

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)



CITY OF DUBLIN

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.065)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input checked="" type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.016)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6470 Post Road	
Tax ID/Parcel Number(s): 273-003959	Parcel Size(s) (Acres): 5.33 Acres
Existing Land Use/Development: Vacant	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: 80 Unit Assisted Living and Memory Care Facility
Total acres affected by application: 2.02 Acres

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Dublin Senior Community LSP, LLC	
Mailing Address: 1516 S. Boston, Ste. 301 (Street, City, State, Zip Code) Tulsa, OK. 74119	
Daytime Telephone: 918-592-4400	Fax: 918-584-1294
Email or Alternate Contact Information:	

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Michael L. Bettinger, P.S.		Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Design Services Company, Engineer		
Mailing Address: (Street, City, State, Zip Code) 1716 Perrysburg-Holland Road, Holland, Ohio 43528		
Daytime Telephone: 419-865-8600	Fax: 419-866-8835	
Email or Alternate Contact Information: mbettinger@douglascompany.com		

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Same as IV	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, <u>John Domblaser, Senior Vice-President</u> , the owner, hereby authorize <u>Michael L. Bettinger</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: <u>[Signature]</u>	Date: <u>5/2/13</u>

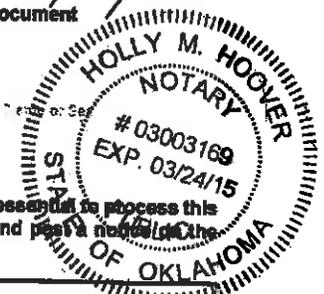
Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 2nd day of May, 20 2013

State of Oklahoma

County of Tulsa

Notary Public Holly M Hoover



VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, <u>Michael L. Bettinger</u> , the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: <u>[Signature]</u>	Date: <u>5-8-13</u>

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Michael L. Bettinger</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Michael L. Bettinger</u>	Date: <u>5-8-13</u>

IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, <u>Michael L. Bettinger</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>Michael L. Bettinger</u>	Date: <u>5-8-13</u>

Subscribed and sworn to before me this 8th day of May, 2013
 State of Ohio
 County of Lucas

Notary Public: Pamela M. Klatt



PAMELA M. KLATT
 Notary Public - State of Ohio
 My Commission Expires February 3, 2018

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

386

1/20052125 JR

Stewart Title Agency
of Columbus, Ohio



200803180041390
Pgs: 12 \$108.00 T20080018638
03/18/2008 1:59PM BXSTEWART TIT
Robert G. Montgomery
Franklin County Recorder

ACCESS EASEMENT

THIS ACCESS EASEMENT (the "Agreement") is made and entered into to be effective as of the 22 day of Feb., 2008, by and between **DUBLIN SENIOR COMMUNITY DRV, LLC, an Oklahoma limited liability company ("DRV")** and **DUBLIN SENOR COMMUNITY LSP, LLC, an Oklahoma limited liability company ("LSP")**.

RECITALS:

A. DRV is the owner and in possession of the real property ("DRV Property") situated in the City of Dublin, Franklin County, State of Ohio, described on Exhibit "A" attached hereto and made a part hereof.

B. LSP is the owner and in possession of the real property ("LSP Property") situated in the City of Dublin, Franklin County, State of Ohio, described on Exhibit "B" attached hereto and made a part hereof.

C. DRV desires to grant to LSP a non-exclusive, perpetual access easement as generally shown on Exhibit "C" attached hereto upon and across a part of the DRV Property, all upon the terms and conditions and subject to the reservations hereinafter set forth.

AGREEMENTS:

NOW, THEREFORE, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby covenant and agree as follows:

1. **Access Easement Grant.** Subject to the rights reserved to DRV in Paragraph 2 below, DRV does hereby grant and convey to LSP, its grantees, successors and assigns a non-exclusive, perpetual access easement ("Access Easement") upon and across that part of DRV Property described on Exhibit "D", attached hereto and made a part hereof. The Access Easement herein granted shall constitute a burden upon and a covenant running with the title to DRV Property and shall be deemed a benefit of and appurtenant to LSP Property and shall run with the title thereto.

2. **Reservation of Rights.** DRV does hereby specifically reserve unto itself, its grantees, successors and assigns, the following perpetual rights as to the Access Easement and the real property covered thereby:

A. The right to use and enjoy the Access Easement and the right, subject to the terms and conditions hereof, to permit its respective grantees, tenants, lessees and licensees

TRANSFER
NOT NECESSARY

MAR 18 2008

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT
P
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

employees, customers, invitees and other permissive users of record, to use and enjoy the Access Easement in common with LSP herein;

B. The right to grant additional easements upon, across, in, above and under all or any part of the real property covered by the Access Easement for the purpose of installing, constructing, maintaining, repairing, removing and replacing any and all utility lines and facilities, existing or to hereafter exist, including, but not limited to, storm and sanitary sewers, natural gas and water lines and related facilities, telephone, electric and television lines, cables, conduits and related facilities, PROVIDED that in the exercise of the rights granted or inherent in any of such additional easement, DRV shall not permanently or unreasonably obstruct the use of the Access Easement; and

C. The right to close or barricade the Access Easement for that period of time sufficient to prevent acquisition by the public of an easement or right of way by prescription, the closing or barricading of the Access Easement by DRV to be at that time or times creating the least amount of interference with use of the Access Easement by LSP and, where feasible, only after twenty four (24) hour advance notice to LSP of such intended closing.

3. **Purpose of Access Easement Granted.** The purpose of the Access Easement herein granted is to provide the present and future owners of any part of the LSP Property, its respective tenants, lessees and licensees and the employees, customers and invitees of it, access, ingress and egress to and from LSP Property over and across DRV Property, together with any other similar use thereof which LSP may reasonably require not inconsistent with the rights and reservations herein stated.

4. **Maintenance and Repair.** Prior to development of the LSP Property, the cost of maintenance and repair of the Access Easement shall be paid by DRV. Once development of the LSP Property has started, the cost of maintenance and repair of the Access Easement shall be split equally by the parties hereto. In the event that one party refuses to pay its cost of maintenance and repair, the other party shall have the right to cause such maintenance and repair to be done and shall have the right to recover from the other its share of such costs.

5. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of each of the parties hereto, their respective grantees, successors and assigns.

6. **Indemnification.** The parties hereto do hereby indemnify each other as follows:

A. LSP hereby agrees to indemnify, defend and hold harmless DRV and its affiliated and related entities and any lender to DRV holding a security interest in the DRV Property, from and against any and all liability, losses, damages, claims, actions, causes of action, costs and expenses (including without limitation, reasonable attorneys' fees) arising out of or relating to ((i) the exercise by LSP or

its agents, employees, contractors, permittees, or licensees (individually and collectively, LSP and all of the foregoing are referred to herein as the "LSP Parties"), of the easement rights granted hereunder; (ii) the presence of the LSP Parties on or about the Access Easement; or (iii) the nonperformance of any obligations of LSP hereunder by the LSP Parties.

B. DRV hereby agrees to indemnify, defend and hold harmless LSP and its affiliated and related entities and any lender to LSP holding a security interest in the LSP Property, from and against any and all liability, losses, damages, claims, actions, causes of action, costs and expenses (including without limitation, reasonable attorneys' fees) arising out of or relating to ((i) the exercise by DRV or its agents, employees, contractors, permittees, or licensees (individually and collectively, DRV and all of the foregoing are referred to herein as the "DRV Parties"), of the easement rights granted hereunder; (ii) the presence of the DRV Parties on or about the Access Easement; or (iii) the nonperformance of any obligations of DRV hereunder by the DRV Parties.

IN WITNESS WHEREOF, each of the parties hereto have duly executed this Agreement effective the day and year first above written.

DUBLIN SENIOR COMMUNITY DRV, LLC
An Oklahoma Limited Liability Company

By: 
Robert D. Thomas
Its Manager

"DRV"

DUBLIN SENIOR COMMUNITY LSP, LLC
An Oklahoma Limited Liability Company

By: 
William F. Thomas
Its Manager

"LSP"

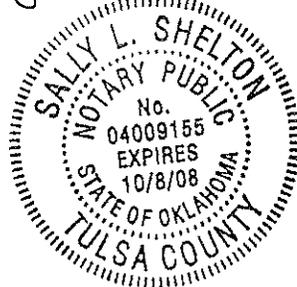
STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

Before me, the subscriber, a notary public in and for said state and county, personally appeared Robert D. Thomas as Manager of Dublin Senior Community DRV, LLC, an Oklahoma limited liability company, who acknowledged the execution of this instrument to be his free act and deed on behalf said limited liability company.

IN WITNESS WHEREOF, I hereto subscribed my name and affixed my seal on this 22 day of February, 2008.

Commission Expires: October 8, 2008
Commission No.: 04009155

Sally L. Shelton
Notary Public



STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

Before me, the subscriber, a notary public in and for said state and county, personally appeared William F. Thomas as Manager of Dublin Senior Community LSP, LLC, an Oklahoma limited liability company, who acknowledged the execution of this instrument to be his free act and deed on behalf said limited liability company.

IN WITNESS WHEREOF, I hereto subscribed my name and affixed my seal on this 22 day of February, 2008.

