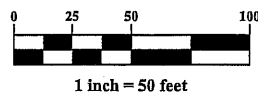
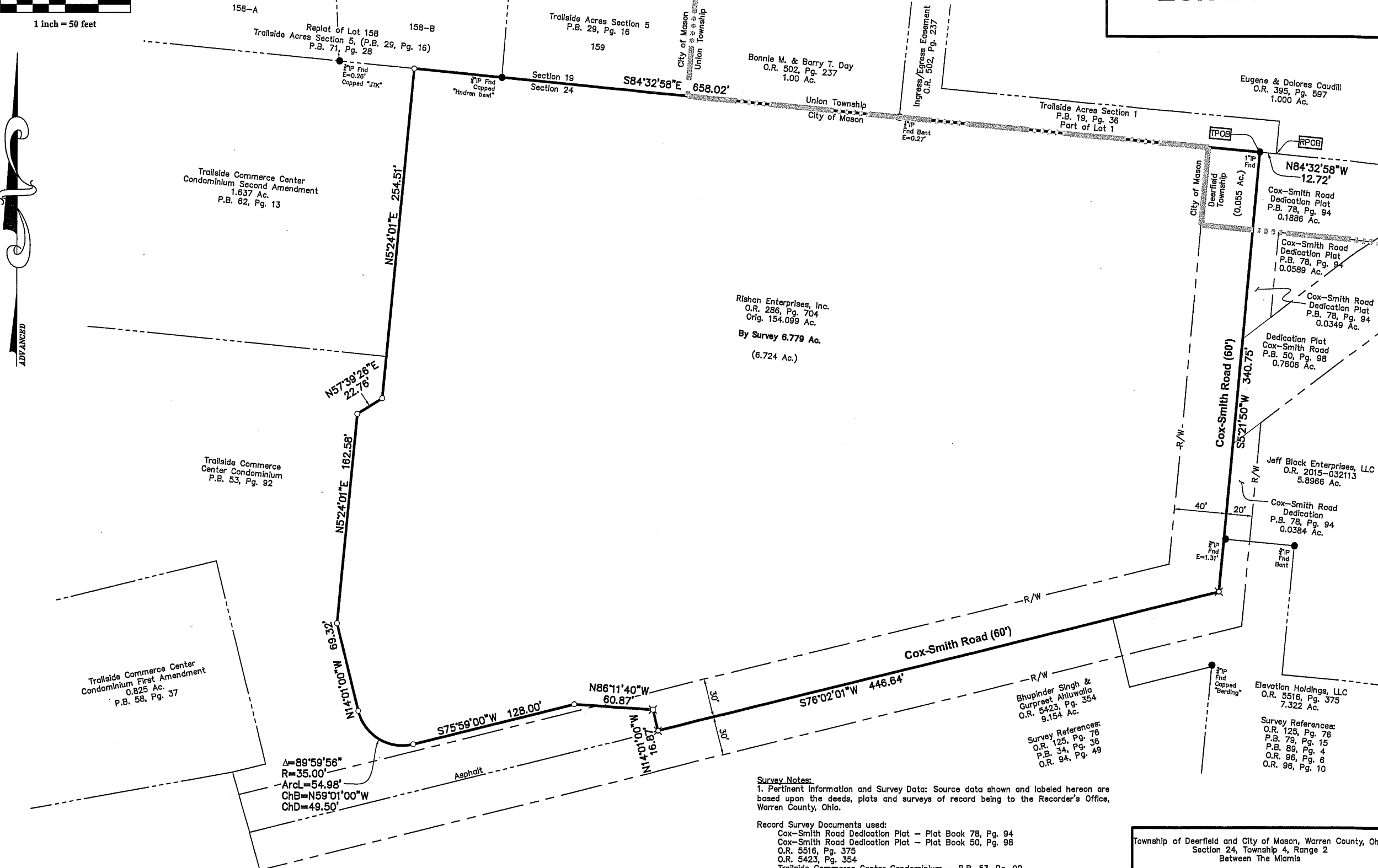


GRAPHIC SCALE



ZONING PLAT



Legend

- Iron Rod Found
- Iron Pipe Found
- ✕ PK Nail Found
- ▲ RR Spike Found
- Iron Pin Set
- ✕ PK Nail Set
- △ RR Spike Set

This boundary is based on existing records from the Warren County Recorder's and Auditor's Offices and from an actual field survey conducted by Advanced Civil Design, Inc. in May of 2016.

Iron pins set are 3/4-inch diameter iron pipe, 30 inches long and capped Advanced 7661.

Bearings are based on the Ohio State Plane Coordinate System NAD83, NSRS2007. A bearing of S84°32'58"E was held for the northerly line of said 6.779 acre tract.

