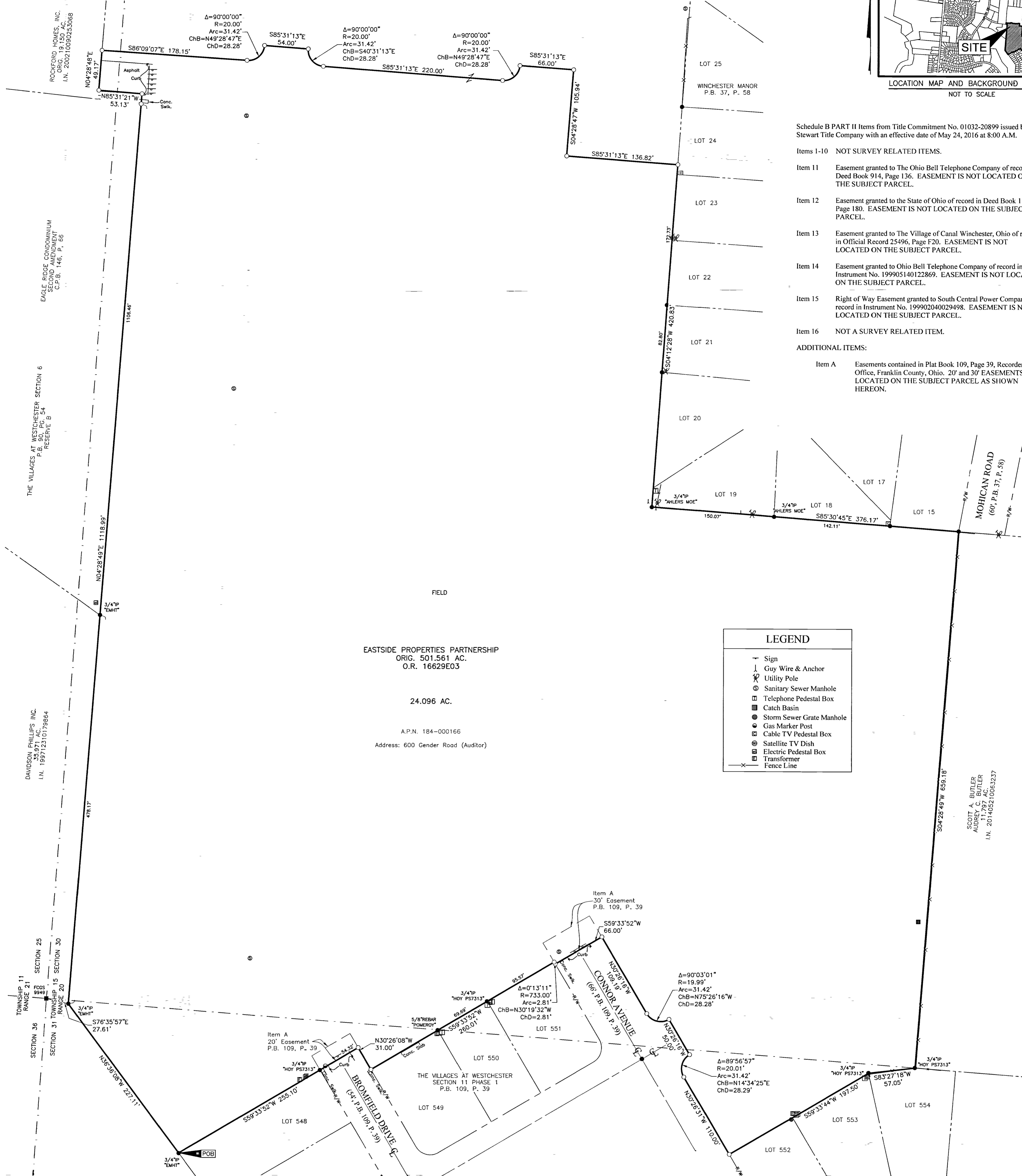
Schedule B PART II Items from Title Commitment No. 01032-20899 issued by Stewart Title Company with an effective date of May 24, 2016 at 8:00 A.M.

Items 1-10 NOT SURVEY RELATED ITEMS.