Commission Expires: October 8, 2008
Commission No.: 04009155

Sally L. Shelton
Notary Public

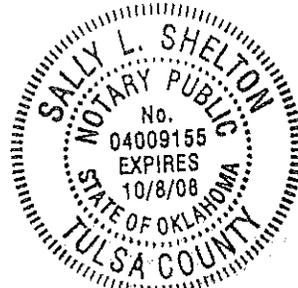


EXHIBIT LIST:

Exhibit "A" DRV Property
Exhibit "B" LSP Property
Exhibit "C" Depiction
Exhibit "D" Access Easement



Civil & Environmental Consultants, Inc.
 8740 Orlon Place, Suite 100 • Columbus, Ohio 43240
 Phone 614.540.6633 • Fax 614.540.6638
 CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
 NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**DESCRIPTION OF A
 8.377 ACRE TRACT LOCATED
 NORTH OF POST ROAD,
 WEST OF AVERY ROAD,
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3452, and being 8.377 acres of an original 13.707 acre tract conveyed to Dublin Senior Community DRV, LLC, by deed of record in Instrument Number 200511080237125, also being in Parcel Number 273-003959, all records herein are from the Recorder's Office, Franklin County, Ohio, said 8.377 acres being more particularly described as follows:

BEGINNING FOR REFERENCE, at a point in the centerline intersection of Avery Road and Post Road (60' R/W);

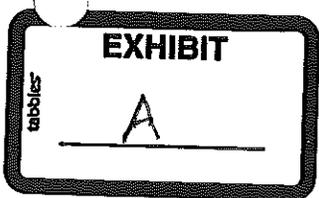
Thence with the following three (3) courses and distances, along the centerline of said Post Road:

1. South 87°56'09" West, a distance of 358.77 feet, to a found railroad spike;
2. South 89°36'52" West, a distance of 669.53 feet, to a found railroad spike;
3. North 88°31'04" West, a distance of 552.00 feet, to a found railroad spike at the common corner of said original 13.707 acre tract and a 5.812 acre tract conveyed to Dublin Geriatric Care, by deed of record in Official Record 10885, Page H18, said railroad spike also being the **TRUE POINT OF BEGINNING**;

Thence North 88°31'10" West, a distance of 285.13 feet, along the centerline of said Post Road and the southerly line of said original 13.707 acre tract, to a set P.K. nail;

Thence with the following eight (8) courses and distances, over and across said original 13.707 acre tract:

1. North 01°28'56" East, a distance of 90.00 feet (passing a set iron pipe on the northerly right-of-way of said Post Road, at a distance of 30.00 feet), to a set iron pipe.
2. North 56°31'04" West, a distance of 116.00 feet, to a set iron pipe;
3. North 04°21'13" West, a distance of 392.94 feet, to a set iron pipe;
4. North 83°40'35" East, a distance of 105.00 feet, to a set iron pipe;
5. North 57°40'35" East, a distance of 101.00 feet, to a set iron pipe;
6. North 24°40'35" East, a distance of 50.00 feet, to a set iron pipe;
7. North 64°40'35" East, a distance of 105.00 feet, to a set iron pipe;
8. North 27°40'35" East, a distance of 230.00 feet, to a set iron pipe, on the common line of said original 13.707 acre tract and a 1.275 acre tract conveyed to the Village of Dublin, by deed of record in Official Record 9986, Page F20;



Thence with the following three (3) courses and distances, along the common lines of said original 13.707 acre tract and said 1.275 acre tract:

1. South 75°19'21" East, a distance of 151.92 feet, to a point referenced by a set iron pipe located at a distance of 111.92 feet on the bank of a pond;
2. South 17°28'05" East, a distance of 149.91 feet, to a found 3/4 inch iron pipe with no I.D. cap;
3. South 74°48'10" East, a distance of 118.05 feet, to a found 3/4 inch iron pipe with no I.D. cap at the common corner of said 13.707 acre tract, said 1.275 acre tract, and said 5.812 acre tract;

Thence with the following three (3) courses and distances, along the common lines of said original 13.707 acre tract and said 5.812 acre tract:

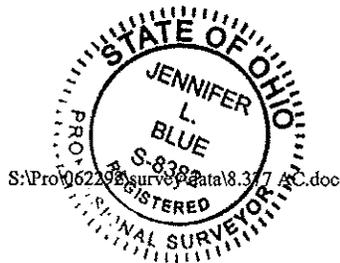
1. South 08°22'00" West, a distance of 198.48 feet, to a found 3/4 inch iron pipe with no I.D. cap;
2. South 52°28'56" West, a distance of 402.00 feet, to a found 3/4 inch iron pipe with no I.D. cap;
3. South 08°31'04" East, a distance of 262.00 feet (passing a set iron pipe on the northerly right-of-way of said Post Road, at a distance of 231.54 feet), to the **TRUE POINT OF BEGINNING**, containing 8.377 acres more or less. Being subject to all easements, restrictions, and right-of-ways of record.

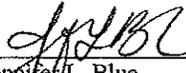
The bearings are based between two found 3/4 inch iron pipes on the easterly line of a 13.707 acre tract conveyed to Dublin Senior Community Limited Partnership, by deed of record in Official Record 26006, Page B04, having an angle of South 52°28'56" West.

This Survey was based on an actual field survey done by "Civil and Environmental Consultants, Inc." in September of 2006. There is an attached exhibit shown the property as described above.

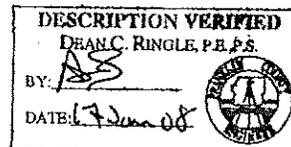
All iron pipes set are 3/4 inch in DIA, by 30" in length, with a yellow cap bearing the name "CEC PROP COR."

Civil & Environmental Consultants, Inc.




Jennifer L. Blue
Registered Surveyor No. S-8382
Date 1-15-08

0-107-G
All the
Bal of
(273)
3959





Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638
CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS, IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**DESCRIPTION OF A
5.330 ACRE LOT SPLIT LOCATED
NORTH OF POST ROAD,
WEST OF AVERY ROAD,
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3452, and being 5.330 acres of an original 13.707 acre tract conveyed to Dublin Senior Community DRV, LLC, by deed of record in Instrument Number 200511080237125, also being in Parcel Number 273-003959, all records herein are from the Recorder's Office, Franklin County, Ohio, said 5.330 acres being more particularly described as follows:

BEGINNING FOR REFERENCE, at a point in the centerline intersection of Avery Road and Post Road (60' R/W);

Thence with the following three (3) courses and distances, along the centerline of said Post Road:

1. South 87°56'09" West, a distance of 358.77 feet, to a found railroad spike;
2. South 89°36'52" West, a distance of 669.53 feet, to a found railroad spike;
3. North 88°31'04" West, a distance of 552.00 feet, to a found railroad spike at the common corner of said original 13.707 acre tract and a 5.812 acre tract conveyed to Dublin Geriatric Care, by deed of record in Official Record 10885, Page H18;

Thence North 88°31'10" West, a distance of 285.13 feet, along the centerline of said Post Road and the southerly line of said original 13.707 acre tract, to a set P.K. nail at the **TRUE POINT OF BEGINNING**;

Thence with the following two (2) courses and distances, along the centerline of said Post Road and the southerly line of said original 13.707 acre tract:

1. North 88°31'10" West, a distance of 70.00 feet, to a found P.K. nail;
2. North 88°11'54" West, a distance of 215.61 feet, to a found P.K. nail at the common corner of said original 13.707 acre tract and a 22.166 acre tract (A-1), conveyed to the City of Dublin, by deed of record in Official Record 11008, Page D03;

Thence North 07°00'47" West, a distance of 602.62 feet (passing a set iron pipe on the northerly right-of-way of said Post Road, at a distance of 30.36 feet), along the common line of said original 13.707 acre tract and said 22.166 acre tract, to a found 3/4 inch iron pipe with an I.D. cap bearing the name "Bird & Bull" at the common corner of said original 13/707 acre tract and a 2.677 acre tract (A-2), conveyed to the City of Dublin, by deed of record in Official Record 11008, Page D03;

Thence with the following two (2) courses and distances, along the common lines of said original 13.707 acre tract and said 2.677 acre tract:

1. North 89°36'31" East, a distance of 112.73 feet, to a found 3/4 inch iron pipe with no I.D. cap;



- North 49°01'38" East, a distance of 513.05 feet, to a point (referenced by a found 3/4 inch iron pipe with no I.D. cap located South 15°19'33" West, at a distance of 0.80 feet), at the common corner of said original 13.707 acre tract, said 2.677 acre tract, and a 1.275 acre tract conveyed to the Village of Dublin, by deed of record in Official Record 9986, Page F20;

Thence South 75°19'25" East, a distance of 152.00 feet, along the common line of said original 13.707 acre tract and said 1.275 acre tract, to a set pipe;

Thence with the following eight (8) courses and distances, over and across said original 13.707 acre tract:

- South 27°40'35" West, a distance of 230.00 feet, to a set iron pipe;
- South 64°40'35" West, a distance of 105.00 feet, to a set iron pipe;
- South 24°40'35" West, a distance of 50.00 feet, to a set iron pipe;
- South 57°40'35" West, a distance of 101.00 feet, to a set iron pipe;
- South 83°40'35" West, a distance of 105.00 feet, to a set iron pipe;
- South 04°21'13" East, a distance of 392.94 feet, to a set iron pipe;
- South 56°31'04" East, a distance of 116.00 feet, to a set iron pipe;
- South 01°28'56" West, a distance of 90.00 feet (passing a set iron pipe on the northerly right-of-way of said Post Road, at a distance of 60.00 feet), to the **TRUE POINT OF BEGINNING**, containing 5.330 acres more or less. Being subject to all easements, restrictions, and right-of-ways of record.

The bearings are based between two found 3/4 inch iron pipes on the easterly line of a 13.707 acre tract conveyed to Dublin Senior Community Limited Partnership, by deed of record in Official Record 26006, Page B04, having an angle of South 52°28'56" West.

This Survey was based on an actual field survey done by "Civil and Environmental Consultants, Inc." in September of 2006. There is an attached exhibit shown the property as described above.

All iron pipes set are 3/4 inch in DIA, by 30" in length, with a yellow cap bearing the name "CEC PROP COR."

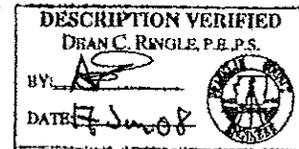
Civil & Environmental Consultants, Inc.



