

McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO — WASHINGTON C.H. — LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480

Michael L. McCarty, P.E., P.S.— Thomas E. Purtell, P.S. — Loren M. Puckett, P.E. — Eric N. Lutz, P.S.— Jerrold B. Bradley, AIA

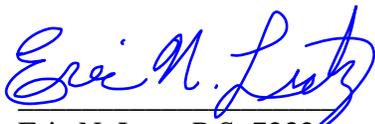
June 16, 2015

Assurance Health
Attn: Randy Holland
2725 Enterprise Drive
Anderson, IN 46013

Dear Mr. Holland:

I hereby certify that the attached deed is a complete, proper, and legal description of the property proposed to be developed located at 11690 Grooms Road, Sycamore Township, Hamilton County, Ohio.

Sincerely,
McCarty Associates, LLC



Eric N. Lutz, P.S. 7232

2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **GROOMS STATION, LLC**, an Ohio Limited Liability Company, for valuable consideration paid, grants with general warranty covenants to **JEFF BLACK ENTERPRISES, LLC**, an Ohio Limited Liability Company, whose tax mailing address is 11260 Grooms Road, Cincinnati, OH 45242, the following described real property, known as: **Rebecca Prem Gruppe**

Hamilton County Records Office
Doc #: 07-0176883 Type: DE
Filed: 12/19/07 12:11:49 PM \$28.00
10728 01249 F 2 324

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Parcel No. 600-0140-0010-00

1072801249Fb

GRANTOR herein has caused its hand and seal to be affixed hereto this 14th day of December, 2007.

Grooms Station, LLC
BY: Phillips Edison Limited Partnership,
Its Managing Member
BY: Phillips Edison & Company, Inc.,
Its General Partner
By: R. Mark Addy
R. Mark Addy, Chief Operating Officer,
Vice President and Secretary

^{HAMILTON}
STATE OF OHIO, ~~WARREN~~ COUNTY, SS:

BE IT REMEMBERED, that on this 14th day of December, 2007, before me, the subscriber, a Notary Public in and for said County and State, personally appeared **R. Mark Addy, Chief Operating Officer, Vice President and Secretary of Phillips Edison Limited Partnership & Phillips Edison & Company, Inc., Member of Grooms Station, LLC**, whose name is subscribed to and which executed the foregoing instrument, and for himself and as such member on behalf of said company, acknowledged that the execution was made by the authority of the Members of said company and that the signing and execution of said instrument is his free and voluntary act and deed as such member, and the free and voluntary act and deed of the company for the uses and purposes in said instrument mentioned.

I have hereunto subscribed my name and affixed my Notarial seal; on the day and year last aforesaid.



BARBARA HOOD
Notary Public, State of Ohio
My Commission Expires
August 2, 2008

Barbara Hood
Notary Public, State of Ohio

This instrument prepared by: Andrew P. George, Attorney at Law
P. O. Box 36, Lebanon, Ohio 45036

Convey. number: 92310
Deed number: 144724
Instr. number: 143084
Transfer date: 12/19/2007
Sec. 319.202 R.C.
Sec. 322.02 R.C.
Duty Rhodes
Hamilton County Auditor
Sales amount: 1,300,000
Conveyance fee: 2800.00

10728 1249

EXHIBIT A

Legal Description

Situate in the Township of Sycamore, County of Hamilton, and State of Ohio, in Section 7, Town 3, Entire Range 2, and being more particularly described as follows:

Commencing at the intersection of the east line of original Grooms Road and the centerline of Kemper Road (Deed), which intersection is 1,427.58 feet east of the west line of said Section 7; thence with the original east line of Grooms Road, S. 3° 25' 44" W. 53.02 feet to a point in the southerly line of relocated Kemper Road and the real place of beginning;

Thence N. 77° 02' 31" W. along said line, 81.36 feet to an iron pin; thence northwesterly along the arc of a curve to the right having a radius of 5,799.58 feet a distance of 239.93 feet to an iron pin in the easterly right-of-way line of relocated Grooms Road, the long chord of said arc bearing N. 75° 51' 24" W. 239.93 feet to said point; thence S. 2° 15' 22" W. along said line, 72.07 feet to an iron pin; thence southeasterly along the arc of a curve to the left having a radius of 179.18 feet a distance of 201.70 feet to an iron pin, the long chord of said arc bearing S. 29° 59' 24" E. 191.22 feet to said point; thence S. 62° 14' 16" E. 76.89 feet to an iron pin; thence S. 58° 35' 25" E. 35.52 feet to an iron pin; thence S. 86° 34' 16" E. 107.77 feet to an iron pin in the east line of original Grooms Road; thence along said line, N. 3° 25' 44" E. 221.93 feet to the real place of beginning; containing 1.550 acres of land.

600-140-10.6 218 CONS

Sf com

PARCEL NO. 600-0140-0010-00 (PARS 10 & 218 CONS)

**DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER**

Tax Map - *(12-19-07)*
CAGIS - _____

10728 1250