- Item 11 Easement granted to The Ohio Bell Telephone Company of record in Deed Book 914, Page 136. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
- Item 12 Easement granted to the State of Ohio of record in Deed Book 1109, Page 180. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
- Item 13 Easement granted to The Village of Canal Winchester, Ohio of record in Official Record 25496, Page F20. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
- Item 14 Easement granted to Ohio Bell Telephone Company of record in Instrument No. 199905140122869. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
- Item 15 Right of Way Easement granted to South Central Power Company of record in Instrument No. 199902040029498. EASEMENT IS NOT LOCATED ON THE SUBJECT PARCEL.
- Item 16 NOT A SURVEY RELATED ITEM.

ADDITIONAL ITEMS:

- Item A Easements contained in Plat Book 109, Page 39, Recorder's Office, Franklin County, Ohio. 20' and 30' EASEMENTS ARE LOCATED ON THE SUBJECT PARCEL AS SHOWN HEREON.



LEGEND	
⊙	Sign
⊥	Guy Wire & Anchor
⊗	Utility Pole
⊙	Sanitary Sewer Manhole
⊙	Telephone Pedestal Box
⊙	Catch Basin
⊙	Storm Sewer Grate Manhole
⊙	Gas Marker Post
⊙	Cable TV Pedestal Box
⊙	Satellite TV Dish
⊙	Electric Pedestal Box
⊙	Transformer
⊙	Fence Line

DESCRIPTION OF SUBJECT PARCEL

24.096 Acres
South of Groveport Road
East of Thrush Drive

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, Section 25, Township 11, Range 21 and Sections 30 and 31, Township 15, Range 20, Congress Lands East of Scioto River, being out of the residuum of that 501.561 acre tract conveyed to Eastside Properties Partnership of record in Official Record 16629E03 and described as follows:

Beginning at a 3/4" iron pipe capped EMHT found marking the most west corner of The Villages at Westchester Section 11 Phase 1 as recorded in Plat Book 109, Page 39, the same being a current corner of said Eastside Properties tract and in an east line of that 35.971 acre tract conveyed to Davidson Phillips, Inc. of record in Instrument Number 199712310179864;

Thence North 36° 30' 08" West, along a common line to said Eastside Properties tract and 35.971 acre tract, 227.11 feet to a 3/4" iron pipe capped EMHT found at a common corner thereof, being South 76° 35' 57" East, a distance of 27.61 feet from FCGS Monument 9949;

Thence North 04° 28' 49" East, along a common line to said Eastside Properties tract and 19.150 acre tract, 53.13 feet to an iron pin set at a current corner to said Eastside Properties tract, the same being an original corner to said 19.150 acre tract;

Thence North 85° 31' 21" West, along a common line to said Eastside Properties tract and 19.150 acre tract, 53.13 feet to an iron pin set at a current corner to said Eastside Properties tract, the same being an original corner to said 19.150 acre tract;

Thence across said Eastside Properties tract, the following courses;

South 86° 09' 07" East, 178.15 feet to an iron pin set;

With a curve to the left, (delta 90° 00' 00", radius 20.00 feet, arc length 31.42 feet) a chord bearing and chord distance of North 49° 28' 47" East, 28.28 feet to an iron pin set;

South 85° 31' 13" East, 54.00 feet to an iron pin set;

With a curve to the left, (delta 90° 00' 00", radius 20.00 feet, arc length 31.42 feet) a chord bearing and chord distance of South 40° 31' 13" East, 28.28 feet to an iron pin set;

South 85° 31' 13" East, 220.00 feet to an iron pin set;

With a curve to the left, (delta 90° 00' 00", radius 20.00 feet, arc length 31.42 feet) a chord bearing and chord distance of North 49° 28' 47" East, 28.28 feet to an iron pin set;

South 85° 31' 13" East, 66.00 feet to an iron pin set;

South 04° 28' 49" West, 105.94 feet to an iron pin set;

South 85° 31' 13" East, 136.82 feet to an iron pin set in an original east line of said Eastside Properties tract, the same being the west line of Winchester Manor as recorded in Plat Book 37, Page 58;