JL Blue
 Jennifer L. Blue
 Registered Surveyor No. S-8382

1-15-08
 Date

0-107-G
 Split
 5.330 Acres
 out of
 (273)
 3954

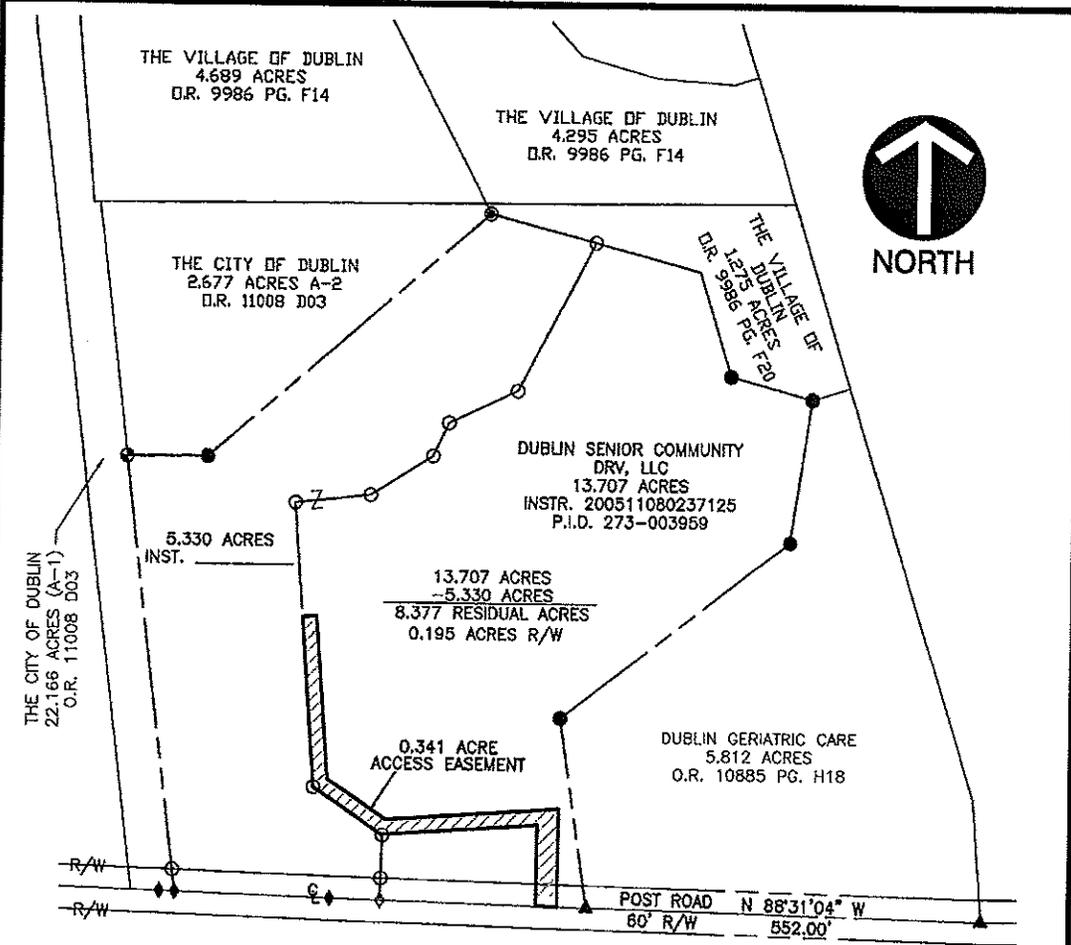




Civil & Environmental Consultants, Inc.

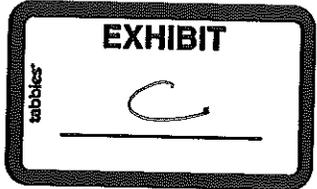
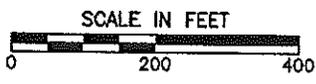
8740 Orion Place, Suite 100 Columbus, Oh. 43240
(614) 540-6633 (888)598-6808 FAX(614)540-6638
CHICAGO, IL. CINCINNATI, OH. CLEVELAND, OH. EXPORT, PA. INDIANAPOLIS, IN.
NASHVILLE, TN. PITTSBURGH, PA. ST. LOUIS, MO. DETROIT, MI.

ACCESS EASEMENT EXHIBIT



S:\PROJ\2006\062292\SURVEY\DWG\ACCESS ESMT EXHIBIT.DWG (JHAMMOND) -- JAN 18, 2008 -- 10:22:15

- FOUND 3/4" IRON PIPE WITH I.D. CAP BEARING THE NAME "BIRD & BULL".
- FOUND 3/4" IRON PIPE WITH NO I.D. CAP.
- ◆ FOUND P.K. NAIL
- ▲ FOUND RAILROAD SPIKE
- ◇ SET P.K. NAIL
- SET IRON PIPE 3/4" IRON PIPE WITH I.D. CAP BEARING THE NAME "CEC PROP COR".
- FOUND 3/4" IRON PIPE WITH NO I.D. CAP REFERENCED AT SOUTH 15°19'33" WEST, AT A DISTANCE OF 0.80'



REVISION RECORD		DRAWN BY: JMH	JOB NUMBER 062-292
		FIELD WORK BY: N/A	
		DATE: 1-18-08	
		SCALE: 1" = 200'	



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638
CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS, IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**DESCRIPTION OF A
0.341 ACRE ACCESS EASEMENT
NORTH OF POST ROAD,
WEST OF AVERY ROAD,
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3452, and being 0.341 acres of an original 13.707 acre tract conveyed to Dublin Senior Community DRV, LLC, by deed of record in Instrument Number 200511080237125, also being in Parcel Number 273-003959, all records herein are from the Recorder's Office, Franklin County, Ohio, said 0.341 acre access easement being more particularly described as follows:

BEGINNING FOR REFERENCE, at a found railroad spike in the centerline of Post Road (60' R/W), the southeast corner of said original 13.707 acre tract and the southwest corner of a 5.812 acre tract conveyed to Dublin Geriatric Care, by deed of record in Official Record 10885, Page H18;

Thence North 88°31'10" West, a distance of 40.19 feet, continuing along the centerline of said Post Road and the southerly line of said original 13.707 acre tract, to a point, said point also being the **TRUE POINT OF BEGINNING**;

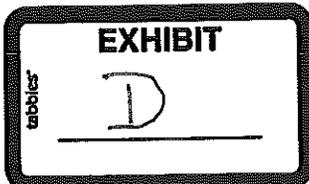
Thence North 88°31'10" West, a distance of 29.00 feet, along the centerline of said Post Road and the southerly line of said original 13.707 acre tract, to a point;

Thence following two (2) courses and distances, over and across said original 13.707 acre tract:

1. North 00°25'57" East, a distance of 111.37 feet, to a point;
2. South 86°02'44" West, a distance of 216.26 feet, to a point at the easterly corner of a 5.330 acre tract conveyed to Dublin Senior Community Limited Partnership, by deed of record in Instrument Number _____ ;

Thence with the following two (2) courses and distances, along the easterly line of said 5.330 acre tract:

1. North 56°31'04" West, a distance of 114.36 feet, to a point;



2. North 04°21'13" West, a distance of 234.59 feet, to a point;

Thence with the following five courses and distances, over and across said original 13.707 acre tract:

1. North 85°38'47" East, a distance of 20.00 feet, to a point;
2. South 04°21'13" East, a distance of 224.80 feet, to a point;
3. South 56°31'04" East, a distance of 97.80 feet, to a point;
4. North 86°02'44" East, a distance of 240.10 feet, to a point;
5. South 00°25'57" West, a distance of 134.17 feet, to the **TRUE POINT OF BEGINNING**, containing 0.341 acres more or less.

The bearings are based between two found 3/4 inch iron pipes on the easterly line of a 13.707 acre tract conveyed to Dublin Senior Community Limited Partnership, by deed of record in Official Record 26006, Page B04, having an angle of South 52°28'56" West.

This Exhibit was based on an actual field survey performed by "Civil and Environmental Consultants, Inc." in September of 2006.

Civil & Environmental Consultants, Inc.


Jennifer L. Blue
Registered Surveyor No. S-8382

1-18-08
Date

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of Columbus Box



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03/18/2008 2:00PM BXSTEWART TIT
Robert G. Montgomery
Franklin County Recorder

SIGN EASEMENT

THIS SIGN EASEMENT (the "Agreement") is made and entered into to be effective as of the 22 day of Feb., 2008, by and between DUBLIN SENIOR COMMUNITY DRV, LLC, an Oklahoma limited liability company ("DRV") and DUBLIN SENOR COMMUNITY LSP, LLC, an Oklahoma limited liability company ("LSP").

RECITALS:

A. DRV is the owner and in possession of the real property ("DRV Property") situated in the City of Dublin, County of Franklin, State of Ohio, described on Exhibit "A" attached hereto and made a part hereof.

B. LSP is the owner and in possession of the real property ("LSP Property") situated in the City of Dublin, County of Franklin, State of Ohio, described on Exhibit "B" attached hereto and made a part hereof.

C. DRV desires to grant to LSP a non-exclusive, perpetual sign easement in three (3) areas located on the DRV Property, which are generally shown on Exhibit "C" attached hereto and made a part hereof, all upon the terms and conditions and subject to the reservations herein set forth.

AGREEMENTS:

NOW, THEREFORE, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby covenant and agree as follows:

1. **Easement Grant by DRV.** Subject to the rights reserved to DRV in Paragraph 2 below, DRV does hereby grant and convey to LSP, its grantees, successors and assigns, a non-exclusive, perpetual sign easement ("DRV Easement") upon and across that part of DRV Property described on Exhibit "D-I", Exhibit "D-II" and Exhibit "D-III", all attached hereto and made a part hereof. The purpose of the DRV Easement is to allow LSP to identify the LSP Property and uses thereon. The DRV Easement herein granted shall constitute a burden upon and a covenant running with the title to DRV Property and shall be deemed a benefit of and appurtenant to LSP Property and shall run with the title thereto.

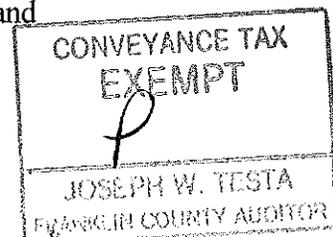
2. **Reservation of Rights.** DRV does hereby specifically reserve unto itself, its grantees, successors and assigns, the following perpetual rights in and to the real property covered thereby:

A. The right to use and enjoy the DRV Easement and the right, subject to the terms and conditions hereof, to identify the DRV Property and the uses thereon; and

TRANSFER
NOT NECESSARY

MAR 18 2008

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



B. The right to grant additional easements upon, across, in, above and under all or any part of the DRV Easement for the purpose of installing, constructing, maintaining, repairing, removing and replacing any and all utility lines and facilities, existing or to hereafter exist, including, but not limited to, storm and sanitary sewers, natural gas and water lines and related facilities, telephone, electric and television lines, cables, conduits and related facilities, PROVIDED that in the exercise of the rights granted or inherent in any of such additional easement, DRV shall not permanently or unreasonably obstruct the use of the DRV Easement by LSP for the uses granted herein.

3. **Signage.** DRV and LSP acknowledge that there are currently signs in place identifying the DRV Property and the use thereon in the two (2) DRV Easement locations abutting Post road (collectively the "Existing Signs"). As a part of the DRV Easement, DRV grants to LSP the right to use a part of the Existing Signs to identify the LSP Property and the use thereon if required by applicable laws, rules or regulations of the City of Dublin, Ohio. The parties agree that the third location of the DRV Easement shall be used by LSP and DRV (if so desired) as a directional sign identifying the respective properties.

