BERWICK PLAZA APTS.

ALTA/ACSM LAND TITLE SURVEY

(Berwick Plaza Apartments)

Situated in the State of Ohio, County of Franklin, City of Columbus, part of Half Section 29, Section 18, Township 12, Range 21, Refugee Lands, and being 4.610 Acres, 0.176 Acres, and 0.062 Acres, all of the premises conveyed to Schottenstein Trustees in Official Record Volume 5320 J 16, Official Record Volume 5320 I 20, and Deed Book 2762, Page 227, Recorder's Office, Franklin County, Ohio

For

FIRST AMERICAN TITLE INSURANCE COMPANY

And/or

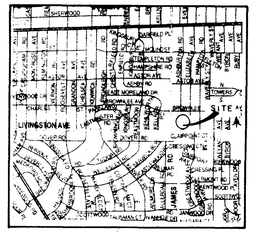
W. LYMAN CASE & COMPANY

And/or

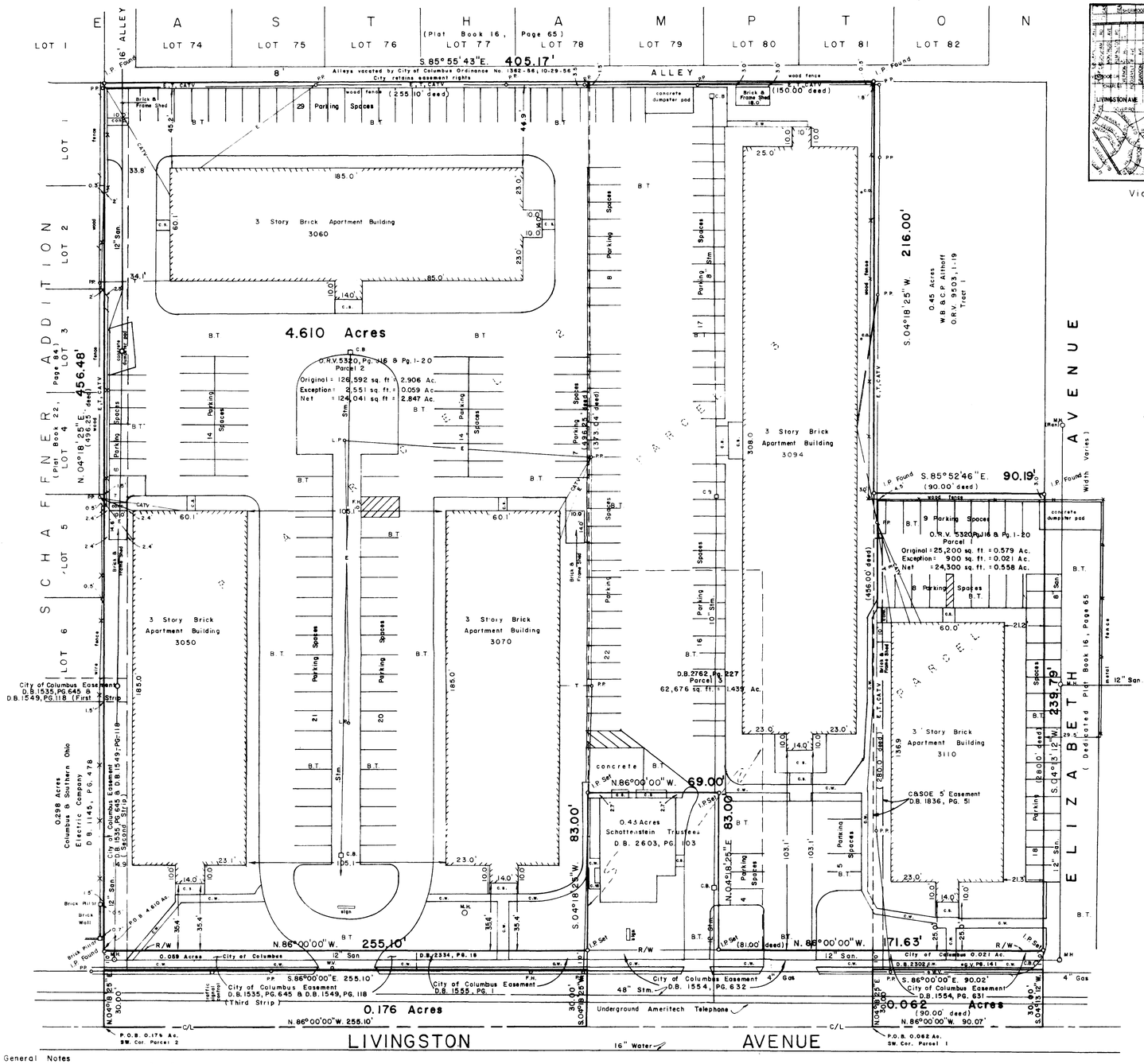
SCHOTTENSTEIN TRUSTEES

And/or

FEDERAL HOME LOAN MORTGAGE CORPORATION



Vicinity Map



General Notes

1. Subject tract currently zoned "ARO" by the City of Columbus. Zoning on the subject site at the time of construction of the existing buildings was unavailable to the undersigned at the time of the most recent revision.
2. Total number of parking spaces is 218 (no handicap spaces)
3. Apparent Encroachments
   - Perimeter fences not in conformance with legal description.
   - Parking area, driveway & dumpster pad over east property line.
   - Concrete over south property line.
   - Joint driveway/parking along south property line.
4. The basis of bearings is North 86°00'00" West on the centerline of Livingston Avenue per O.R.V. 5320, Page J16.