Thence South 04° 28' 49" West, along said original east line, the same being the west line of said Winchester Manor, 420.83 feet to a 3/4" iron pipe capped Ahlers/Moe found at a common corner thereof;

Thence South 85° 30' 45" East, along an original north line of said Eastside Properties tract, the same being the south line of said Winchester Manor, 376.17 feet to a 3/4" iron pipe found at an original corner to said Eastside Properties tract, the same being the northwest corner of that 11.797 acre tract conveyed to Scott A. Butler and Audrey C. Butler of record in Instrument Number 201405210063237;

Thence South 04° 28' 49" West, along an original east line of said Eastside Properties tract, the same being the west line of said Winchester Manor, 420.83 feet to a 3/4" iron pipe capped EMHT found at a common corner thereof, being South 76° 35' 57" East, a distance of 27.61 feet from FCGS Monument 9949;

Thence South 04° 28' 49" West, along a current west line of said Eastside Properties tract, the same being an original east line of said 19.150 acre tract, 49.17 feet to an iron pin set;

Thence across said Eastside Properties tract, the following courses;

Thence along a current south perimeter of said Eastside Properties tract,

the same being the north perimeter of said The Villages at Westchester Section 11 Phase 1, the following courses;

South 83° 27' 18" West, 57.05 feet to a 3/4" iron pipe capped HOY found;

South 59° 33' 44" West, 197.50 feet to an iron pin set;

North 30° 26' 31" West, 110.00 feet to an iron pin set;

With a curve to the right, (delta 89° 56' 57", radius 20.01 feet, arc length 31.42 feet) a chord bearing and chord distance of North 14° 34' 25" West, 28.29 feet to an iron pin set;

North 30° 26' 16" West, 50.00 feet to an iron pin set;

With a curve to the right, (delta 90° 03' 01", radius 19.99 feet, arc length 31.42 feet) a chord bearing and chord distance of North 75° 26' 16" West, 28.28 feet to an iron pin set;

North 30° 26' 16" West, 109.19 feet to an iron pin set;

South 59° 33' 52" West, 66.00 feet to an iron pin set;

With a curve to the right, (delta 90° 13' 11", radius 733.00 feet, arc length 31.42 feet) a chord bearing and chord distance of North 30° 19' 32" West, 2.81 feet to an iron pin set;

South 59° 33' 52" West, 260.01 feet to an iron pin set;

North 30° 26' 08" West, 31.00 feet to an iron pin set;

South 59° 33' 52" West, 255.10 feet to the Point of Beginning.

Containing 24.096 acres, more or less. Subject, however, to all legal restrictions, rights-of-way and/or easements.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). A bearing of North 04° 28' 49" East was held for the easterly line of Eagle Ridge Condominium Second Amendment of record in Condominium Plat Book 146, Page 66.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in July 2016.

UTILITY STATEMENT:
The utilities shown hereon have been located from field survey information. 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.

PARKING NOTE:
There is no visible striped parking spaces on the Subject Parcel.

BUILDING NOTE:
There are no visible building structures on the Subject Parcel.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0454K (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain).

BASIS OF BEARINGS:
The bearings hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). A bearing of North 04° 28' 49" East was held for the easterly line of Eagle Ridge Condominium Second Amendment of record in Condominium Plat Book 146, Page 66.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in July 2016.

RECEIVED

AUG 04 2016
Franklin County Engineer
Dean C. Ringle, PE, PS.

CERTIFICATION: Commitment No. 01032-20899

To: Grand Communities, Ltd., a Kentucky limited partnership, Eastside Properties Partnership, an Ohio Partnership, Stewart Title Guaranty Company and Stewart Title Company:

This is to certify that this map or plat 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, 7(a), 8, 9 and 13 of Table A thereof. The fieldwork was completed on July 5, 2016.

JOHN C. DODGION
Professional Surveyor No. 8069
jdodgion@emht.com

Date: 07/29/2016

EMHT		Date: July 29, 2016
Evans, Mechwart, Hamilton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3448		Scale: 1" = 60'
emht.com		Job No: 2016-0726
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

GRAPHIC SCALE (in feet)

Eastside Properties Partnership / Villages at Westchester Section 9 Part 1 / 2016-0726 / 20160726-VS-ALTA-01