0-70-A

LEGEND

- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- WATER VALVE
- ELECTRIC UTILITY BOX
- OHIO BELL TELEPHONE BOX
- LIGHT POLE
- SIGN POST
- WATER UTILITY MANHOLE
- GAS VALVE
- HYDRANT
- FLAGPOLE
- CR — FIELD AS RECORDED
- IRON PIPE FOUND
- IRON PIPE SET
- PERIMETER YARD SETBACK PER ZONING REGULATIONS
- REBAR PER HOUSE
- UTILITY POLE
- MAIL BOX
- OVERHANG
- SQUARE FEET

ZONING INFORMATION

PER THE CITY OF COLUMBUS ZONING OFFICE, 1250 FAIRWOOD AVENUE, COLUMBUS, OHIO (614-645-8673) THIS PROPERTY IS ZONED L-ARLD (LIMITED APARTMENT RESIDENTIAL LOW DENSITY) AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

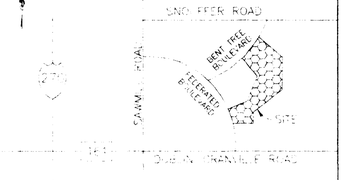
3333.17 ARLD AREA DISTRICT REQUIREMENTS: A multiple dwelling development or an apartment complex shall be on a single lot of twenty thousand (20,000) square feet or more in area.

3333.18 BUILDING LINES: MINIMUM DISTANCE FROM STREET PROPERTY LINES: The maximum distance as established by the recorded plat or ordinance.
That distance equal to one-half of the designated right-of-way width of the frontage street as shown on the Columbus Thoroughfare Plan or if the street is not shown thereon, 25 feet.
NOTE: PLAT BOOK 64 PAGE 21 SHOWS A 25' BUILDING LINE ALONG THE RIGHT-OF-WAY OF BENT TREE BOULEVARD, WHICH IS PLATTED AND SHOWN HEREON, AND FEDERATED BOULEVARD IS LOCATED ON THE COLUMBUS THOROUGHFARE PLAN, PER THOROUGHFARE PLAN DATED JANUARY 1994.

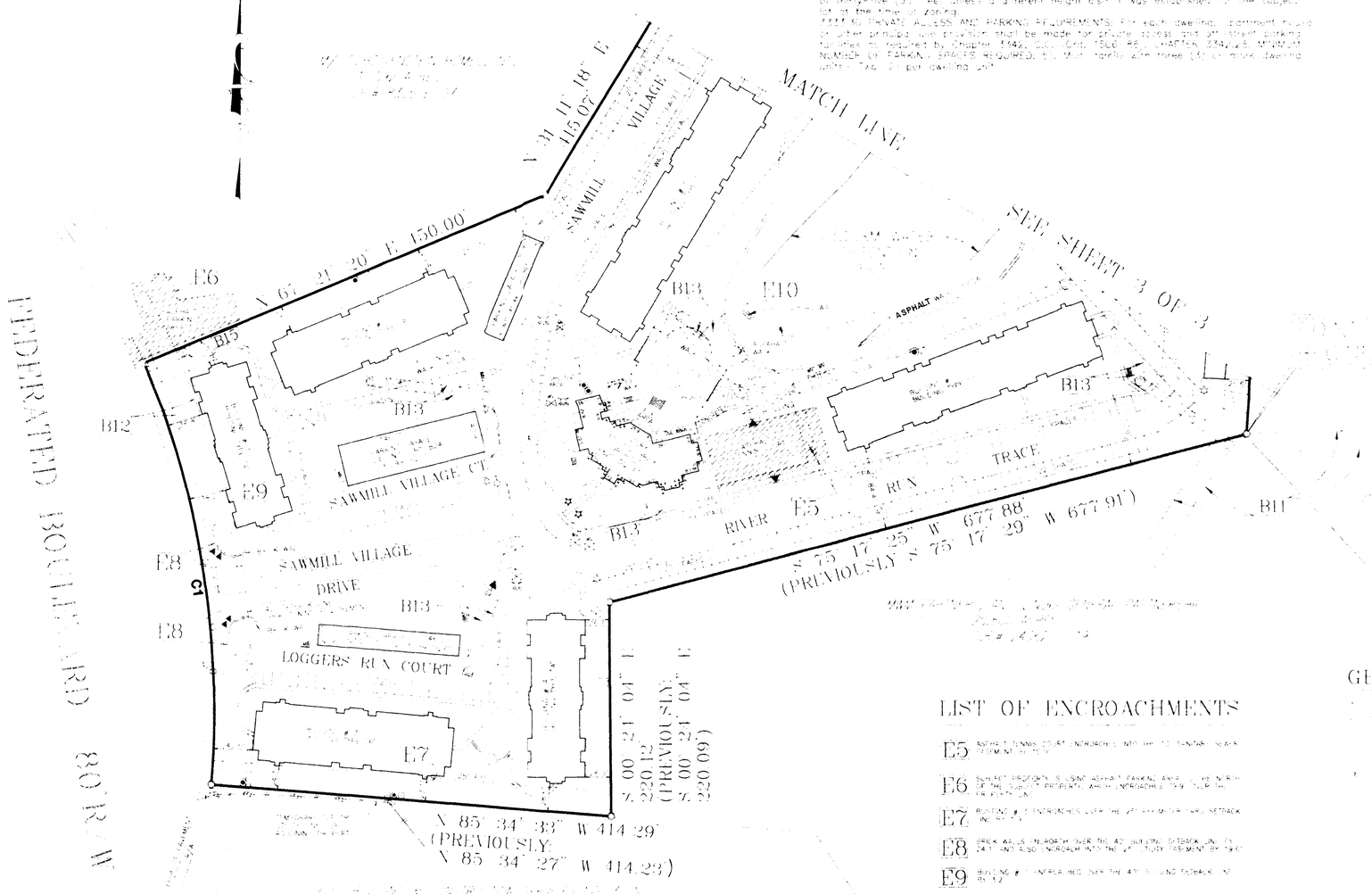
3333.255 PERIMETER YARD REQUIRED: An apartment complex or a multiple dwelling development requires a perimeter yard. Side perimeter yard shall substitute for the side and rear yard requirements. All buildings and structures shall be erected so as to provide a setback of at least ten percent (10%) of the average lot width as perimeter yard. No less than ten (10) feet nor more than twenty five (25) feet need be so reserved. (such perimeter yard (Ord. 42-87)).