4. **Maintenance and Repair.** Prior to development of the LSP Property, the cost of maintenance and repair of the DRV Easement and the signs located thereon shall be paid by DRV. All initial costs and expenses of LSP changing the Existing Signs shall be paid by LSP. Once development of the LSP Property has started, and LSP had paid the initial costs of changing the signs, the cost of maintenance and repair of the DRV Easement and the signs located thereon shall be split equally by the parties hereto. In the event that one party refuses to pay its cost of maintenance and repair, the other party shall have the right to cause such maintenance and repair to be done and shall have the right to recover from the other its share of such costs.

5. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of each of the parties hereto, their respective grantees, successors and assigns.

6. **Indemnification.** The parties hereto do hereby indemnify each other as follows:

A. LSP hereby agrees to indemnify, defend and hold harmless DRV and its affiliated and related entities and any lender to DRV holding a security interest in the DRV Property, from and against any and all liability, losses, damages, claims, actions, causes of action, costs and expenses (including without limitation, reasonable attorneys' fees) arising out of or relating to ((i) the exercise by LSP or its agents, employees, contractors, permittees, or licensees (individually and collectively, LSP and all of the foregoing are referred to herein as the "LSP Parties"), of the easement rights granted hereunder; (ii) the presence of the LSP Parties on or about the DRV Easement; or (iii) the nonperformance of any obligations of LSP hereunder by the LSP Parties.

B. DRV hereby agrees to indemnify, defend and hold harmless LSP and its affiliated and related entities and any lender to LSP holding a security interest in the LSP Property, from and against any and all liability, losses, damages, claims, actions, causes of action, costs and expenses (including without limitation, reasonable attorneys' fees) arising out of or relating to ((i) the exercise by DRV or its agents, employees, contractors, permittees, or licensees (individually and collectively, DRV and all of the foregoing are referred to herein as the "DRV Parties"), of the easement rights granted hereunder; (ii) the presence of the DRV Parties on or about the DRV Easement; or (iii) the nonperformance of any obligations of DRV hereunder by the DRV Parties.

IN WITNESS WHEREOF, each of the parties hereto have duly executed this Agreement effective the day and year first above written.

DUBLIN SENIOR COMMUNITY DRV, LLC
An Oklahoma Limited Liability Company

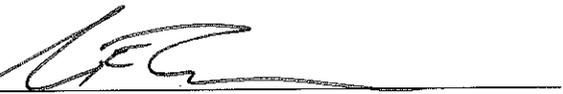
By: _____



Robert D. Thomas
Its Manager
"DRV"

DUBLIN SENIOR COMMUNITY LSP, LLC
An Oklahoma Limited Liability Company

By: _____



William F. Thomas
Its Manager
"LSP"

STATE OF OKLAHOMA)
)
) SS
COUNTY OF TULSA)

Before me, the subscriber, a notary public in and for said state and county, personally appeared Robert D. Thomas as Manager of Dublin Senior Community DRV, LLC, an Oklahoma limited liability company, who acknowledged the execution of this instrument to be his free act and deed on behalf said limited liability company.

IN WITNESS WHEREOF, I hereto subscribed my name and affixed my seal on this 22 day of February, 2008.

Commission Expires: October 8, 2008
Commission No.: 04009155 Sally L. Shelton
Notary Public

STATE OF OKLAHOMA)
)
) SS
COUNTY OF TULSA)

Before me, the subscriber, a notary public in and for said state and county, personally appeared William F. Thomas as Manager of Dublin Senior Community LSP, LLC, an Oklahoma limited liability company, who acknowledged the execution of this instrument to be his free act and deed on behalf said limited liability company.

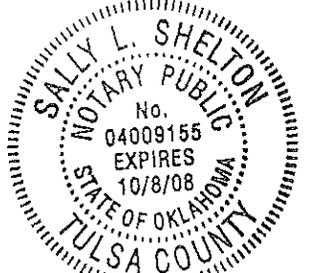
IN WITNESS WHEREOF, I hereto subscribed my name and affixed my seal on this 22 day of February, 2008.

Commission Expires: October 8, 2008
Commission No.: 04009155 Sally L. Shelton
Notary Public

I:\Gemini\Gemini Partners Limited Partnership\Dublin-2005\Sign Easement-FINAL.doc

EXHIBIT LIST:

- Exhibit "A" DRV Property
- Exhibit "B" LSP Property
- Exhibit "C" Location Depiction
- Exhibit "D" DRV Easement





Civil & Environmental Consultants, Inc.
8740 Orton Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638
CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**DESCRIPTION OF A
8.377 ACRE TRACT LOCATED
NORTH OF POST ROAD,
WEST OF AVERY ROAD,
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3452, and being 8.377 acres of an original 13.707 acre tract conveyed to Dublin Senior Community DRV, LLC, by deed of record in Instrument Number 200511080237125, also being in Parcel Number 273-003959, all records herein are from the Recorder's Office, Franklin County, Ohio, said 8.377 acres being more particularly described as follows:

BEGINNING FOR REFERENCE, at a point in the centerline intersection of Avery Road and Post Road (60' R/W);

Thence with the following three (3) courses and distances, along the centerline of said Post Road:

1. South 87°56'09" West, a distance of 358.77 feet, to a found railroad spike;
2. South 89°36'52" West, a distance of 669.53 feet, to a found railroad spike;
3. North 88°31'04" West, a distance of 552.00 feet, to a found railroad spike at the common corner of said original 13.707 acre tract and a 5.812 acre tract conveyed to Dublin Geriatric Care, by deed of record in Official Record 10885, Page H18, said railroad spike also being the **TRUE POINT OF BEGINNING**;

Thence North 88°31'10" West, a distance of 285.13 feet, along the centerline of said Post Road and the southerly line of said original 13.707 acre tract, to a set P.K. nail;

Thence with the following eight (8) courses and distances, over and across said original 13.707 acre tract:

1. North 01°28'56" East, a distance of 90.00 feet (passing a set iron pipe on the northerly right-of-way of said Post Road, at a distance of 30.00 feet), to a set iron pipe.
2. North 56°31'04" West, a distance of 116.00 feet, to a set iron pipe;
3. North 04°21'13" West, a distance of 392.94 feet, to a set iron pipe;
4. North 83°40'35" East, a distance of 105.00 feet, to a set iron pipe;
5. North 57°40'35" East, a distance of 101.00 feet, to a set iron pipe;
6. North 24°40'35" East, a distance of 50.00 feet, to a set iron pipe;
7. North 64°40'35" East, a distance of 105.00 feet, to a set iron pipe;
8. North 27°40'35" East, a distance of 230.00 feet, to a set iron pipe, on the common line of said original 13.707 acre tract and a 1.275 acre tract conveyed to the Village of Dublin, by deed of record in Official Record 9986, Page F20;

EXHIBIT

A

tabbles

Thence with the following three (3) courses and distances, along the common lines of said original 13.707 acre tract and said 1.275 acre tract:

1. South 75°19'21" East, a distance of 151.92 feet, to a point referenced by a set iron pipe located at a distance of 111.92 feet on the bank of a pond;
2. South 17°28'05" East, a distance of 149.91 feet, to a found 3/4 inch iron pipe with no I.D. cap;
3. South 74°48'10" East, a distance of 118.05 feet, to a found 3/4 inch iron pipe with no I.D. cap at the common corner of said 13.707 acre tract, said 1.275 acre tract, and said 5.812 acre tract;

Thence with the following three (3) courses and distances, along the common lines of said original 13.707 acre tract and said 5.812 acre tract:

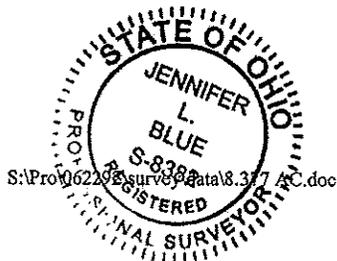
1. South 08°22'00" West, a distance of 198.48 feet, to a found 3/4 inch iron pipe with no I.D. cap;
2. South 52°28'56" West, a distance of 402.00 feet, to a found 3/4 inch iron pipe with no I.D. cap;
3. South 08°31'04" East, a distance of 262.00 feet (passing a set iron pipe on the northerly right-of-way of said Post Road, at a distance of 231.54 feet), to the **TRUE POINT OF BEGINNING**, containing 8.377 acres more or less. Being subject to all easements, restrictions, and right-of-ways of record.

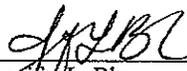
The bearings are based between two found 3/4 inch iron pipes on the easterly line of a 13.707 acre tract conveyed to Dublin Senior Community Limited Partnership, by deed of record in Official Record 26006, Page B04, having an angle of South 52°28'56" West.

This Survey was based on an actual field survey done by "Civil and Environmental Consultants, Inc." in September of 2006. There is an attached exhibit shown the property as described above.

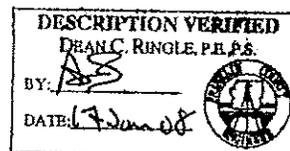
All iron pipes set are 3/4 inch in DIA, by 30" in length, with a yellow cap bearing the name "CEC PROP COR."

Civil & Environmental Consultants, Inc.




