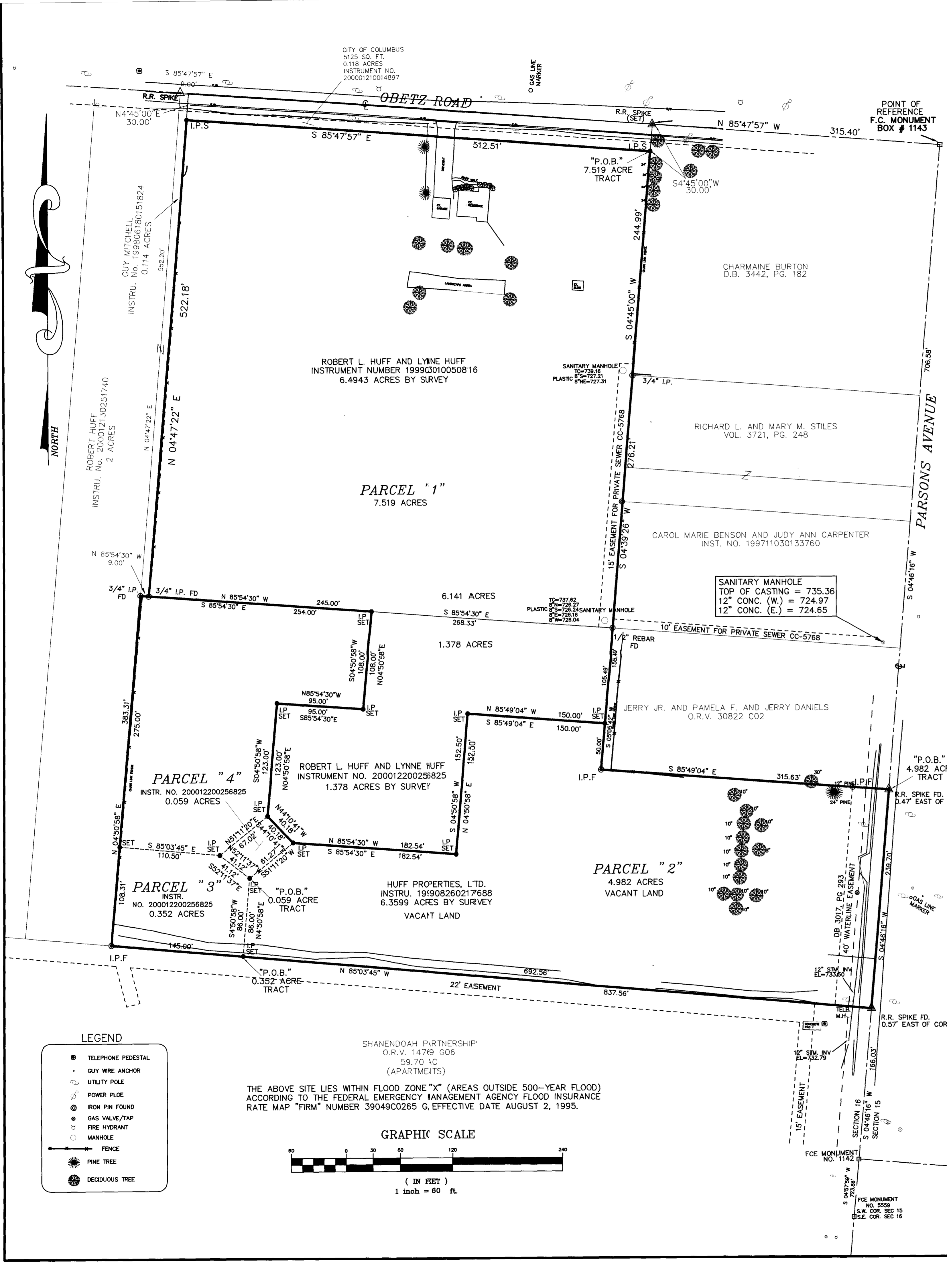


S:\41502\DWG\41502A.L3.DWG, 06/12/2001 02:49:21 PM, 1:00, FCL@HOCKADEN & ASSOCIATES, INC.



ITEMS OF EXCEPTION CONTAINED IN CHICAGO TITLE INSURANCE COMPANY'S
"COMMITMENT FOR TITLE INSURANCE", POLICY NO. 21160017
EFFECTIVE DATE: DATE OF CLOSING ()

SCHEDULE B

ITEM 9 15' EASEMENT FOR PRIVATE SEWER, CC-5768 AS SHOWN BY SURVEY DATED JUNE 7, 2001 BY HOCKADEN AND ASSOCIATES, INC. (AS TO PARCEL 1 ONLY), ON SITE AS SHOWN HEREON.

ITEM 10 40' WATER LINE EASEMENT OF RECORD IN DEED BOOK 3017, PAGE 293, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AS TO PARCEL 2 ONLY) ON SITE AS SHOWN HEREON.