3333.26 HEIGHT DISTRICT: (a) The ARLD Apartment Residential District is hereby designated to be in the 35-foot Height District. No building or structure therein shall exceed a height of thirty-five (35) feet unless a different height district was established for the subject lot at the time of zoning.

3333.30 PRIVATE ACCESS AND PARKING REQUIREMENTS: For each dwelling, apartment house or other principal use provision shall be made for private garage, and off-street parking facilities as required by Chapter 3342, Columbus Code. PER CHAPTER 3342.23 MINIMUM NUMBER OF PARKING SPACES REQUIRED: (1) Multi-family dwellings three (3) or more dwelling units: 2.0 per dwelling unit.



VICINITY MAP NOT TO SCALE



LIST OF ENCROACHMENTS

E5 ASPHALT TENNIS COURT ENCROACHES INTO THE 25' BUILDING SETBACK EASEMENT BY [illegible]

E6 SUBJECT PROPERTY IS USING ASPHALT PARKING AREA [illegible] NORTH OF THE SUBJECT PROPERTY, AND ENCROACHES [illegible] ONTO THE [illegible]

E7 BUILDING # [illegible] ENCROACHES OVER THE 25' BUILDING SETBACK LINE BY [illegible]

E8 BRICK ABUTMENT ENCROACH OVER THE 40' BUILDING SETBACK LINE [illegible] 24" AND ALSO ENCROACH INTO THE 20' UTILITY EASEMENT BY [illegible]

E9 BUILDING # [illegible] ENCROACHES OVER THE 40' BUILDING SETBACK LINE BY [illegible]

E10 THE BOCK AROUND POOL AND AROUND RUN FENCE AROUND POOL ENCROACH INTO THE 2.394 ACRE EASEMENT BY [illegible] AND [illegible] RESPECTIVELY

C1 CURVE DATA:
RADIUS 940.00'
CHORD 439.99'
(PREVIOUSLY: 440.00')
CHORD BEARING:
N 09° 06' 34" W

GENERAL NOTES

[illegible]

BOCK & CLARK
4229 KINGSLEY DRIVE, SUITE 1
COLUMBUS, OHIO 43228
(614) 486-0375 (614) 486-7942

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1 inch = 70 ft.

FLOOD NOTE:

By graphic plotting only, this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 390170 0010H, which bears an effective date of 07-05-83 and IS NOT in a Special Flood Hazard Area. By telephone conversation 6-13-94 to the National Flood Insurance Program 1-800-638-6620, we have learned this community DOES currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, Township of Perry, City of Columbus, Quarter Township 4, Township 2, Range 19, United States Military Lands, and being all of that conveyed to Fogelman Secured Equity, L.P., a Delaware Limited Partnership, in Official Record 11822 C-05, all records being of the Recorder's Office, Franklin County, Ohio, unless otherwise noted, and being more particularly bounded and described as follows:

Beginning at an iron pin found at the southwesterly corner of Brookside Woods Section 1, as recorded in Plat Book 67, Page 07, and the northeasterly corner of a 20.800 Acre tract, conveyed to MWM Partners, An Illinois General Partnership, in Official Record 24060, C-19;