Jennifer L. Blue Date 1-15-08
Registered Surveyor No. S-8382

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(273)
3959





Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638
CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**DESCRIPTION OF A
5.330 ACRE LOT SPLIT LOCATED
NORTH OF POST ROAD,
WEST OF AVERY ROAD,
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3452, and being 5.330 acres of an original 13.707 acre tract conveyed to Dublin Senior Community DRV, LLC, by deed of record in Instrument Number 200511080237125, also being in Parcel Number 273-003959, all records herein are from the Recorder's Office, Franklin County, Ohio, said 5.330 acres being more particularly described as follows:

BEGINNING FOR REFERENCE, at a point in the centerline intersection of Avery Road and Post Road (60' R/W);

Thence with the following three (3) courses and distances, along the centerline of said Post Road:

1. South 87°56'09" West, a distance of 358.77 feet, to a found railroad spike;
2. South 89°36'52" West, a distance of 669.53 feet, to a found railroad spike;
3. North 88°31'04" West, a distance of 552.00 feet, to a found railroad spike at the common corner of said original 13.707 acre tract and a 5.812 acre tract conveyed to Dublin Geriatric Care, by deed of record in Official Record 10885, Page H18;

Thence North 88°31'10" West, a distance of 285.13 feet, along the centerline of said Post Road and the southerly line of said original 13.707 acre tract, to a set P.K. nail at the **TRUE POINT OF BEGINNING**;

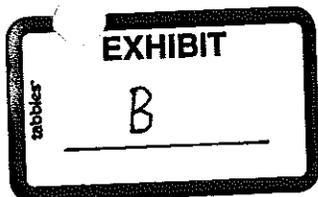
Thence with the following two (2) courses and distances, along the centerline of said Post Road and the southerly line of said original 13.707 acre tract:

1. North 88°31'10" West, a distance of 70.00 feet, to a found P.K. nail;
2. North 88°11'54" West, a distance of 215.61 feet, to a found P.K. nail at the common corner of said original 13.707 acre tract and a 22.166 acre tract (A-1), conveyed to the City of Dublin, by deed of record in Official Record 11008, Page D03;

Thence North 07°00'47" West, a distance of 602.62 feet (passing a set iron pipe on the northerly right-of-way of said Post Road, at a distance of 30.36 feet), along the common line of said original 13.707 acre tract and said 22.166 acre tract, to a found 3/4 inch iron pipe with an I.D. cap bearing the name "Bird & Bull" at the common corner of said original 13/707 acre tract and a 2.677 acre tract (A-2), conveyed to the City of Dublin, by deed of record in Official Record 11008, Page D03;

Thence with the following two (2) courses and distances, along the common lines of said original 13.707 acre tract and said 2.677 acre tract:

1. North 89°36'31" East, a distance of 112.73 feet, to a found 3/4 inch iron pipe with no I.D. cap;



- North 49°01'38" East, a distance of 513.05 feet, to a point (referenced by a found 3/4 inch iron pipe with no I.D. cap located South 15°19'33" West, at a distance of 0.80 feet), at the common corner of said original 13.707 acre tract, said 2.677 acre tract, and a 1.275 acre tract conveyed to the Village of Dublin, by deed of record in Official Record 9986, Page F20;

Thence South 75°19'25" East, a distance of 152.00 feet, along the common line of said original 13.707 acre tract and said 1.275 acre tract, to a set pipe;

Thence with the following eight (8) courses and distances, over and across said original 13.707 acre tract:

- South 27°40'35" West, a distance of 230.00 feet, to a set iron pipe;
- South 64°40'35" West, a distance of 105.00 feet, to a set iron pipe;
- South 24°40'35" West, a distance of 50.00 feet, to a set iron pipe;
- South 57°40'35" West, a distance of 101.00 feet, to a set iron pipe;
- South 83°40'35" West, a distance of 105.00 feet, to a set iron pipe;
- South 04°21'13" East, a distance of 392.94 feet, to a set iron pipe;
- South 56°31'04" East, a distance of 116.00 feet, to a set iron pipe;
- South 01°28'56" West, a distance of 90.00 feet (passing a set iron pipe on the northerly right-of-way of said Post Road, at a distance of 60.00 feet), to the **TRUE POINT OF BEGINNING**, containing 5.330 acres more or less. Being subject to all easements, restrictions, and right-of-ways of record.

The bearings are based between two found 3/4 inch iron pipes on the easterly line of a 13.707 acre tract conveyed to Dublin Senior Community Limited Partnership, by deed of record in Official Record 26006, Page B04, having an angle of South 52°28'56" West.

This Survey was based on an actual field survey done by "Civil and Environmental Consultants, Inc." in September of 2006. There is an attached exhibit shown the property as described above.

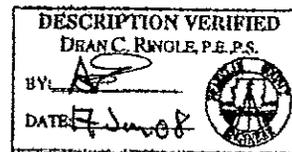
All iron pipes set are 3/4 inch in DIA, by 30" in length, with a yellow cap bearing the name "CEC PROP COR."

Civil & Environmental Consultants, Inc.



JL Blue
 Jennifer L. Blue Date 1-15-08
 Registered Surveyor No. S-8382

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 5.330 Acres
 out of
 (273)
 3959

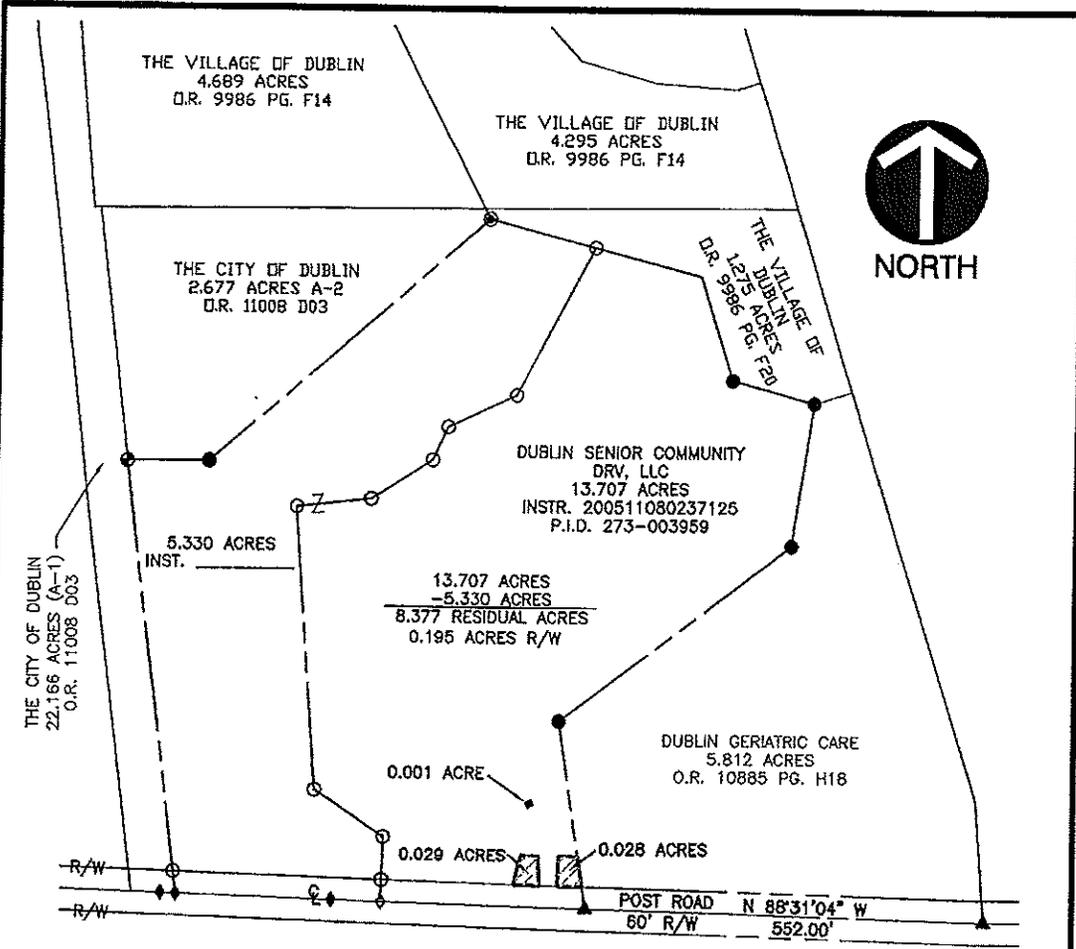




Civil & Environmental Consultants, Inc.

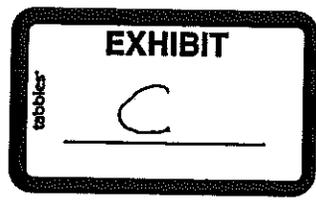
8740 Orion Place, Suite 100 Columbus, Oh. 43240
(614) 540-6633 (888)598-6808 FAX(614)540-6638
CHICAGO, IL. CINCINNATI, OH. CLEVELAND, OH. EXPORT, PA. INDIANAPOLIS, IN.
NASHVILLE, TN. PITTSBURGH, PA. ST. LOUIS, MO. DETROIT, MI.

SIGN EASEMENT EXHIBIT



S:\PROJ\2005\062292\SURVEY\DWG\SIGN_ESMT_EXHIBIT.DWG (JHAMMOND) - JAN 18, 2008 - 10:27:20

- FOUND 3/4" IRON PIPE WITH I.D. CAP BEARING THE NAME "BIRD & BULL".
- FOUND 3/4" IRON PIPE WITH NO I.D. CAP.
- ◆ FOUND P.K. NAIL
- ▲ FOUND RAILROAD SPIKE
- ◇ SET P.K. NAIL
- SET IRON PIPE 3/4" IRON PIPE WITH I.D. CAP BEARING THE NAME "DEC PROP COR".
- FOUND 3/4" IRON PIPE WITH NO I.D. CAP REFERENCED AT SOUTH 15°19'33" WEST, AT A DISTANCE OF 0.60'



REVISION RECORD		DRAWN BY: JMH	JOB NUMBER 062-292
		FIELD WORK BY: N/A	
		DATE: 1-18-08	
		SCALE: 1" = 200'	



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638
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NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**DESCRIPTION OF A
0.029 ACRE SIGN EASEMENT
NORTH OF POST ROAD,
WEST OF AVERY ROAD,
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3452, and being 0.029 acre out of an original 13.707 acre tract conveyed to Dublin Senior Community DRV, LLC, by deed of record in Instrument Number 200511080237125, also being in Parcel Number 273-003959, all records herein are from the Recorder's Office, Franklin County, Ohio, said 0.029 acre being more particularly described as follows:

BEGINNING FOR REFERENCE, at a found railroad spike in the centerline of Post Road (60' R/W), the common corner of said original 13.707 acre tract and a 5.812 acre tract conveyed to Dublin Geriatric Care, by deed of record in Official Record 10885, Page H18;

Thence North $88^{\circ}31'10''$ West, a distance of 64.74 feet, along the centerline of said Post Road, the southerly line of said original 13.707 acre tract, to a point;

Thence North $01^{\circ}28'50''$ East, a distance of 30.00 feet, to a point on the northerly right-of-way of said Post Road, being the **TRUE POINT OF BEGINNING**;

Thence North $88^{\circ}31'10''$ West, a distance of 35.94 feet, along the northerly right-of-way of said Post Road, to a point;

Thence with the following three (3) courses and distances, over and across said original 13.707 acre tract:

1. North $13^{\circ}30'15''$ East, a distance of 42.14 feet, to a point;
2. South $89^{\circ}25'43''$ East, a distance of 24.83 feet, to a point;
3. South $01^{\circ}44'09''$ East, a distance of 41.67 feet, to the **TRUE POINT OF BEGINNING**, containing 0.029 acre, more or less.



The bearings are based between two found 3/4 inch iron pipes on the easterly line of a 13.707 acre tract conveyed to Dublin Senior Community Limited Partnership, by deed of record in Official Record 26006, Page B04, having an angle of South 52°28'56" West.