EXHIBIT
PAGE 1 **OF** 1

- Survey Notes:**
- Pertinent information and Survey Data: Source data shown and labeled hereon are based upon the deeds, plats and surveys of record being to the Recorder's Office, Warren County, Ohio.
 - This survey does not depict all easements, servitudes, building ordinances, topographic features, improvements, zoning and/or other legal encumbrances that may exist.
 - Lines of occupation as found in the field, in general, agree with the boundary lines as shown hereon.
 - Monumentation shown hereon is in good condition unless otherwise noted.
- Record Survey Documents used:**
- Cox-Smith Road Dedication Plat - Plat Book 78, Pg. 94
 - Cox-Smith Road Dedication Plat - Plat Book 50, Pg. 98
 - O.R. 5516, Pg. 375
 - O.R. 5423, Pg. 354
 - Trallside Commerce Center Condominium - P.B. 53, Pg. 92
 - Trallside Commerce Center Condominium First Amend. - P.B. 58, Pg. 37
 - Trallside Commerce Center Condominium Second Amend. - P.B. 62, Pg. 13
 - Trallside Acres Section 5 - P.B. 29, Pg. 16
 - Replat of Lot 158 of Trallside Acres Section 5 - P.B. 78, Pg. 28
 - O.R. 502, Pg. 237
 - Trallside Acres Section 1 - P.B. 19, Pg. 36
 - O.R. 5423, Pg. 354
 - O.R. 5516, Pg. 375

Township of Deerfield and City of Mason, Warren County, Ohio
 Section 24, Township 4, Range 2
 Between The Miamis

ZONING PLAT

PLAN PREPARED BY: BCK/DRB
 CHECKED BY: DRH

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

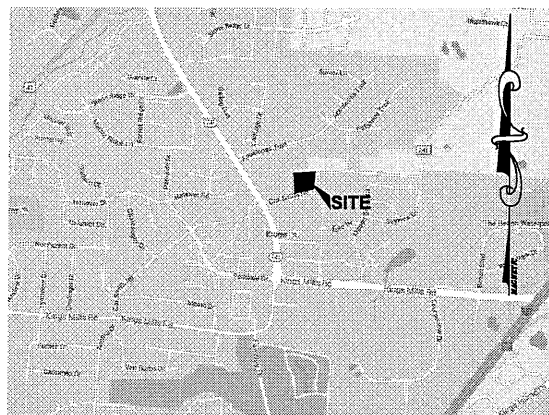
422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

SCALE: 1" = 50'
 DATE: September 29, 2016

SHEET 1 / 1
 JOB NO.: 16-0012-565

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PUD - Concept Site Plan Spectrum Retirement Communities



VICINITY MAP
SCALE: NTS

SITE DATA	
OVERALL SITE AREA:	6.779 AC.
EXISTING RIGHT-OF-WAY:	0.608 AC.
PROPOSED RIGHT-OF-WAY:	0.324 AC.
NET PROPERTY AREA:	5.847 AC.
OVERALL OPEN SPACE:	2.636 AC.
OPEN SPACE EXCLUDING SETBACKS, EASEMENTS, DETENTION AREA:	0.757 AC.

LEGEND	
● Iron Pin Found	○ Iron Pin Set W / Cap
✕ PK Nail Found	✕ PK Nail Set
▲ RR Spike Found	▲ RR Spike Set
Ⓜ Monument Box	Ⓜ Monument
⊕ Concrete Post	⊕ Electric Manhole
⊕ Tacked Hub / Trav Pt	⊕ Electric Transformer
⊕ Post Sign / Lamp	⊕ Comm Manhole
— Sign	⊕ Tel Pedestal
H Billboard / OH Sign	⊕ Pole Elec
○ Deciduous Tree	⊕ Pole Elec Tel
● Pine Tree	⊕ Pole Elec Tel Light
● Shrub	⊕ Pole Tel
⊕ Sanitary Manhole	⊕ Pole Tel Light
⊕ Sanitary Cleanout	⊕ Pole Light
⊕ Storm Manhole	⊕ Pole Signal
⊕ Catch Basin	⊕ Traffic Box
⊕ Curb Inlet W / Grate	⊕ Guy Pole
⊕ Gas Valve	⊕ Guy Wire
⊕ Gas Meter	⊕ Fire Hydrant
⊕ Underground Line Marker	⊕ Water Valve
⊕ Sprinkler Valve Box	⊕ Mailbox
⊕ Monitoring Wall	

LEGAL DESCRIPTIONS

Situated in the State of Ohio, County of Warren, Township of Deerfield and City of Mason, Section 24, Township 4, Range 2, Between The Miamis, being a 6.779 acre tract of land out of an Original 154.099 acre tract of land conveyed to Rishon Enterprises, Inc. of record in Official Record 286, Page 704 and more particularly described as follows:

