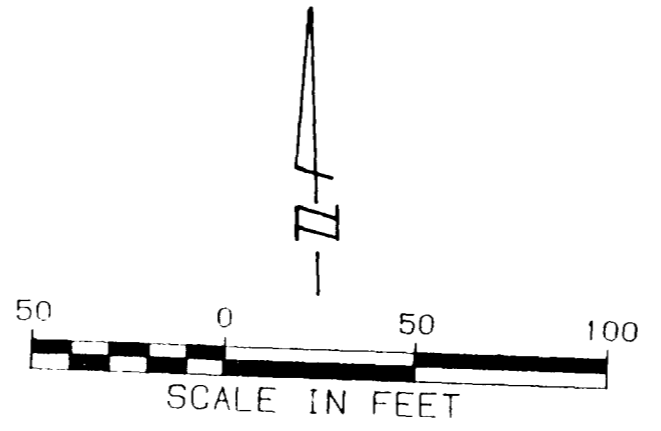


BUILDING AREAS (SQ. FT.)

BUILDING NO.	SQUARE FEET PER BUILDING
1	2,544
2	3,820
3	3,808
4	4,328
5	3,424
6	2,493
7	1,718
8	1,720
9	3,948



THE SUBJECT PROPERTY LIES WITHIN ZONE(S) X AS DESIGNATED ON THE FIRM MAP NO. 39049C0235G DATED 8/2/95

TOTAL PARKING - MARKED SPACES 103
SUBJECT PROPERTY IS CURRENTLY ZONED ARI

- NOTE: Chambers Apartments Limited Partnership
2.844 Acres
O.R. 20001111
- NOTE: The Ohio Fuel Gas Company was granted the right to extend its pipeline facilities for the purpose of transporting gas over and through the subject 2.844-acre tract for delivery to other customers, by deed of record in D.B. 2519, Page 115. All buildings shown hereon have gas service; the exact location of the gas lines are unknown.
- NOTE: The City of Columbus reserves the right to operate and maintain any and all sewer, water lines and other public utilities owned by the City, in those vacated portions of the alleys shown hereon and of record in City Ordinance No. 9-24.
- NOTE: The bearing datum of the attached plat is based on the bearing of S 68° 10' 00" E for the southeasterly right-of-way line of Chambers Road as shown in the deed of record in O.R. 20001111.
- NOTE: The description, shown in the deed of record in O.R. 20001111, of the subject property, has a course along the easterly property line which is in error and reads as follows: "thence S 3 deg. 17' ... a distance of 243.80 ft. ...". The bearing should read thence S 3 deg. 17' W and the distance should read 248.80 ft. Using the correct bearing and distance, the above stated record description forms a mathematically closed figure.
- NOTE: There is an overlap between the property lines described in the afore-mentioned deed and those depicted on the attached survey. See the detail on said survey for a graphic representation of the overlap.
- NOTE: Property is subject to an easement to Warner Amex Cable Communications, Inc. of record in O.R. 7129 B12 for cable service.

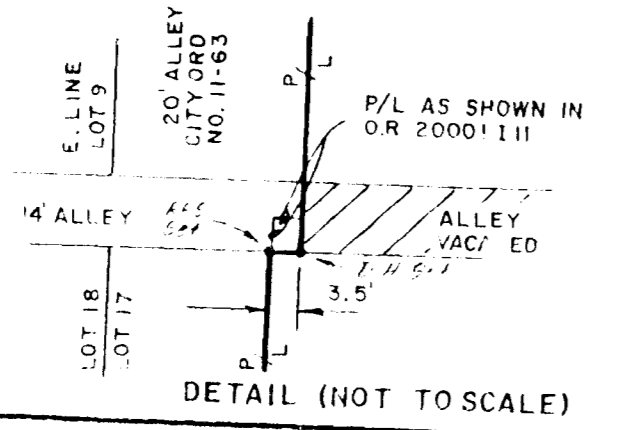
The undersigned hereby certifies, as of September 13, 1999, to CHAMBERS APARTMENTS LIMITED PARTNERSHIP, WALL STREET CREDIT COMMERCIAL REAL ESTATE FINANCING, and its successors and assigns COUNTRY CLUB LIMITED PARTNERSHIP AND FIRST AMERICAN TITLE INSURANCE COMPANY, that he is a duly registered land surveyor of the State of Ohio; that this plat of survey is made at least in accordance with the minimum standards established by said state for surveys and land surveys and with the minimum detail requirements for land title surveys as adopted by the American Land Title Association and American Congress on Surveying and Mapping; that this survey correctly shows the location of all buildings, structures and other improvements situated on the subject premises, and that, except as shown, there are no visible easements or rights of way of which the undersigned has been advised, no party walls or encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises. The easements shown on the attached survey are as listed in First American Title Insurance Company, Commitment No. HTA-1746, dated Oct. 26, 1994.