This Exhibit was based on an actual field survey performed by "Civil and Environmental Consultants, Inc." in September of 2006.

Civil & Environmental Consultants, Inc.





Jennifer L. Blue 1-18-08
Registered Surveyor No. S-8382 Date



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NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**DESCRIPTION OF A
0.028 ACRE SIGN EASEMENT
NORTH OF POST ROAD,
WEST OF AVERY ROAD,
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3452, and being 0.028 acre out of an original 13.707 acre tract conveyed to Dublin Senior Community DRV, LLC, by deed of record in Instrument Number 200511080237125, also being in Parcel Number 273-003959, all records herein are from the Recorder's Office, Franklin County, Ohio, said 0.028 acre being more particularly described as follows:

BEGINNING FOR REFERENCE, at a found railroad spike in the centerline of Post Road (60' R/W), the common corner of said original 13.707 acre tract and a 5.812 acre tract conveyed to Dublin Geriatric Care, by deed of record in Official Record 10885, Page H18;

Thence North 08°31'04" West, a distance of 30.46 feet, along the common line of said original 13.707 acre tract and said 5.812 acre tract, to a point on the northerly right-of-way of said Post Road, being the **TRUE POINT OF BEGINNING**;

Thence North 88°31'10" West, a distance of 33.44 feet, along the northerly right-of-way of said Post Road, to a point;

Thence with the following two (2) courses and distances, over and across said original 13.707 acre tract:

1. North 02°15'30" East, a distance of 41.78 feet, to a point;
2. North 89°58'12" East, a distance of 25.40 feet, to a point on the line common to said original 13.707 acre tract and said 5.812 acre tract;

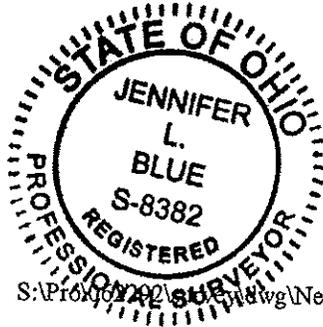
Thence South 08°31'04" East, a distance of 43.10 feet, along the line common to said original 13.707 acre tract and said 5.812 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.028 acre, more or less.



The bearings are based between two found 3/4 inch iron pipes on the easterly line of a 13.707 acre tract conveyed to Dublin Senior Community Limited Partnership, by deed of record in Official Record 26006, Page B04, having an angle of South 52°28'56" West.

This Exhibit was based on an actual field survey performed by "Civil and Environmental Consultants, Inc." in September of 2006.

Civil & Environmental Consultants, Inc.




Jennifer L. Blue
Registered Surveyor No. S-8382

1-18-08
Date

S:\Projects\2007\Sub-Civil\New Splits 8-14-07\data\0.028 ac sign ease.doc



Civil & Environmental Consultants, Inc.
 8740 Orion Place, Suite 100 • Columbus, Ohio 43240
 Phone 614.540.6633 • Fax 614.540.6638
 CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
 NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**DESCRIPTION OF A 0.001 ACRE SIGN EASEMENT
 NORTH OF POST ROAD,
 WEST OF AVERY ROAD,
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3452, and being 0.001 acre out of an original 13.707 acre tract conveyed to Dublin Senior Community DRV, LLC, by deed of record in Instrument Number 200511080237125, also being in Parcel Number 273-003959, all records herein are from the Recorder's Office, Franklin County, Ohio, said 0.001 acre being more particularly described as follows:

BEGINNING FOR REFERENCE, at a found railroad spike in the centerline of Post Road (60' R/W), the common corner of said original 13.707 acre tract and a 5.812 acre tract conveyed to Dublin Geriatric Care, by deed of record in Official Record 10885, Page H18;

Thence North 88°31'10" West, a distance of 84.77 feet, along the centerline of said Post Road, to a point;

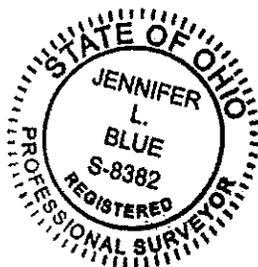
Thence North 01°28'50" East, a distance of 139.01 feet, over and across said original 13.707 acre tract, to the **TRUE POINT OF BEGINNING**;

Thence the following four (4) courses and distances over and across said original 13.707 acre tract:

1. North 25°39'13" West, a distance of 5.00 feet, to a point;
2. North 64°20'47" East, a distance of 7.00 feet, to a point;
3. South 25°39'13" East, a distance of 5.00 feet, to a point;
4. South 64°20'47" West, a distance of 7.00 feet, to the **TRUE POINT OF BEGINNING**, containing 0.001 acre, more or less.

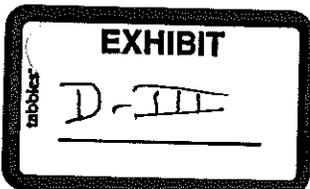
The bearings are based between two found 3/4 inch iron pipes on the easterly line of a 13.707 acre tract conveyed to Dublin Senior Community Limited Partnership, by deed of record in Official Record 26006, Page B04, having an angle of South 52°28'56" West.

This Exhibit was based on an actual field survey performed by "Civil and Environmental Consultants, Inc." in January of 2008.



Civil & Environmental Consultants, Inc.

JLB
 Jennifer L. Blue Date 1-18-08
 Registered Surveyor No. S-8382



STORM WATER EASEMENT



200803180041393

Pgs: 11 \$100.00 T20080018638
03/18/2008 2:01PM BXSTEWART TIT
Robert G. Montgomery
Franklin County Recorder

THIS STORM WATER EASEMENT (the "Agreement") is made and entered into to be effective as of the 22 day of Feb., 2008, by and between **DUBLIN SENIOR COMMUNITY DRV, LLC, an Oklahoma limited liability company ("DRV")** and **DUBLIN SENOR COMMUNITY LSP, LLC, an Oklahoma limited liability company ("LSP")**.

RECITALS:

A. DRV is the owner and in possession of the real property ("DRV Property") situated in the City of Dublin, County of Franklin, State of Ohio, described on Exhibit "A" attached hereto and made a part hereof.

B. LSP is the owner and in possession of the real property ("LSP Property") situated in the City of Dublin, County of Franklin, State of Ohio, described on Exhibit "B" attached hereto and made a part hereof.

C. There is an existing private storm water sewer line (the "Storm Sewer"), which is generally shown on Exhibit "C" attached hereto and made a part hereof, that is located on the DRV Property.

D. DRV desires to grant to LSP a non-exclusive, perpetual storm water easement with respect to the Storm Sewer as hereinafter described, all upon the terms and conditions and subject to the reservations herein set forth.

AGREEMENTS:

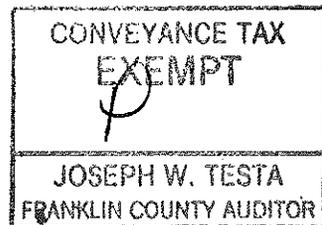
NOW, THEREFORE, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby covenant and agree as follows:

1. **Easement Grant by DRV.** Subject to the rights reserved to DRV in Paragraph 2 below, DRV does hereby grant and convey to LSP, its grantees, successors and assigns, a non-exclusive, perpetual storm water easement ("DRV Easement") upon and across that part of DRV Property described on Exhibit "D", attached hereto and made a part hereof. The purpose of the DRV Easement is to allow LSP to connect its storm water drainage system to the Storm Sewer at the manhole depicted on Exhibit "C" and to drain its storm water through the Storm Sewer. The DRV Easement herein granted shall constitute a burden upon and a covenant running with the title to DRV Property and shall be deemed a benefit of and appurtenant to LSP Property and shall run with the title thereto.

TRANSFER
NOT NECESSARY

MAR 18 2008

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



1/20052125 JK

Stewart Title Agency
o Columbus Box

2. **Reservation of Rights.** DRV does hereby specifically reserve unto itself, its grantees, successors and assigns, the following perpetual rights as to the DRV Easement and the real property covered thereby:

A. The right to use and enjoy DRV Easement and the right, subject to the terms and conditions hereof, to permit its respective grantees, tenants, lessees and licensees, employees, customers, invitees and other permissive users of record, to use and enjoy the DRV Easement in common with the other party herein; and

B. The right to grant additional easements upon, across, in, above and under all or any part of the DRV Easement for the purpose of installing, constructing, maintaining, repairing, removing and replacing any and all utility lines and facilities, existing or to hereafter exist, including, but not limited to, storm and sanitary sewers, natural gas and water lines and related facilities, telephone, electric and television lines, cables, conduits and related facilities, PROVIDED that in the exercise of the rights granted or inherent in any of such additional easement, DRV shall not permanently or unreasonably obstruct the use of the DRV Easement by LSP.

3. **Maintenance and Repair.** Prior to development of the LSP Property, the cost of maintenance and repair of the DRV Easement shall be paid by DRV. LSP shall pay all costs and expenses of its connection to the Storm Sewer and shall immediately repair any damage to the DRV Property as a result of such connection. Once development of the LSP Property has started and LSP has paid the initial costs of connection, the cost of maintenance and repair of the DRV Easement shall be split equally by the parties hereto. In the event that one party refuses to pay its cost of maintenance and repair, the other party shall have the right to cause such maintenance and repair to be done and shall have the right to recover from the other its share of such costs.

4. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of each of the parties hereto, their respective grantees, successors and assigns.

5. **Indemnification.** The parties hereto do hereby indemnify each other as follows:

A. LSP hereby agrees to indemnify, defend and hold harmless DRV and its affiliated and related entities and any lender to DRV holding a security interest in the DRV Property, from and against any and all liability, losses, damages, claims, actions, causes of action, costs and expenses (including without limitation, reasonable attorneys' fees) arising out of or relating to ((i) the exercise by LSP or its agents, employees, contractors, permittees, or licensees (individually and collectively, LSP and all of the foregoing are referred to herein as the "LSP Parties"), of the easement rights granted hereunder; (ii) the presence of the LSP Parties on or about the DRV Easement; or (iii) the nonperformance of any obligations of LSP hereunder by the LSP Parties.

B. DRV hereby agrees to indemnify, defend and hold harmless LSP and its affiliated and related entities and any lender to LSP holding a security interest in the LSP Property, from and against any and all liability, losses, damages, claims, actions, causes of action, costs and expenses (including without limitation, reasonable attorneys' fees) arising out of or relating to ((i) the exercise by DRV or its agents, employees, contractors, permittees, or licensees (individually and collectively, DRV and all of the foregoing are referred to herein as the "DRV Parties"), of the easement rights granted hereunder; (ii) the presence of the DRV Parties on or about the DRV Easement; or (iii) the nonperformance of any obligations of DRV hereunder by the DRV Parties.