Beginning for Reference, at the southeasterly corner of Lot 1 as delineated on the plat, Trilside Acres Section 1 of record in Plat Book 18, Page 36, being a southwesterly corner of a 1.000 acre tract of land conveyed to Eugene and Dolores Caudill of record in Official Record 395, Page 597, being in the northerly line of a 0.1886 acre tract of right-of-way dedicated on Cox-Smith Road Dedication Plat of record in Plat Book 78, Page 94 and being a common line for Section 19 and Section 24;

Thence N 84° 32' 58" W, along the southerly line of said Lot 1 and along the northerly line of said 0.1886 acre tract and along said Section Line, 12.72 feet to a 1-inch iron pin found at a northeasterly corner of said 154.099 acre tract, being the northwesterly corner of said 0.1886 acre tract and being in the southerly line of said Lot 1, the TRUE POINT OF BEGINNING;

Thence S 05° 21' 50" W, along a easterly line of said 154.099 acre tract, along the westerly line of said 0.1886 acre tract, along the westerly line of a 0.0349 acre tract and a 0.0384 acre tract of right-of-way as dedicated on said Cox-Smith Road Dedication Plat, along the westerly line of a 0.7606 acre tract of right-of-way as dedicated on the Dedication Plat of Cox-Smith Road of record in Plat Book 50, Page 98, along the westerly line of a 7.322 acre tract of land conveyed to Elevation Holdings, LLC of record in Official Record 5516, Page 375, said lines being a portion of the centerline of said Cox-Smith Road (60'), 340.75 feet to a pk nail set at an angle point in the centerline of said Cox-Smith Road (60');

Thence S 76° 02' 01" W, along the southerly line of said 154.099 acre tract, along the northerly line of said 7.322 acre tract, along the northerly line of a 9.154 acre tract of land conveyed to Bhupinder Singh and Gurpreet Ahluwalia of record in Official Record 5423, Page 354, and along the centerline of said Cox-Smith Road, 446.54 feet to a pk nail set at a southwesterly corner of the remainder of said 154.099 acre tract, being a southeasterly corner of Trilside Commerce Center Condominium of record in Plat Book 53, Page 92;

Thence along the southerly and westerly lines of the remainder of said 154.099 acre tract, along the northerly and easterly lines of said Trilside Commerce Center Condominium Second Amendment of record in Plat Book 62, Page 13 and leaving the centerline of said Cox-Smith Road (60') the following eight (8) courses;

N 14° 01' 00" W, 16.87 feet to a pk nail set;

N 85° 11' 40" W, 60.87 feet to an iron pin set;

S 75° 59' 00" W, 128.00 feet to an iron pin set at a point of curvature, with a curve to the right, having a central angle of 89° 59' 56" and a radius of 35.00 feet, an arc length of 54.98 feet, a chord bearing and chord distance of N 59° 01' 00" W, 49.50 feet to an iron pin set at a point of tangency;

N 14° 01' 00" W, 69.32 feet to an iron pin set;

N 05° 24' 01" E, 162.58 feet to an iron pin set;

N 57° 39' 26" E, 22.76 feet to an iron pin set;

N 05° 24' 01" E, 254.51 feet to an iron pin set in the southerly line of Lot 158-B of the Replot of Lot 158 of Trilside Acres Section 5 of record in Plat Book 71, Page 28 and being in the common Section Line;

Thence S 84° 32' 58" E, along the northerly line of said 154.099 acre tract, along the southerly line of said Replot, along the southerly line Lot 158 as delineated on Trilside Acres Section 5 of record in Plat Book 29, Page 16, along the southerly line of a 1.000 acre tract of land conveyed to Bonnie M. and Barry T. Day of record in Official Record 502, Page 237, along the southerly line of said Lot 1 and along the common line of said Section Line 19 and 24, 658.02 feet to the True Point of Beginning, Containing 6.779 acre. Of which 0.055 acre being in Deerfield Township and 6.724 acres being in the City of Mason.

Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on May 23, 2016. The survey of which is filed in Volume _____ Plat No. _____ of the Warren County Engineers Record of Land Division.

This description is based on existing records from the Warren County Recorder's and Auditor's Offices and from an actual field survey conducted by Advanced Civil Design, Inc. in May of 2016.

Iron pins set are 3/4-inch diameter iron pipe, 30 inches long and capped Advanced 7861.

Bearings are based on the Ohio State Plane Coordinate System NAD83, NSRS2007. A bearing of S84°32'58" E was held for the northerly line of said 6.779 acre tract.

All references used in this description can be found at the Recorder's Office, Warren County, Ohio, unless noted otherwise.