R.D. ZANDE & ASSOCIATES, INC.
LARRY W. WASHINGTON, P.S.
REGISTERED NUMBER 6096
9/13/99
REV. 9/13/99

SURVEY OF 2.844 ACRES
BEING ALL OF LOTS 1, 11, 12, 13, 14, 15, AND 16
AND PART OF LOTS 2, 10, AND 17
VACATED AVENUES AND ALLEYS
MERIDIAN ADDITION P.B. 5, PG. 22

AND PART OF LOT 12
FRANKLIN COUNTY INFIRMARY FARM
P.B. 3, PG. 4
CITY OF COLUMBUS, OHIO

PREPARED BY:
R.D. ZANDE & ASSOCIATES, INC.
1237 Duke Road Columbus, Ohio 43215
(614) 466-4363



Shore in the State of Ohio, County of Franklin, City of Columbus and being part of Lot Number 12 of the Franklin County Infirmary Farm of record in Plat Book 3, Page 4, all of Lot Number 1, part of Lot Number 2, part of Lot Number 10, east one half of Lot Number 17, all of Lot Numbers 11, 12, 13, 14, 15, and 16, and part of the Meridian Addition of record in Plat Book 5, Page 22 and being a portion of vacated Concord Avenue and a portion of the vacated 14 foot alley and conveyed to Chambers Apartments Limited Partnership by deed of record in O.R. 20001111, all as follows:

Beginning at an iron pin at the southwesterly corner of said Lot Number 15 and the northwesterly corner of King Avenue (60 feet in width)

Thence N 87° 16' 25" W, a distance of 49.30 feet, to an iron pin found at the midpoint of said Lot Number 17

Thence S 87° 12' 41" E, a distance of 10.00 feet, along the southerly right-of-way line of Concord Avenue (passing the northeasterly corner of said Lot Number 19 at a distance of 13.00 feet) to an iron pin set at the southwesterly corner of a portion of vacated Concord Avenue as vacated by Ordinance Number 9-63;

Thence N 03° 19' 56" E, a distance of 185.12 feet, along the easterly line of a strip (50 feet in width) deeded by Carl H. Weisheimer to the City of Columbus for street purposes, of record in Ordinance Number 11-63 and a line (6.00 feet) westerly from the easterly line of said Lot Number 1, to an iron pin set in the southerly right-of-way line of Chambers Road;

Thence S 68° 10' 00" E, a distance of 286.07 feet, along the southerly right-of-way line of Chambers Road to an iron pin found at a northeasterly corner of the tract formerly owned by Carl H. Weisheimer, and the said tract conveyed to Chambers Apartments Limited Partnership;

Thence S 41° 50' 34" W, a distance of 248.72 feet, along the easterly line of said Carl H. Weisheimer and Chambers Apartments tract to an iron pin set at a corner of said tract, said iron pin also being 22.00 feet northerly of the northerly right-of-way line of King Avenue;

Thence N 88° 51' 42" W, a distance of 72.60 feet, along a southerly line of said Chambers Apartments Limited Partnership tract to an iron pin set at a corner of said Chambers Apartments tract, and being in the easterly line of a tract formerly owned by Carl H. Weisheimer;

Thence S 01° 09' 52" W, a distance of 164.90 feet, along the easterly line of said Weisheimer and Chambers Apartments tract to said iron pin set in the northerly right-of-way line of said King Avenue; the southeasterly corner of said Chambers Apartments tract;

Thence N 47° 16' 25" W, a distance of 187.03 feet, along the northerly right-of-way line of King Avenue to the point of beginning containing 2.844 acres, more or less, and being subject to all easements, rights and rights-of-way as of record.