

## ESTOPPEL CERTIFICATE

Dated: July 12, 2022

Re: Residential Property Owners Association Deed Declaration, Restrictions and Bylaws, recorded March 29, 2011 in O.R. 911, Page 922, Recorder's Office, Union County, Ohio (as amended of record, the "**Residential Declaration**").

Ladies and Gentlemen:

This Estoppel Certificate (this "**Certificate**") is made as of the date set forth above, by JEROME VILLAGE RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC. (the "**Residential Association**"), with reference to the Residential Declaration. All capitalized terms set forth herein shall have the same meanings as are ascribed to them in the Residential Declaration unless otherwise herein defined. The Residential Declaration burdens that certain property in Jerome Township, Union County, Ohio and more particularly described on Exhibit A attached hereto (the "**Property**"). The Property will be acquired by CRH PLAIN CITY OWNER, LLC, a Delaware limited liability company ("**CRH**"). HUNTINGTON NATIONAL BANK, a National Banking Association (together with its assigns, participants and successors, and any other lenders making loans secured by a direct or indirect interest in the Property, all of any type or nature, collectively, the "**Lender**") will be relying on this Certificate in connection with its making a loan to CRH. Accordingly, the Association does hereby certify to CRH, Lender, each of their successors and assigns, and Stewart Title Guaranty Company:

- A. Except as noted of record in the Recorder's Office of Union County, Ohio, the Residential Declaration has not been further modified, supplemented, amended, terminated or superseded and is in full force and effect.
- B. The Property is a Multi-Family Parcel subject to the terms of the Residential Declaration.
- C. As of the date hereof, no notices have been given to or by the Association claiming a default under the Residential Declaration by the Property, and to the Association's knowledge, no matter exists which, with the giving of notice or the passage of time or both, would constitute such a default.
- D. There are no past due Assessments.

[SIGNATURE PAGE FOLLOWS]

The undersigned warrants that the individuals executing this Certificate have been duly and validly authorized to do so. This Certificate shall be binding on the undersigned and its successors and assigns and shall inure to the benefit of CRH, Lender, each of their successors and assigns, and Stewart Title Guaranty Company.

JEROME VILLAGE RESIDENTIAL PROPERTY  
OWNERS ASSOCIATION, INC.

By: Paula G Sloan  
Name: Paula G Sloan  
Title: President

**EXHIBIT A**

Legal Description of the Property



*Focused  
on  
Excellence*

February 2, 2022

**DESCRIPTION OF A 23.000 ACRE TRACT  
EAST OF EWING ROAD (80' R/W)  
SOUTH OF BLANEY (100' R/W)  
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 3005, being 23.000 acres of land located in the remainder of that 164.868 acre tract of land described as Parcel I in a deed to Jerome Village Company, LLC, of record in Official Record 669, Page 653, all references herein being to the records located in the Recorder's Office, Union County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at a 1" iron pin found in a monument box at the centerline intersection of U.S. Route 42 and Harriott Road (County Road 18), also being the northwesterly corner of said 164.868 acre tract; Thence South 36° 50' 01" West, along the centerline of said State Route 42 and a northwesterly line of said 164.868 acre tract, a distance of 277.79 feet to a MAG nail set in the centerline of Proposed Blaney Road (100 feet in width);

Thence through said 164.868 acre tract the following courses;

1. South 53° 09' 29" East, along the centerline of said proposed Blaney Road, a distance of 954.73 feet to a MAG nail set at the centerline of proposed Ewing Road (80.00 feet in width);
2. South 36° 48' 14" West, along the centerline of said proposed Ewing Road, a distance of 82.18 feet to a MAG nail set;
3. South 53° 11' 46" East, through the right-of-way of said proposed Ewing Road, a distance of 40.00 feet to an iron pin set in the southeasterly right-of-way line of proposed Ewing Road and the **TRUE PLACE OF BEGINNING**;

Thence continuing through said 164.868 acre tract, with new lines of division, along the easterly right-of-way line of proposed Ewing Road, the following courses;

1. With the arc of a non-tangent curve to the right, having a radius of 35.00 feet, a central angle of 85° 50' 44", an arc length of 52.44 feet, the chord of which bears **North 79° 43' 36" East**, a chord distance of 47.67 feet to an iron pin set at a point of reverse curvature in the southerly right-of-way line of said proposed Blaney Road;

Thence along said southerly right-of-way line the following courses;

1. With the arc of a curve to the left, having a radius of 1,040.00 feet, a central angle of 38° 28' 12", an arc length of 698.29 feet, the chord of which bears **South 76° 35' 08" East**, a chord distance of **685.24 feet** to an iron pin set at a point of tangency;
2. **North 84° 10' 46" East**, a distance of **73.16 feet** to an iron pin set point in the easterly line of the proposed 23.000 acre tract of land;

Thence departing from said proposed right-of-way line and continuing through said 164.868 acre tract the following courses;

1. **South 5° 49' 50" East**, a distance of **695.96 feet** to an iron pin set;
2. **South 84° 10' 28" West**, a distance of **238.19 feet** to an iron pin set;
3. **South 5° 49' 50" East**, a distance of **177.08 feet** to an iron pin set;
4. **South 84° 10' 10" West**, a distance of **719.35 feet** to an iron pin set in a westerly line of said 164.868 acre tract, also being an easterly line of the remainder of a 164.395 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 716, Page 335;

Thence along the lines of said 164.868 and 164.395 acre tract the following courses;

1. **North 6° 23' 55" West**, a distance of **128.00 feet** to a 5/8" iron pin found with a cap inscribed "Benchmark Surv. & Mapping";
2. **South 83° 08' 29" West**, a distance of **190.92 feet** to an iron pin set;

Thence departing said existing boundary lines, continuing through said 164.868 acre tract, with new lines of division, the following courses;

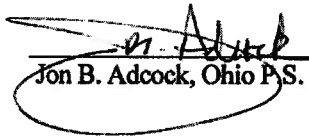
1. **North 6° 25' 28" West**, a distance of **549.50 feet** to an iron pin set in the previously mentioned southeasterly right-of-way line of proposed Ewing Road;
2. **North 36° 48' 14" East**, along said southeasterly right-of-way line, a distance of **572.48 feet** to the **PLACE OF BEGINNING** and containing **23.000 acres** of land.

Iron pins set consist of a 5/8" x 30" rebar with a plastic cap inscribed "Jon Adcock S-8461".

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461 and is based on a field survey performed in January, 2022.

The above described 23.000 acre tract of land is situated entirely in Union County Auditor's Parcel No. 14-0010002.0000.

 7/21/22  
Jon B. Adcock, Ohio P.S. No. 8461 Date