FLOOD NOTE

By graphic plotting only this property is located in Zone "X" (Areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39165C0207E, with an effective date of December 17, 2010, in Warren County, Ohio. No field surveying was performed to determine this zone.

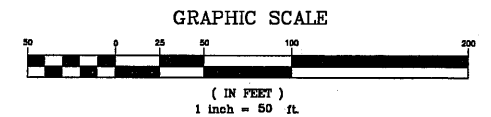
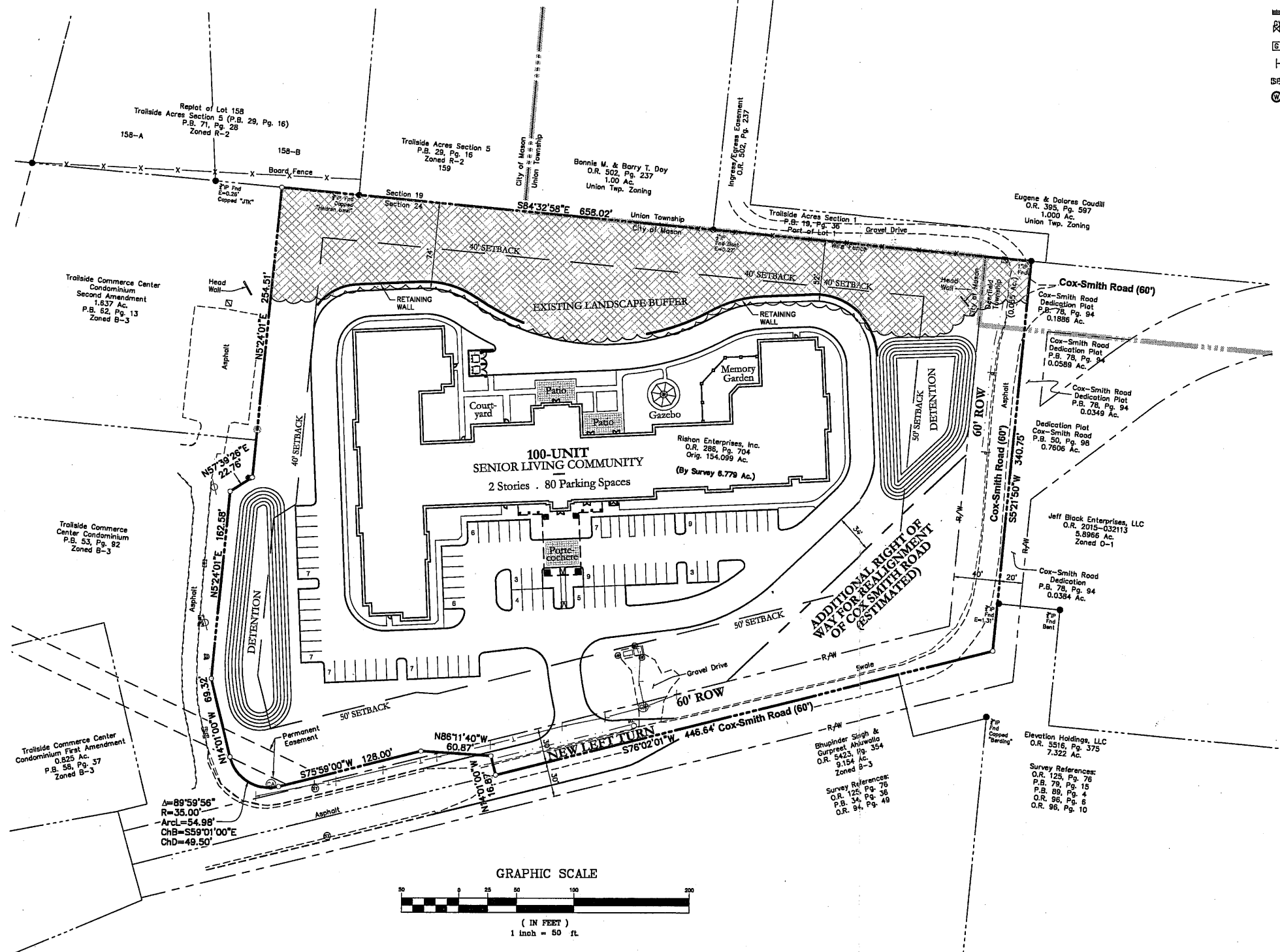


EXHIBIT "B"
PAGE 1 OF 1

Township of Deerfield, City of Mason, Warren County, Ohio
Section 24, Town 4, Range 16,
Between The Miamis

PUD - Concept Site Plan

PLAN PREPARED BY: JB
CHECKED BY: JW

ADVANCED CIVIL DESIGN ENGINEERS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 50'
DATE: OCTOBER 25, 2016 SHEET 1 / 1
JOB NO.: 16-0012-565

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