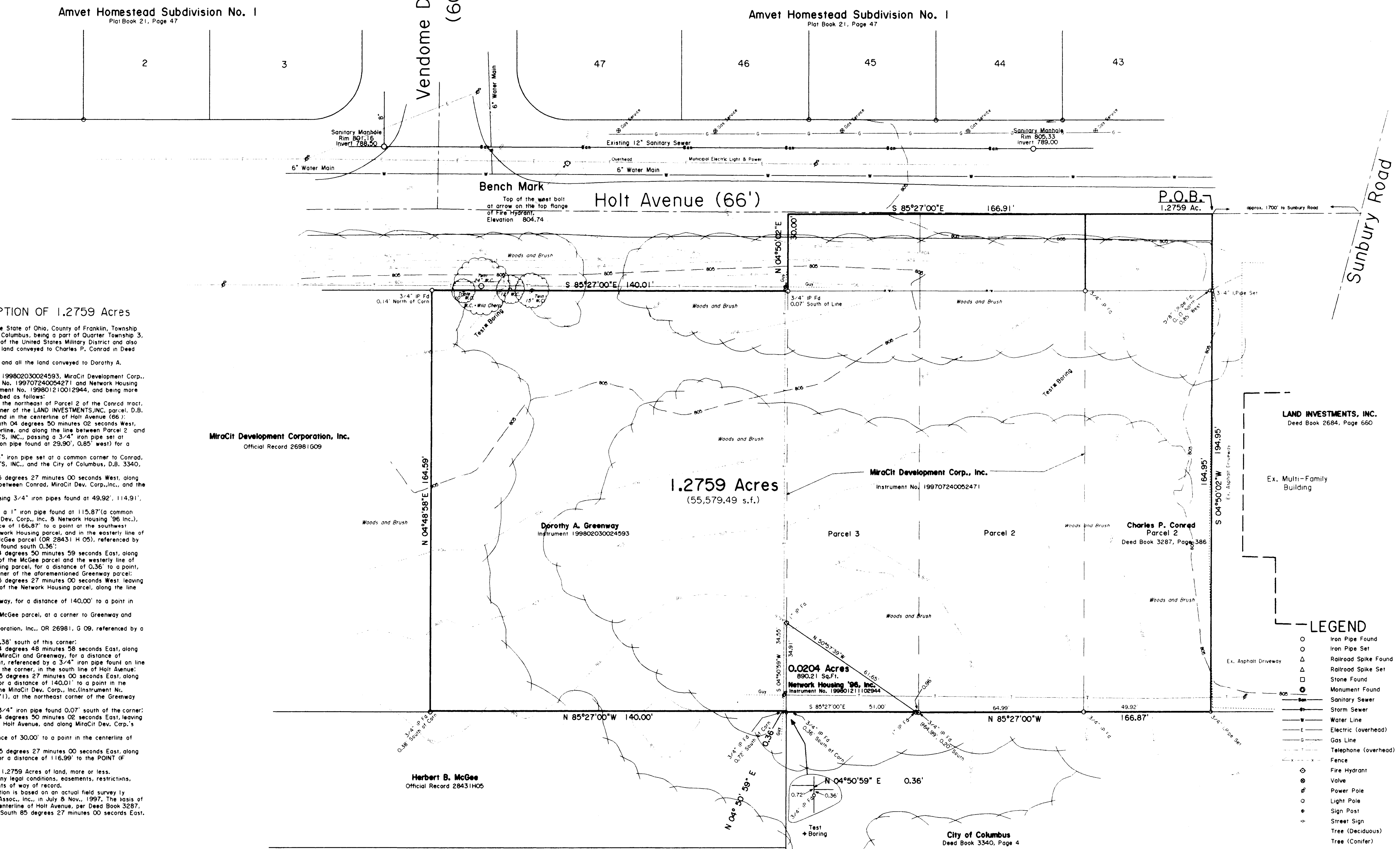
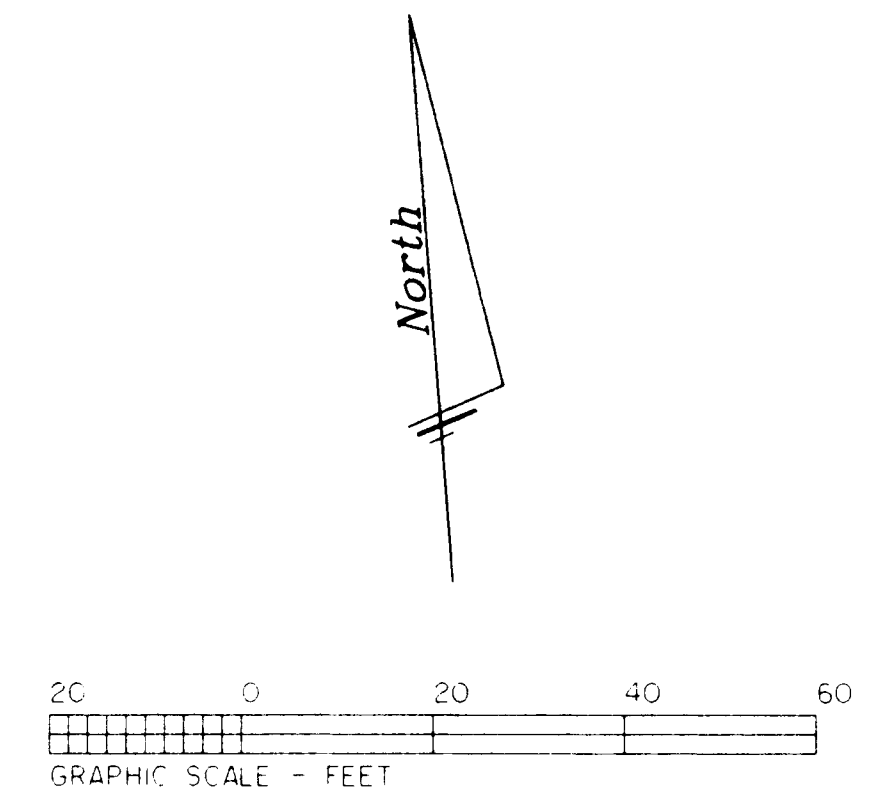