IN WITNESS WHEREOF, each of the parties hereto have duly executed this Agreement effective the day and year first above written.

DUBLIN SENIOR COMMUNITY DRV, LLC
An Oklahoma Limited Liability Company

By: 

Robert D. Thomas
Its Manager

"DRV"

DUBLIN SENIOR COMMUNITY LSP, LLC
An Oklahoma Limited Liability Company

By: 

William F. Thomas
Its Manager

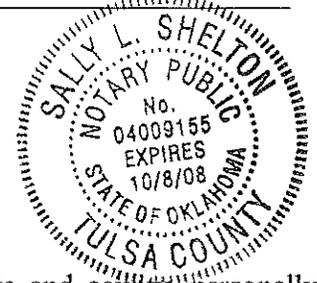
"LSP"

STATE OF OKLAHOMA)
)
 COUNTY OF TULSA) SS

Before me, the subscriber, a notary public in and for said state and county, personally appeared Robert D. Thomas as Manager of Dublin Senior Community DRV, LLC, an Oklahoma limited liability company, who acknowledged the execution of this instrument to be his free act and deed on behalf said limited liability company.

IN WITNESS WHEREOF, I hereto subscribed my name and affixed my seal on this 22 day of February, 2008.

Commission Expires: October 8, 2008
Commission No.: 04009155 Notary Public Sally L. Shelton

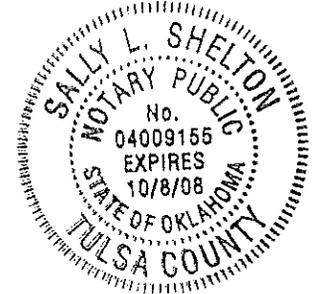


STATE OF OKLAHOMA)
)
 COUNTY OF TULSA) SS

Before me, the subscriber, a notary public in and for said state and county, personally appeared William F. Thomas as Manager of Dublin Senior Community LSP, LLC, an Oklahoma limited liability company, who acknowledged the execution of this instrument to be his free act and deed on behalf said limited liability company.

IN WITNESS WHEREOF, I hereto subscribed my name and affixed my seal on this 22 day of February, 2008.

Commission Expires: October 8, 2008
Commission No.: 04009155 Notary Public Sally L. Shelton



I:\Gemini\Gemini Partners Limited Partnership\Dublin-2005\Storm Water Easement-1.doc

EXHIBIT LIST:

- Exhibit "A" DRV Property
- Exhibit "B" LSP Property
- Exhibit "C" Storm Sewer
- Exhibit "D" DRV Easement



Civil & Environmental Consultants, Inc.

8740 Orion Place, Suite 100 • Columbus, Ohio 43240

Phone 614.540.6633 • Fax 614.540.6638

CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS, IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**DESCRIPTION OF A
8.377 ACRE TRACT LOCATED
NORTH OF POST ROAD,
WEST OF AVERY ROAD,
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3452, and being 8.377 acres of an original 13.707 acre tract conveyed to Dublin Senior Community DRV, LLC, by deed of record in Instrument Number 200511080237125, also being in Parcel Number 273-003959, all records herein are from the Recorder's Office, Franklin County, Ohio, said 8.377 acres being more particularly described as follows:

BEGINNING FOR REFERENCE, at a point in the centerline intersection of Avery Road and Post Road (60' R/W);

Thence with the following three (3) courses and distances, along the centerline of said Post Road:

1. South 87°56'09" West, a distance of 358.77 feet, to a found railroad spike;
2. South 89°36'52" West, a distance of 669.53 feet, to a found railroad spike;
3. North 88°31'04" West, a distance of 552.00 feet, to a found railroad spike at the common corner of said original 13.707 acre tract and a 5.812 acre tract conveyed to Dublin Geriatric Care, by deed of record in Official Record 10885, Page H18, said railroad spike also being the **TRUE POINT OF BEGINNING**;

Thence North 88°31'10" West, a distance of 285.13 feet, along the centerline of said Post Road and the southerly line of said original 13.707 acre tract, to a set P.K. nail;

Thence with the following eight (8) courses and distances, over and across said original 13.707 acre tract:

1. North 01°28'56" East, a distance of 90.00 feet (passing a set iron pipe on the northerly right-of-way of said Post Road, at a distance of 30.00 feet), to a set iron pipe.
2. North 56°31'04" West, a distance of 116.00 feet, to a set iron pipe;
3. North 04°21'13" West, a distance of 392.94 feet, to a set iron pipe;
4. North 83°40'35" East, a distance of 105.00 feet, to a set iron pipe;
5. North 57°40'35" East, a distance of 101.00 feet, to a set iron pipe;
6. North 24°40'35" East, a distance of 50.00 feet, to a set iron pipe;
7. North 64°40'35" East, a distance of 105.00 feet, to a set iron pipe;
8. North 27°40'35" East, a distance of 230.00 feet, to a set iron pipe, on the common line of said original 13.707 acre tract and a 1.275 acre tract conveyed to the Village of Dublin, by deed of record in Official Record 9986, Page F20;

EXHIBIT

A

tabbles

Thence with the following three (3) courses and distances, along the common lines of said original 13.707 acre tract and said 1.275 acre tract:

1. South 75°19'21" East, a distance of 151.92 feet, to a point referenced by a set iron pipe located at a distance of 111.92 feet on the bank of a pond;
2. South 17°28'05" East, a distance of 149.91 feet, to a found 3/4 inch iron pipe with no I.D. cap;
3. South 74°48'10" East, a distance of 118.05 feet, to a found 3/4 inch iron pipe with no I.D. cap at the common corner of said 13.707 acre tract, said 1.275 acre tract, and said 5.812 acre tract;

Thence with the following three (3) courses and distances, along the common lines of said original 13.707 acre tract and said 5.812 acre tract:

1. South 08°22'00" West, a distance of 198.48 feet, to a found 3/4 inch iron pipe with no I.D. cap;
2. South 52°28'56" West, a distance of 402.00 feet, to a found 3/4 inch iron pipe with no I.D. cap;
3. South 08°31'04" East, a distance of 262.00 feet (passing a set iron pipe on the northerly right-of-way of said Post Road, at a distance of 231.54 feet), to the **TRUE POINT OF BEGINNING**, containing 8.377 acres more or less. Being subject to all easements, restrictions, and right-of-ways of record.

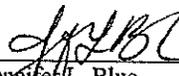
The bearings are based between two found 3/4 inch iron pipes on the easterly line of a 13.707 acre tract conveyed to Dublin Senior Community Limited Partnership, by deed of record in Official Record 26006, Page B04, having an angle of South 52°28'56" West.

This Survey was based on an actual field survey done by "Civil and Environmental Consultants, Inc." in September of 2006. There is an attached exhibit shown the property as described above.

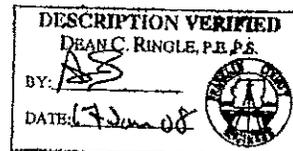
All iron pipes set are 3/4 inch in DIA, by 30" in length, with a yellow cap bearing the name "CEC PROP COR."

Civil & Environmental Consultants, Inc.




Jennifer L. Blue
Registered Surveyor No. S-8382
Date 1-15-08

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(273)
3959





Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
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CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS, IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**DESCRIPTION OF A
5.330 ACRE LOT SPLIT LOCATED
NORTH OF POST ROAD,
WEST OF AVERY ROAD,
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3452, and being 5.330 acres of an original 13.707 acre tract conveyed to Dublin Senior Community DRV, LLC, by deed of record in Instrument Number 200511080237125, also being in Parcel Number 273-003959, all records herein are from the Recorder's Office, Franklin County, Ohio, said 5.330 acres being more particularly described as follows:

BEGINNING FOR REFERENCE, at a point in the centerline intersection of Avery Road and Post Road (60' R/W);

Thence with the following three (3) courses and distances, along the centerline of said Post Road:

1. South 87°56'09" West, a distance of 358.77 feet, to a found railroad spike;
2. South 89°36'52" West, a distance of 669.53 feet, to a found railroad spike;
3. North 88°31'04" West, a distance of 552.00 feet, to a found railroad spike at the common corner of said original 13.707 acre tract and a 5.812 acre tract conveyed to Dublin Geriatric Care, by deed of record in Official Record 10885, Page H18;

Thence North 88°31'10" West, a distance of 285.13 feet, along the centerline of said Post Road and the southerly line of said original 13.707 acre tract, to a set P.K. nail at the **TRUE POINT OF BEGINNING**;

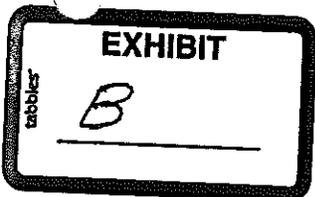
Thence with the following two (2) courses and distances, along the centerline of said Post Road and the southerly line of said original 13.707 acre tract:

1. North 88°31'10" West, a distance of 70.00 feet, to a found P.K. nail;
2. North 88°11'54" West, a distance of 215.61 feet, to a found P.K. nail at the common corner of said original 13.707 acre tract and a 22.166 acre tract (A-1), conveyed to the City of Dublin, by deed of record in Official Record 11008, Page D03;

Thence North 07°00'47" West, a distance of 602.62 feet (passing a set iron pipe on the northerly right-of-way of said Post Road, at a distance of 30.36 feet), along the common line of said original 13.707 acre tract and said 22.166 acre tract, to a found 3/4 inch iron pipe with an I.D. cap bearing the name "Bird & Bull" at the common corner of said original 13.707 acre tract and a 2.677 acre tract (A-2), conveyed to the City of Dublin, by deed of record in Official Record 11008, Page D03;

Thence with the following two (2) courses and distances, along the common lines of said original 13.707 acre tract and said 2.677 acre tract:

1. North 89°36'31" East, a distance of 112.73 feet, to a found 3/4 inch iron pipe with no I.D. cap;



2. North 49°01'38" East, a distance of 513.05 feet, to a point (referenced by a found 3/4 inch iron pipe with no I.D. cap located South 15°19'33" West, at a distance of 0.80 feet), at the common corner of said original 13.707 acre tract, said 2.677 acre tract, and a 1.275 acre tract conveyed to the Village of Dublin, by deed of record in Official Record 9986, Page F20;

Thence South 75°19'25" East, a distance of 152.00 feet, along the common line of said original 13.707 acre tract and said 1.275 acre tract, to a set pipe;

Thence with the following eight (8) courses and distances, over and across said original 13.707 acre tract:

1. South 27°40'35" West, a distance of 230.00 feet, to a set iron pipe;
2. South 64°40'35" West, a distance of 105.00 feet, to a set iron pipe;
3. South 24°40'35" West, a distance of 50.00 feet, to a set iron pipe;
4. South 57°40'35" West, a distance of 101.00 feet, to a set iron pipe;
5. South 83°40'35" West, a distance of 105.00 feet, to a set iron pipe;
6. South 04°21'13" East, a distance of 392.94 feet, to a set iron pipe;
7. South 56°31'04" East, a distance of 116.00 feet, to a set iron pipe;
8. South 01°28'56" West, a distance of 90.00 feet (passing a set iron pipe on the northerly right-of-way of said Post Road, at a distance of 60.00 feet), to the **TRUE POINT OF BEGINNING**, containing 5.330 acres more or less. Being subject to all easements, restrictions, and right-of-ways of record.