Thence, along the northerly line of said 20.800 Acre tract, South 75 degrees 17 minutes 25 seconds West, 677.88 feet (previously, South 75 degrees 17 minutes 29 seconds West, 677.91 feet), to an iron pin found;

Thence, along the westerly line of a 19.395 Acre tract conveyed to Hills Building & Construction Services No.3, Inc., an Ohio Corporation, recorded in Official Record 23570 A-09, South 00 degrees 24 minutes 04 seconds East, 220.12 feet, (previously, 220.09 feet), to an iron pin found;

Thence, along the northerly line of said 13.195 Acre tract, North 85 degrees 34 minutes 33 seconds West, 414.29 feet, (previously, North 85 degrees 34 minutes 27 seconds West, 414.23 feet), to an iron pin found in the easterly right-of-way line of Federated Boulevard, (80.0' feet in width, of record in Plat Book 64 Pages 19&20;

Thence, along the easterly right-of-way of said Federated Boulevard and being an arc of a curve to the left with a Radius 940.00 feet, Delta= 27 degrees 04 minutes 13 seconds, a Chord bearing North 09 degrees 06 minutes 34 seconds West, 439.99 feet, (previously, 440.00 feet), to an iron pin set;

Thence, along the southerly line of a 10.092 Acre tract conveyed to M/I Schottenstein Homes, Inc., recorded in Official Record 34515 B-03, North 67 degrees 21 minutes 20 seconds East, 400.00 feet, to an iron pin set;

Thence, continuing along said 17.062 Acre tract, North 31 degrees 11 minutes 18 seconds East, 115.07 feet, to an iron pin (rebar) found;

Thence, with the westerly line of said 18.042 Acre tract, North 25 degrees 28 minutes 02 seconds West, 406.32 feet, to an iron pin found in the southeasterly right-of-way line of Bent Tree Boulevard, (100 feet in width, of record in Plat Book 64 Page 21;

Thence, along the southerly line of said Bent Tree Boulevard, North 64 degrees 32 minutes 58 seconds East, 130.0' feet, to an iron pin set, at a point of curvature of a curve to the left;

Thence, continuing along the southeasterly right-of-way of said Bent Tree Boulevard and along the arc of a curve to the left with a Radius 2040.00 feet, Sub-Delta= 11 degrees 18 minutes 02 seconds, a chord bearing North 58 degrees 52 minutes 59 seconds East, 401.0 feet, to an iron pin set;

Thence, with the westerly line of 5.8 Acre tract, conveyed to Murry & Sylvia E. Jones in Official Record 17857 C-04, South 76 degrees 46 minutes 02 seconds East, 457.06 feet, to an iron pin found;

Thence, South 00 degrees 24 minutes 04 seconds West, along the westerly line of said Hills Building & Construction Services, Inc., 1.394 Acre tract, the BASIS OF BEARINGS, Containing 20.6744 Acres, (894x64 Rounded) [illegible] however to all legal easements, restrictions and rights of way of record and records in their respective jurisdictions.

[illegible] with the [illegible] bearings is the easterly right-of-way line of Federated Boulevard recorded in Plat Book 64 Pages 19 & 20.

[illegible] THE NAME [illegible] AS [illegible] LAWYERS TITLE INSURANCE CORPORATION [illegible] COMMITMENT NUMBER 84005-201 DATED MAY 23, 1994, EXCEPT AS NOTED ABOVE [illegible] NEW [illegible] INTERPRETATION BASED UPON A FIELD RUN SURVEY DATED JUNE 15, 1994.

ALTA/ACSM LAND TITLE SURVEY

for

Fogelman Secured Equity, L.P. Project
B&C Site No. 94537-10
Sawmill Villiage
6900 Sawmill Village Drive, Worthington, OH 43235

Based Upon Title Report/Commitment No. 84005-201
of Lawyers Title Insurance Corporation
bearing an effective date of May 23, 1994

Surveyor's Certification

To _____

Fogelman Secured Equity, L.P, Lawyers Title Insurance Corporation. and Bock & Clark:

The undersigned certifies to the best of his professional knowledge, information and belief that this map or plat and the Survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992; (ii) in accordance with the "Survey Requirements for Fogelman Project Surveys Dated May 16, 1994," and includes Table A Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 16, 17, and 18 as specifically defined therein, and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Steven J. Hyde

Registration No. 7529
within the State of OHIO
Date of Survey JUNE 16, 1994
Date of Last Revision JUNE 22, 1994

STATE OF OHIO
STEVEN J. HYDE
7529
REGISTERED
PROFESSIONAL SURVEYOR

NETWORK PROJECT NO. 94537-10 SHEET 2 OF 3

BOCK & CLARK'S NATIONAL SURVEYORS NETWORK
(800-SURVEYS) (800-78-8397) (FAX: 216-666-3608)
727 N. CLEVELAND-MASSILLON ROAD AKRON, OHIO 44333