Boundary & Topographic Survey of Four Parcels

Quarter Township 3, Township 1 North, Range 17 West, United States Military Lands
 City of Columbus, Franklin County, Ohio
 for: Network Housing '96, Inc.



DESCRIPTION OF 1.2759 Acres

Situate in the State of Ohio, County of Franklin, Township of Mifflin, City of Columbus, being a part of Quarter Township 3, T-1-N, R-17 W of the United States Military District and also being part of the land conveyed to Charles P. Conrad in Deed Book 3287, Page 386, and all the land conveyed to Dorothy A. Greenway in Instrument No. 199802030024593, MiraCiti Development Corp., Inc. in Instrument No. 199707240052471 and Network Housing '96, Inc. in Instrument No. 199801210012944, and being more particularly described as follows:

Beginning at the northeast of Parcel 2 of the Conrad tract, the northwest corner of the LAND INVESTMENTS, INC. parcel, D.B. 2684, Pg. 660, and in the centerline of Holt Avenue (66'); THENCE, South 04 degrees 50 minutes 02 seconds West, leaving said centerline, and along the line between Parcel 2 and LAND INVESTMENTS, INC., passing a 3/4" iron pipe set at 30.00' (a 5/8" iron pipe found at 29.90', 0.85' west) for a total distance of 194.95' to a 3/4" iron pipe set at a common corner to Conrad, LAND INVESTMENTS, INC., and the City of Columbus, D.B. 3340, Page 4;

THENCE, North 85 degrees 27 minutes 00 seconds East, along the common line between Conrad, MiraCiti Dev. Corp., Inc., and the City of Columbus, passing 3/4" iron pipes found at 49.92', 114.91', 0.20' south of line, and a 1" iron pipe found at 115.87' (a common corner to MiraCiti Dev. Corp., Inc. & Network Housing '96, Inc.), for a total distance of 166.87' to a point at the southwest corner of the Network Housing parcel, and in the easterly line of the Herbert B. McGee parcel (OR 28431 H 05), referenced by a 3/4" iron pipe found south 0.36';

THENCE, North 04 degrees 50 minutes 59 seconds East, along the easterly line of the McGee parcel and the westerly line of the Network Housing parcel, for a distance of 0.36' to a point, the southeast corner of the aforementioned Greenway parcel;

THENCE, North 85 degrees 27 minutes 00 seconds West, leaving the westerly line of the Network Housing parcel, along the line between McGee and Greenway, for a distance of 140.00' to a point in the north line of the McGee parcel, at a corner to Greenway and MiraCiti Development Corporation, Inc., OR 26981, G 09, referenced by a 3/4" iron pipe found 0.38' south of this corner;

THENCE, North 04 degrees 48 minutes 58 seconds East, along the line between MiraCiti and Greenway, for a distance of 164.99' to a point, referenced by a 3/4" iron pipe found on line at 0.14' north of the corner, in the south line of Holt Avenue;

