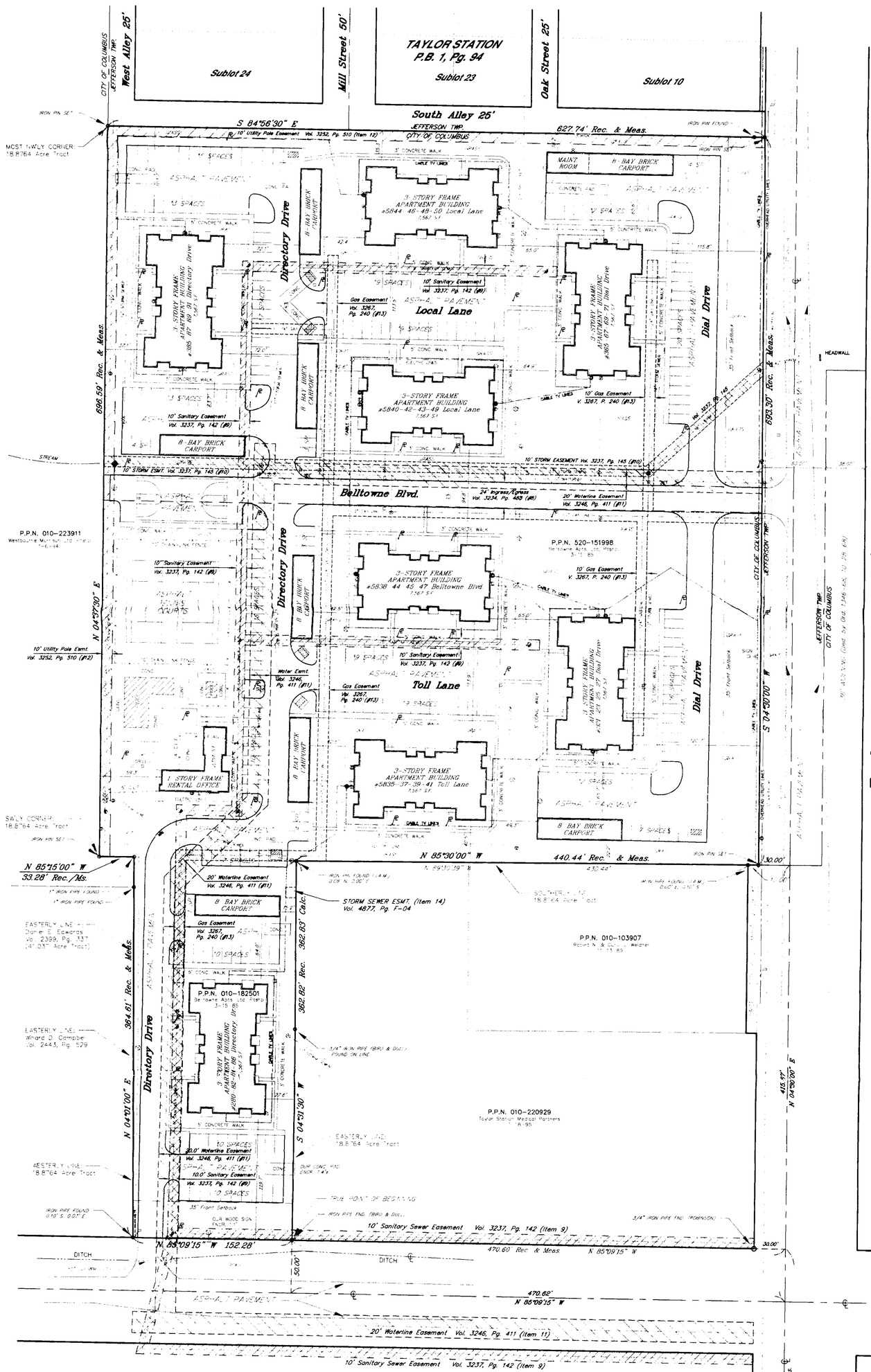
ALTA/ACSM SURVEY
of
Belltowne Apartments
for
Perry–Sycamore Limited Partnership
Bank First National
Suburban Title Agency
Fidelity National Title Insurance Company
Suburban Title Agency



LEGAL DESCRIPTION

Situated in the City of Columbus, County of Franklin, State of Ohio and being part of Quarter Township 3, Township 1, Range 16, United States Military lands, containing 11.3250 acres of land out of that 18.8764 Acre Tract (it is) conveyed to Belltowne Associates by deed recorded in Deed Book 3252, Page 638 of the Franklin County Recorders Office said 11.3250 Acre Tract being further bounded and described

Beginning at the most southeast corner of said 18.8764 Acre Tract;

Thence North 4 degrees 30' 30" East along an easterly line of said 18.8764 Acre Tract and the centerline of Taylor Station Road (98.00 feet wide), a distance of 394.07 feet to a point;

Thence North 85 degrees 09' 15" West along the northerly line of Westbourne Avenue (formerly Morrison Road) (100 feet wide), being the same is shown on the State of Ohio, Department of Highways Plans numbered HAA-2/10-30.12N, a distance of 470.60 feet to an iron pin found and capped by Bird & Dull at the true point of beginning;

Thence North 85 degrees 09' 15" West continuing along the northerly line of said Westbourne Avenue, a distance of 152.28 feet to a point in the westerly line of said 18.8764 Acre Tract, said point being an easterly line of a 23.450 Acre Tract of land conveyed to Willard D. Campbell by deed recorded in Deed Book 2443, Page 525 of Franklin County Recorder Office, an iron pipe found 0.10 feet south and 0.07 feet east thereof;