The bearings are based between two found 3/4 inch iron pipes on the easterly line of a 13.707 acre tract conveyed to Dublin Senior Community Limited Partnership, by deed of record in Official Record 26006, Page B04, having an angle of South 52°28'56" West.

This Survey was based on an actual field survey done by "Civil and Environmental Consultants, Inc." in September of 2006. There is an attached exhibit shown the property as described above.

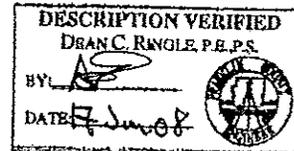
All iron pipes set are 3/4 inch in DIA, by 30" in length, with a yellow cap bearing the name "CEC PROP COR."

Civil & Environmental Consultants, Inc.



JL Blue
 Jennifer L. Blue Date 1-15-08
 Registered Surveyor No. S-8382

0-107-G
 Split
 5.330 Acres
 out of
 (273)
 3954

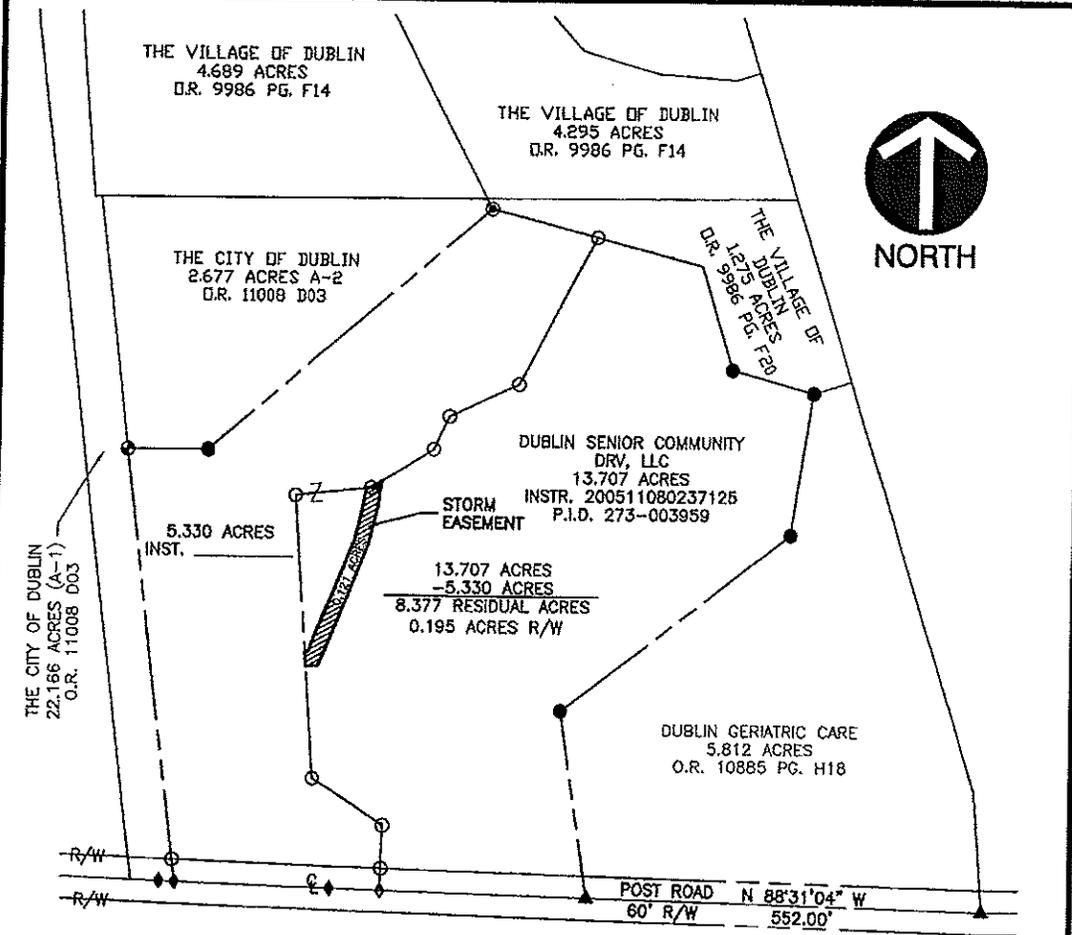




Civil & Environmental Consultants, Inc.

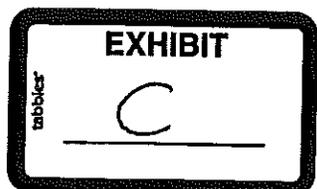
8740 Orion Place, Suite 100 Columbus, Oh. 43240
(614) 540-6633 (888)598-6808 FAX(614)540-6638
CHICAGO, IL. CINCINNATI, OH. CLEVELAND, OH. EXPORT, PA. INDIANAPOLIS, IN.
NASHVILLE, TN. PITTSBURGH, PA. ST. LOUIS, MO. DETROIT, MI.

DRAINAGE EASEMENT EXHIBIT



S:\PROJ\2006\062292\SURVEY\DWG\DRNAGE ESMT EXHIBIT.DWG (UNPLANNED) - JAN 18, 2008 - 10:16:57

- FOUND 3/4" IRON PIPE WITH I.D. CAP BEARING THE NAME "BIRD & BULL".
- FOUND 3/4" IRON PIPE WITH NO I.D. CAP.
- ◆ FOUND P.K. NAIL
- ▲ FOUND RAILROAD SPIKE
- ◇ SET P.K. NAIL
- SET IRON PIPE 3/4" IRON PIPE WITH I.D. CAP BEARING THE NAME "CEC PROP COR".
- FOUND 3/4" IRON PIPE WITH NO I.D. CAP REFERENCED AT SOUTH 15°19'33" WEST, AT A DISTANCE OF 0.80'



REVISION RECORD		DRAWN BY: JMH	JOB NUMBER 062-292
		FIELD WORK BY: N/A	
		DATE: 1-18-08	
		SCALE: 1" = 200'	



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638
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NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

**DESCRIPTION OF A
0.121 ACRE DRAINAGE EASEMENT
NORTH OF POST ROAD,
WEST OF AVERY ROAD,
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**

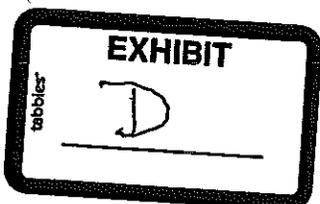
Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 3452, and being 0.121 acre of an original 13.707 acre tract conveyed to Dublin Senior Community DRV, LLC, by deed of record in Instrument Number 200511080237125, also being in Parcel Number 273-003959, all records herein are from the Recorder's Office, Franklin County, Ohio, said 0.121 acre being more particularly described as follows:

BEGINNING FOR REFERENCE, at a found iron pipe with an I.D. cap bearing the name "Bird & Bull" at the common corner of said original 13.707 acre tract, a 22.166 acre tract (A-1) conveyed to The City of Dublin by deed of record in Official Record 11008 Page D03, and a 2.677 acre tract (A-2) conveyed to The City of Dublin by deed of record in Official Record 11008 Page D03;

Thence South $81^{\circ}25'18''$ East, a distance of 336.07 feet, over and across said original 13.707 acre tract, to the **TRUE POINT OF BEGINNING**;

Thence with the following eleven (11) courses and distances over and across said original 13.707 acre tract:

1. North $83^{\circ}40'35''$ East, a distance of 6.90 feet, to a point;
2. North $57^{\circ}40'35''$ East, a distance of 17.82 feet, to a point;
3. South $09^{\circ}09'46''$ West, a distance of 39.18 feet, to a point;
4. South $13^{\circ}22'47''$ West, a distance of 52.62 feet, to a point;
5. South $21^{\circ}40'15''$ West, a distance of 178.05 feet, to a point;
6. South $85^{\circ}38'47''$ West, a distance of 17.37 feet, to a point;
7. North $04^{\circ}21'13''$ West, a distance of 20.00 feet, to a point;



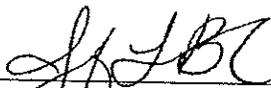
8. North 85°38'47" East, a distance of 4.88 feet, to a point;
9. North 21°40'15" East, a distance of 164.11 feet, to a point;
10. North 13°22'47" East, a distance of 50.43 feet, to a point;
11. North 09°09'46" East, a distance of 24.80 feet, to the **TRUE POINT OF BEGINNING**, containing 0.121 acres more or less.

The bearings are based between two found 3/4 inch iron pipes on the easterly line of a 13.707 acre tract conveyed to Dublin Senior Community Limited Partnership, by deed of record in Official Record 26006, Page B04, having an angle of South 52°28'56" West.

This Survey was based on an actual field survey done by "Civil and Environmental Consultants, Inc." in September of 2007.



Civil & Environmental Consultants, Inc.


Jennifer L. Blue 1-18-08
Registered Surveyor No. S-8382 Date

DUBLIN ASSISTED LIVING

6480 Post Road, Dublin, Ohio

APPLICATION & SUPPORTING MATERIALS (ITEM# 6)

LIST OF PROPERTY OWNERS WITHIN 150'

1. Dublin Senior Community DRV, LLC
273-003959
6470 Post Road
Dublin, Ohio 43016
2. City of Dublin
273-003960 & 273-003963 & 273-009357
5200 Emerald Parkway 43017
3. Bardos Gibson & Reilly LLC
273-0122117
6760 Perimeter Drive LLC
Dublin, Ohio 43016
4. Perimeter Mob LLC
273-012055
1533 Lake Shore Drive
Columbus, Ohio 43204