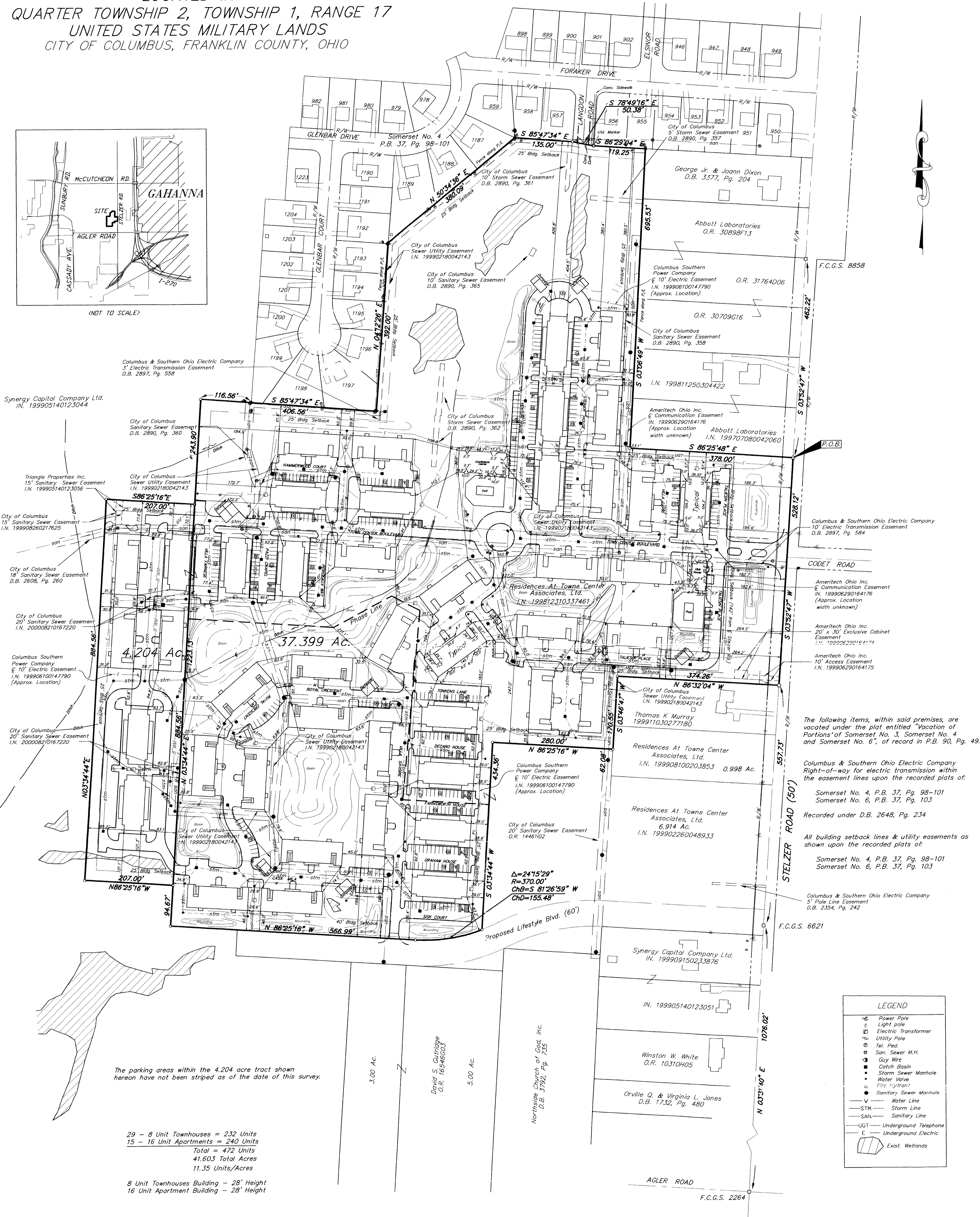
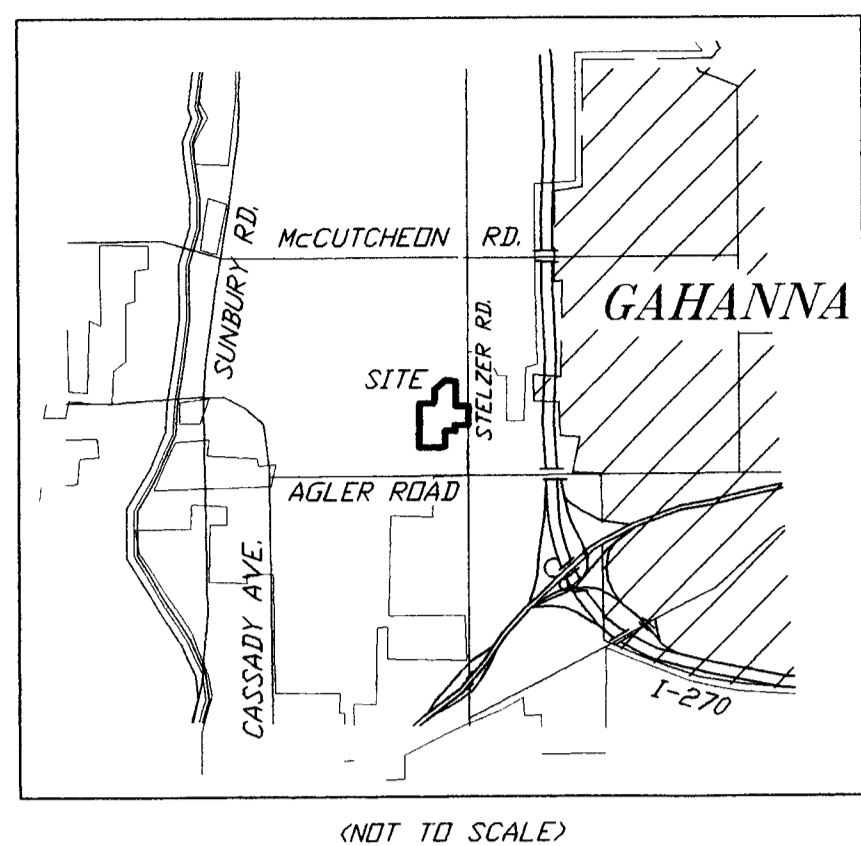