THENCE, South 85 degrees 27 minutes 00 seconds East, along said south line, for a distance of 140.01' to a point in the westerly line of the MiraCiti Dev. Corp., Inc. (Instrument No. 199707240052471), at the northeast corner of the Greenway parcel, referenced by a 3/4" iron pipe found 0.07' south of the corner;

THENCE, North 04 degrees 50 minutes 02 seconds East, leaving said south line of Holt Avenue, and along MiraCiti Dev. Corp.'s westerly line, for a distance of 30.00' to a point in the centerline of Holt Avenue;

THENCE, South 85 degrees 27 minutes 00 seconds East, along said centerline, for a distance of 116.99' to the POINT OF BEGINNING.

CONTAINING 1.2759 Acres of land, more or less.

Subject to any legal conditions, easements, restrictions, covenants, or rights of way of record.

This description is based on an actual field survey by Ahlers, Moe and Assoc., Inc. in July & Nov., 1997. The basis of bearings is the centerline of Holt Avenue, per Deed Book 3287, Page 386, being South 85 degrees 27 minutes 00 seconds East.

MiraCiti Development Corporation, Inc.
 Official Record 26981G09

Dorothy A. Greenway
 Instrument 199802030024593

MiraCiti Development Corp., Inc.
 Instrument No. 199707240052471

Charles P. Conrad
 Parcel 2
 Deed Book 3287, Page 386

Herbert B. McGee
 Official Record 28431H05

LAND INVESTMENTS, INC.
 Deed Book 2684, Page 660

Ex. Multi-Family Building

- ### LEGEND
- Iron Pipe Found
 - Iron Pipe Set
 - △ Railroad Spike Found
 - △ Railroad Spike Set
 - Stone Found
 - Monument Found
 - Sanitary Sewer
 - Storm Sewer
 - Water Line
 - Electric (overhead)
 - Gas Line
 - Telephone (overhead)
 - Fence
 - ⊙ Fire Hydrant
 - ⊙ Valve
 - ⊙ Power Pole
 - ⊙ Light Pole
 - ⊙ Sign Post
 - ⊙ Street Sign
 - ⊙ Tree (Deciduous)
 - ⊙ Tree (Conifer)
 - ⊙ Shrub
 - ⊙ Flag Pole
 - ⊙ Test Boring

NOTES:

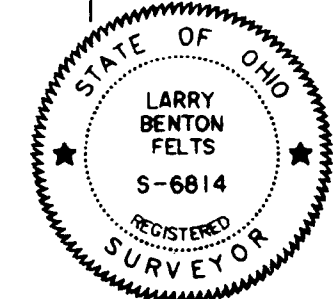
- First American Title Insurance Corp.
 Commitment No. HTA-3847, Schedule B, Section II
9. Easement to Columbus Railway Power and Light Company of record in Deed Book 788, Page 99 is a "Blanket Type" easement.
 10. Easement to City of Columbus of record in Deed Book 1002, page 461, DOES NOT affect this tract.
 11. Easement to Ohio Fuel Gas Company of record in Deed Book 1071, Page 613, DOES NOT affect this tract.
 12. Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1363, Page 387, AFFECTS a portion of this tract, along the front of the MiraCiti Development Corp., Inc. parcels 2 & 3.

CERTIFICATION:

"I hereby certify to the U.S. Department of Housing and Urban Development, Network Housing '96, Inc., Hummel Title Agency, Inc., agent for First American Title Insurance Company, and to their successors and assigns, that:

I made an on the ground survey per record description on the land shown located in the City of Columbus, County of Franklin, Township of Mifflin, on August 4, 1997; and that it and this map was made in accordance with the HUD Survey Instructions and Report, Form HUD-92457, and the requirements for an Urban Survey, as defined in the current "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys."

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are free of any 100-300 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 330770 0255 6 B 2 45.



Larry B. Felts
 Date 4-10-98

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The SURVEYOR has not physically located the underground utilities.

OHIO UTILITIES PROTECTION SERVICE 1-800-382-2764

AHLERS, MOE & ASSOC. INC.
 Engineers & Surveyors

360 West Waterloo Street
 Canal Winchester, Ohio 43110
 (614) 837-1178 Fax (614) 837-8458

August 4, 1997

Rev. 04-09-98: Parcel Ownership and Comb. into 1 Tract with New Comb. Desc.

Rev. 11-11-97: Add Conrad Parcel 2 Adjust City of Columbus Parcel

97-1500