ITEM 11 TERMS AND CONDITIONS OF EASEMENT OF RECORD IN INSTR. NO. 200012200258825, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. (AS TO PARCELS 1 AND 2 ONLY) DOES AFFECT SUBJECT TRACT AS SHOWN HEREON.

PARCEL "1"

DESCRIPTION OF 7.519 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 16, Township 4, Range 22, Congress Lands, being 7.519 acres of the land, of which 6.141 acres is conveyed to Robert L. and Lyne Huff as recorded in Instrument No. 19990310050816 and 1.789 acres as recorded in Instrument No. 200012200258825 (all references refer to records in the Franklin County Recorder's Office, Ohio) and being more fully described as follows:

Beginning for reference at Franklin County Engineer Monument number 1143 being the centerline intersection of Parsons Avenue and Obetz Road;

Thence North 85°47'57" West a distance of 315.40 feet, along the centerline of Obetz Road, to an existing railroad spike;

Thence South 4°45'00" West a distance of 30.00 feet to an iron pin set at a southeasterly corner of City of Columbus right of way (Instr. No. 200001210014897), being the Point of Beginning;

Thence South 4°45'00" West a distance of 244.99 feet, along the easterly property line of said Huff and the westerly property line of Charmaine Burton (DB 3442 Pg 182), to an existing iron pin;

Thence South 4°39'26" West a distance of 276.21 feet, along the easterly property line of said Huff and the westerly property line of Richard L. and Mary M. Stiles (DB 3721 Pg 248) and Carol Marie Benson & Judy Ann Carpenter (Instr. 199711030133760), to an existing iron pin;

Thence South 5°05'42" West a distance of 105.49 feet, along the easterly property line of said Huff and the westerly property line of Jerry Jr. and Pamela F. and Jerry Daniels (ORV 30822 C02), to an iron pin set;

Thence North 85°49'04" West a distance of 150.00 feet to an iron pin set;

Thence South 4°50'58" West a distance of 152.50 feet to an iron pin set;

Thence North 85°54'30" West a distance of 182.54 feet to an iron pin set;

Thence North 44°10'41" West a distance of 40.18 feet to an iron pin set;

Thence North 4°50'58" East a distance of 123.00 feet to an iron pin set;

Thence South 85°54'30" East a distance of 95.00 feet to an iron pin set;

Thence North 4°50'58" East a distance of 108.00 feet to an iron pin set;

Thence North 85°54'30" West a distance of 245.00 feet to an existing 3/4" iron pin at the southwest property corner of said Huff;

Thence North 4°47'22" East a distance of 522.18 feet, along the westerly property line of said Huff, to an iron pin set on the southerly line of the City of Columbus right of way of Obetz Road;

Thence South 85°47'57" East a distance of 512.51 feet, along the southerly right of way of said City of Columbus, to the Point of Beginning containing 7.519 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in August of 1999 and revised in June of 2001.

Bearings are based upon the centerline of Obetz Road, a bearing of South 85°47'57" East was assumed and all other bearings are based upon this meridian.

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PARCEL "2"

DESCRIPTION OF 4.982 ACRE TRACT

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 16, Township 4, Range 22, Congress Lands, being 4.982 acres of the land conveyed to Huff Properties, LTD. as recorded in Instrument No. 199908260217688 (all references refer to records in the Franklin County Recorder's Office, Ohio) and being more fully described as follows:

Beginning for reference at Franklin County Engineer Monument number 1143 being the centerline intersection of Parsons Avenue and Obetz Road;

Thence South 4°46'16" West a distance of 706.58 feet, along the centerline of Parsons Avenue, to a point in the center line of said Parsons Avenue, said point being referenced by an existing railroad spike located South 85°03'45" East 0.47 feet at the northeast property corner of said Huff tract being the Point of Beginning;

Thence South 4°46'16" West a distance of 239.70 feet, along the southerly property line of said Huff and the northerly property line of said Shanendoah Partnership, to an existing iron pin;

Thence North 85°03'45" West a distance of 692.56 feet, along the southerly property line of said Huff and the northerly property line of said Shanendoah Partnership, to an existing iron pin;

Thence North 85°03'45" West a distance of 145.00 feet, along the southerly property line of said Huff and the northerly property line of said Shanendoah Partnership, to an existing iron pin;

Thence North 4°50'58" East a distance of 108.31 feet, along the westerly property line of said Huff Properties, LTD to an iron pin set;

Thence South 85°03'45" East a distance of 110.50 feet to an iron pin set;

Thence South 52°11'37" East a distance of 41.12 feet to an iron pin set;

Thence South 4°50'58" West a distance of 86.00, to the Point of Beginning containing 0.352 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in August of 1999 and revised in May of 2000.