Thence North 4 degrees 01' 00" East along the westerly line of said 18.8764 Acre Tract and the easterly line of said 23.450 Acre Tract and easterly line of that 41.037 Acre Tract of land conveyed to Daniel E. Edwards, et al (3) by deed recorded in Deed Book 2399, Page 337 of Franklin County Recorders Office, a distance of 364.61 feet to a 1" iron pin found;

Thence North 85 degrees 15' 00" West along a southerly line of said 18.8764 Acre Tract, a distance of 33.28 feet to an iron pin set at the most southwesterly corner of said 18.8764 Acre Tract;

Thence North 4 degrees 37' 30" East along a westerly line of said 18.8764 Acre Tract and the easterly line of said 41.037 Acre Tract, a distance of 698.59 feet to an iron pin set at the most northwesterly corner of said 18.8764 Acre Tract;

Thence South 84 degrees 56' 30" East along the northerly line of said 18.8764 Acre Tract, a distance of 627.74 feet to an iron pin set in the westerly line of aforesaid Taylor Station Road;

Thence South 4 degrees 30' 00" West along the westerly line of Taylor Station Road, a distance of 693.30 feet to an iron pin set in the southerly line of said 18.8764 Acre Tract;

Thence North 85 degrees 30' 00" West along a southerly line of said 18.8764 Acre Tract, a distance of 440.44 feet to a point, a capped iron pin (J.L.W.) found 0.08 feet north and 0.00 feet east thereof;

Thence South 4 degrees 31' 30" West along an easterly line of said 18.8764 Acre Tract, a distance of 362.82 feet to the true point of beginning and containing 11.3250 acres of land as computed and described by North Coast Engineering & Surveying Co., Inc., in February of 2000, be the same more or less, but subject to all legal highways.

Note. All iron pins set are 5/8" rebar and capped by Edward B. Dudley, P.S. No. 6747.

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Bank First National and to Suburban Title Agency, as of January 23rd, 2000, that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the titles lines and lines of actual possession are the same; that the property description "Closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property, and all are within the boundary lines and applicable setback lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right of way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that the property is not within any flood hazard area shown on any U.S. Department of Housing and Urban Development Flood Insurance Rate Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established by ALTA and ACSM in 1997 and meets the accuracy requirements of a Class A Survey, as defined therein.

Edward B. Dudley
Ohio P.S. No. 6747

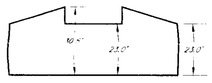
February 19, 2000

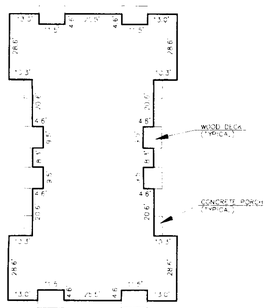
TABLE OF EXCEPTION ITEMS
Commitment No. 0056511, Schedule B, Section 2

Item Description
8. Ingress/Egress Easement recorded in Deed Book 3234, Page 483 of Franklin County Records is shown hereon.
9. 10' Sanitary Sewer Easement recorded in Deed Book 3237, Page 142 of Franklin County Records is shown hereon.
10. 10' Storm Sewer Easement recorded in Deed Book 3237, Page 145 of Franklin County Records is shown hereon.
11. 20' Waterline Easement recorded in Deed Book 3246, Page 411 of Franklin County Records is shown hereon.
12. Columbus Southern Power Easement recorded in Deed Book 3252, Page 510 of Franklin County Records is shown hereon.
13. Columbia Gas Company Easement recorded in Deed Book 3267, Page 240 of Franklin County Records is shown hereon.
14. Storm Sewer Easement recorded in O.R. Volume 4877, Page F-04 of Franklin County Records is shown hereon.

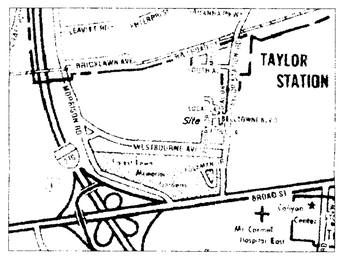
TYPICAL CARPORT PROFILE
Not to Scale

TYPICAL APT. BUILDING PROFILE
Not to Scale





TYPICAL BUILDING FOUNDATION
Not to Scale



VICINITY MAP
Not to Scale

PROPERTY HEREON IS LOCATED IN ZONE "C", A MINIMUM FLOOD ZONE AS SHOWN ON THE FEDERAL FLOOD MAP COMMUNITY PANEL No. 390170 0070A

ZONING: "ARLD" (17.4 UNITS/ACRE)
65 LDN (LANDING DECIBEL NOISE)
SETBACKS:
FRONT: 25'
REAR: NONE (1972)
SIDE: NONE (1972)
HEIGHT: 35'

NOTE: ALL UTILITY LINES SHOWN HEREON ARE UNDERGROUND, WITH THE EXCEPTION OF OVERHEAD LINES, WHICH ARE DESIGNATED.

PROPERTY AREA
11.3250 ACRES
493,175 S.F.

PARKING:
265 OUTDOOR STANDARD SPACES
0 GARAGE SPACES
64 CARPORT SPACES
0 HANDICAPPED SPACES
329 TOTAL PARKING SPACES
(1.19 SPACES PER UNIT)

NOTE:
UNDERGROUND ELECTRIC LINE LOCATED ON PREMISES HEREON IS THE CENTERLINE OF A 5' EASEMENT TO COLUMBUS SOUTHERN POWER RECORDED IN VOLUME 3252, PAGE 510 OF FRANKLIN COUNTY RECORDS.

The
NORTH COAST
Engineering & Surveying Co., Inc.
2530 Superior Ave., Suite 703 Clev., Ohio 44114
Tel. (216) 241-7070 Fax (216) 241-7071

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