

NORTHLAND SENIOR VILLAGE CONDOMINIUM III

AN EXPANDABLE CONDOMINIUM

DISCLOSURE STATEMENT

Ohio Revised Code 5311

Community Structures, Inc. as Developer, is pleased to provide to you a prospective purchaser of a Condominium Unit in Northland Senior Village Condominium III the information contained in this statement, which is required to be furnished to you under Ohio's Condominium Act, Chapter 5311 of the Revised Code of Ohio.

For your understanding, definitions of various terms used in this statement are contained in Chapter 5311 of the Revised Code of Ohio ("the Condominium Act"), and in the Declaration and Bylaws of Northland Senior Village Condominium III ("the Declaration"). A copy of the Declaration and Bylaws have been furnished to you. We will also try in this statement, from time to time at appropriate points, to define or clarify various unfamiliar terms, and, for convenience, to use short term references to otherwise lengthy terms, i.e. "the Condominium Act" for "Chapter 5311 of the Revised Code of Ohio". The headings of the various paragraphs and subparagraphs are not necessarily part of the context, but are merely labels to help you locate various items.

A. Identifications.

1. Name and Address of the Condominium Development.

Northland Senior Village Condominium III
Karl Road
Columbus, Franklin County, Ohio

2. Name, Address and Telephone Number of Developer.

Community Structures, Inc.
4143 Karl Road, Suite 115
Columbus, Ohio 43224

3. Name, Address and Telephone Number of Manager of Complex.

Community Structures, Inc.
4143 Karl Road, Suite 115
Columbus, Ohio 43224

B. General Narrative Description of the Development.

1. Total number of Units - The Developer anticipates building two - three story buildings on the property as shown on the site plan. Although the two buildings will be connected through common hallways and walls, etc, the project was designed to permit the Developer to build one building at a time. In the event all two buildings are constructed, then the total number of units in the condominium shall not exceed 96. The first phase, Building A, is anticipated to have not more than 44 units, with not more than 20 units on the first floor, and not more than 21 units on the second and third floors. The design of the buildings permits the construction of two bedroom units in three different floor plans. In the event Buildings B, C and D are not constructed, then the entire _____ acres shall belong to the Owner's Association.