SURVEY OF ACREAGE PARCELS
 LOCATED IN
 QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17
 UNITED STATES MILITARY LANDS
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



The parking areas within the 4.204 acre tract shown hereon have not been striped as of the date of this survey.

29 - 8 Unit Townhouses = 232 Units
 15 - 16 Unit Apartments = 240 Units
 Total = 472 Units
 41.603 Total Acres
 11.35 Units/Acres

8 Unit Townhouses Building - 28' Height
 16 Unit Apartment Building - 28' Height

NOTE:

Zoning = AR-12 (Apartment Residential)

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- ▲ = R.R. SPK. SET
- = P.K. NAIL FND.

I.P.S. Set are 13/16" I.D. Iron pipe W/ cap inscribed EMH&T.

UTILITY STATEMENT:

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

Note: Parcels are subject to the following item from Title Commitment No. 00060751:

Declaration of Conventions and Restrictions from Benchmark Land Trust I.N. 199812300336705

I hereby certify, to the best of my knowledge, information and belief to Residences at Town Center Holdings, Ltd., Key Bank National Association, Paul J. Dietz, Chicago Title Insurance Company & Connor Land Title Agency, Ltd. that the survey prepared by us entitled "Survey of Acreage Parcels" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings are as shown and all are within the boundary lines of the property; that there are no easements or encroachments, from Title Commitment No. 00060751, affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; and that the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM.

LEGEND	
⊕	Power Pole
⊕	Light pole
⊕	Electric transformer
⊕	Utility Pole
⊕	Tel. Pole
⊕	San. Sewer M.H.
⊕	Guy Wire
⊕	Catch Basin
⊕	Storm Sewer Manhole
⊕	Water Valve
⊕	Fire Hydrant
⊕	Sanitary Sewer Manhole
—	Water Line
—	Storm Line
—	Sanitary Line
—	Underground Telephone
—	Underground Electric
⊕	Exist. Wetlands



BASIS OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments 6621 & 8858, having a bearing of North 352°47' East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.



SURVEYED & PREPARED BY
EMH&T
 CONSULTING ENGINEERS & SURVEYORS
 170 MILL STREET
 GAHANNA, OHIO 43230
 (614) 471-5150

By: *Clark E. White*
 Professional Surveyor No. 7868
 Scale 1" = 100' OCTOBER 16, 2000
 Revised OCTOBER 24, 2000
 Revised NOVEMBER 14, 2000