60' 45' 30' 15' 0 30' 60'

SCALE 1" = 30'

ALTA/ACSM LAND TITLE SURVEY

September 29, 1998

REVISIONS:

No.	Date	Description	By
1	Nov. 30, 1998	additional required items	ptd.
2	Dec 1, 1998	misc changes	ptd.

Myers Surveying COMPANY
2740 East Main Street
Bexley, Ohio 43209-2577
(614) - 235 - 8677

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.

First American Title Insurance Company
Commitment No. HTA-4562 Effective date September 14, 1998 @ 7:00 a.m.

Schedule B- Section II- Exceptions

Item 8: Easement to City of Columbus [illegible] Page 631, Platted.

Item 9: Easement to Columbus and Southern Ohio Electric Company of [illegible] Page 631, Platted.

Item 10: Easement to City of Columbus [illegible] in Deed Book 2371, Page 145, Does Not Apply.

Item 11: Easement to City of Columbus [illegible] in Deed Book 1535, Page 645, Platted.

Item 12: Easement to City of Columbus [illegible] in Deed Book 1549, Page 118, Platted.

Easement to City of Columbus [illegible] in Deed Book 1554, Page 632, Platted.

Easement to City of Columbus [illegible] in Deed Book 1555, Page 1, Platted.

Legend

P.B.	Plat Book
D.B.	Deed Book
O.R.V.	Official Record Volume
I.P.	Iron Pin
M.N.	Monument Nail
C/L	Centerline
R/W	Right of Way
L.A.N/W	Limited Access
C.B.	Catch Basin
M.H.	Manhole
C.O.	Clean Out
F.H.	Fire Hydrant
P.P.	Power Pole
L.P.	Light Pole
F.P.	Flag Pole
P.E.L.	Underground Electric
T.M.	Telephone Manhole
E.P.	Electric Pedestal
T.P.	Telephone Pedestal
G.M.	Gas Meter
W.V.	Gas Valve
A.V.	Air Valve
W.M.	Water Meter
W.V.	Water Valve
T.	Transformer
C.O.	Cleanout Manhole
T.B.M.	Temporary Benchmark
CASOE	Casoe & Southern Ohio Electric
T.E.	Telephone Edge
R.R.	Railroad Tracks
Conc.	Concrete
Conc.	Concrete Curb
C.L.	Chain Link
W.F.	Wire Fence
B.F.	Board Fence
P.F.	Picket Fence
R.F.	Rail Fence
S.F.	Stockade Fence
C.F.	Chain Link Fence
C.W.	Concrete Walk
B.W.	Brick Walk
C.L.	Centerline

8/5/98 7c/15

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to SCHOTTENSTEIN TRUSTEES, to W. LYMAN CASE and COMPANY, to FEDERAL HOME LOAN MORTGAGE CORPORATION and to FIRST AMERICAN TITLE INSURANCE COMPANY that this map or plat and the survey on which it is based were made from an actual field survey and close visual inspection of the property depicted thereon (the "Property)", on September 29, 1998 and (1) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1997, includes items 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, and (iii) all information contained in this plat of survey is correct; that the survey correctly shows the location of all visible buildings, structures and other improvements situated on said Property; that, except as shown, there is no observable evidence of easements or right-of-ways on said Property or any other easements or right-of-ways of which the undersigned has been advised, and no encroachments on said Property by visible buildings, structures or other improvements situated on adjoining property; that utility services enter the Property through adjoining public streets, and the survey shows their point of entry and the location of those utilities which pass through or are located on adjoining private land and service the Property; that the Property described herein lies within flood hazard area Zone X established by the Federal Emergency Management Agency Note Flood Insurance Rate Map, Community Panel No. 390170 0260G, dated August 2, 1995 and is not located in a Special Flood Hazard Area. The undersigned has received and examined a copy of title insurance Commitment No. HTA 4562 dated September 14, 1998 at 7:00 a.m. issued by the title company for the Property, and each instrument listed therein affecting the insured property and the location of said easements to the extent they can be located have (with recording reference) been shown hereon. The legal descriptions herein describe the same property as the title commitment and the parcels are contiguous along their common lines.

STATE OF OHIO
ALBERT J. MYERS
6579
REGISTERED
PROFESSIONAL SURVEYOR

Albert Myers 11/30/98

ALBERT J. MYERS P.S. 6579 DATE