Bearings are based upon the centerline of Obetz Road, a bearing of South 85°47'57" East was assumed and all other bearings are based upon this meridian.

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PARCEL "3"

Easement for drainage and storm water retention purposes over the following described premises:

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 16, Township 4, Range 22, Congress Lands, being 0.352 acres of the land conveyed to Huff Properties, LTD. as recorded in Instrument No. 199908260217688 (all references refer to records in the Franklin County Recorder's Office, Ohio) and being more fully described as follows:

Beginning for reference at Franklin County Engineer Monument number 1143 being the centerline intersection of Parsons Avenue and Obetz Road;

Thence South 4°46'16" West a distance of 946.28 feet, along the centerline of said Parsons Avenue to a point, referenced by an existing railroad spike South 85°03'45" East 0.57 feet at the southeast property corner of said Huff;

Thence North 85°03'45" West a distance of 692.56 feet, along the southerly property line of said Huff and the northerly property line of said Shanendoah Partnership (ORV 14769 G06), to an iron pin set being the Point of Beginning;

Thence North 85°03'45" West a distance of 145.00 feet, along the southerly property line of said Huff and the northerly property line of said Shanendoah Partnership, to an existing iron pin;

Thence North 4°50'58" East a distance of 108.31 feet, along the westerly property line of said Huff Properties, LTD to an iron pin set;

Thence South 85°03'45" East a distance of 110.50 feet to an iron pin set;

Thence South 52°11'37" East a distance of 41.12 feet to an iron pin set;

Thence South 4°50'58" West a distance of 86.00, to the Point of Beginning containing 0.352 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in August of 1999 and revised in May of 2000.

Bearings are based upon the centerline of Obetz Road, a bearing of South 85°47'57" East was assumed and all other bearings are based upon this meridian.

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PARCEL "4"

Easement for surface water runoff/drainage to the 0.352 acre retention/detention facility over the following described premises:

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 16, Township 4, Range 22, Congress Lands, being 0.059 acres of the land conveyed to Huff Properties, LTD. as recorded in Instrument No. 199908260217688 (all references refer to records in the Franklin County Recorder's Office, Ohio) and being more fully described as follows:

Beginning for reference at Franklin County Engineer Monument number 1143 being the centerline intersection of Parsons Avenue and Obetz Road;

Thence South 4°46'16" West a distance of 946.28 feet, along the centerline of Parsons Avenue, to a point in the center line of said Parsons Avenue, referenced by an existing railroad spike South 85°03'45" East 0.57 feet at the southeast property corner of said Huff;

Thence North 85°03'45" West a distance of 692.56 feet, along the southerly property line of said Huff and the northerly property line of said Shanendoah Partnership (ORV 14769 G06), to an iron pin set;

Thence North 4°50'58" East a distance of 86.00 feet to an iron pin set;

Thence North 52°11'37" West a distance of 41.12 feet to a point;

Thence North 51°11'20" East a distance of 67.02 feet to an iron pin set;

Thence South 44°10'41" East a distance of 40.18 feet to an iron pin set;

Thence South 51°11'20" West a distance of 61.27 to the Point of Beginning containing 0.059 acres more or less according to an actual field survey made by Hockaden and Associates, Inc. in August of 1999 and revised in May of 2000.

41502102400F1

Certification:

"I hereby certify to the U.S. Department of Housing and Urban Development (HUD), Scioto Retirement Community, Inc., Red Mortgage Capital, Inc. and Chicago Title Insurance Company and to their successors and assigns, that:

I made an on the ground survey per record description of the land shown hereon located in the State of Ohio, County of Franklin, City of Columbus, on 7 June 2001 and that it and this map was made in accordance with the HUD Survey Instructions and Report, Form HUD-2457, and the requirements for an Urban Survey, as defined in the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys dated 1995.

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 lies within flood Zone "X" (areas outside 500-year flood) According to the Federal Emergency Management Agency flood insurance rate map "FIRM" Number 39049C0265 G effective date August 2, 1995.

41502.11-060801F3

HOCKADEN AND ASSOCIATES, INC.
Consulting Engineers and Surveyors

Frank C. Long
Professional Surveyor No. 6615



DESCRIPTION	ALTA/ACSM SURVEY			
LOCATION	FHA PROJECT # 043-43114 433 OBETZ ROAD. COLUMBUS, OHIO			
CLIENT	SCIOTO RETIREMENT COMMUNITY			
PREPARED BY	HOCKADEN AND ASSOCIATES, INC. Consulting Engineers & Surveyors 883 North Cassady Avenue Columbus, Ohio 43219 Tele: (614) 252-0993 Fax: (614) 252-0444 E-Mail: hock@asacomp.com			
DRAWN BY	FL	CHECKED BY	FCL	DATE
SCALE	1" = 60'	DATE	JUNE 2001	ORDER NO.
AREA NO.	41502.11	SHEET	52-3	1 OF 1