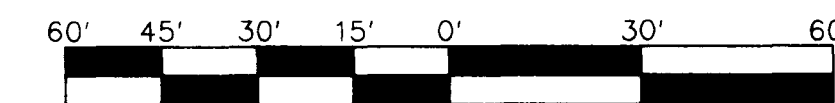


Vicinity Map

Survey of 3.008 Acres, being all of the 3.01 Acre tract conveyed to Whitehall Senior Housing Limited Partnership of record in Instrument Number 199806240156401, (Recorder's Office, Franklin County, Ohio), and being part of Section 9, Half Section 12, Township 12, Range 21, Refugee Lands, Franklin County, City of Whitehall, Ohio.

for
Midland Mortgage Investment Corporation
and / or
Midland Affordable Housing Group Trust
and / or
Fannie Mae, its successors and assigns
and / or
Lawyer's Title Insurance Corporation

REVISIONS:			
No.	Date	Description	By
1	27 September 2000	as request by Title Co. & Lender	rah



Scale 1" = 30'
 6 September 2000
 ALTA/ACSM LAND TITLE SURVEY

Legal Description

Situated in the State of Ohio, County of Franklin, City of Whitehall, being part of Section 9, Half Section 12, Township 12, Range 21, Refugee Lands and being all of the 3.01 Acre tract conveyed to Whitehall Senior Housing Limited Partnership of record in Instrument Number 199806240156401, Recorder's Office, Franklin County, Ohio (all references to recorded documents are on file in said Recorder's Office, unless otherwise noted) and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Country Club Road (55 feet wide, 25 feet west of the centerline, Road Record 15, Page 140 and 30 feet east of the centerline, Plat Book 26, Page 10) and Langley Avenue (50 feet wide, Plat Book 35, Page 37);

Thence, along the centerline of Country Club Road, South 04 degrees 00 minutes 00 seconds West, 572.77 feet to an iron pipe found at the southeast corner of said 3.01 Acre tract;

Thence, along the south line of said 3.01 Acre tract, North 86 degrees 10 minutes 29 seconds West, 532.92 feet to a square cut stone with a hold in the center found at the southwest corner of said 3.01 Acre tract and in an east line of said Ganot Corporation 4.314 Acres (Instrument Number 199712300178289) passing an iron pipe found at 29.23 feet;

Thence, along the west line of said 3.01 Acre tract, part of an east line of said 4.314 Acre tract, North 04 degrees 01 minute 18 seconds East, 245.77 feet to an iron pipe set at the northwest corner of said 3.01 Acre tract, the southwest corner of the James A. Legg 0.428 Acre tract (Instrument Number 199805050108705);

Thence, along the north line of said 3.01 Acre tract, the south line of said 0.428 Acre tract, South 86 degrees 12 minutes 25 seconds East, 532.83 feet to an iron pipe found at the northeast corner of said 3.01 Acre tract, the southeast corner of said 0.428 Acre tract (passing an iron pipe found at 506.41 feet);

Thence, along the centerline of said Country Club Road, the east line of said 3.01 Acre tract, South 04 degrees 00 minutes 00 seconds West, 246.07 feet to the place of beginning CONTAINING 3.008 ACRES.

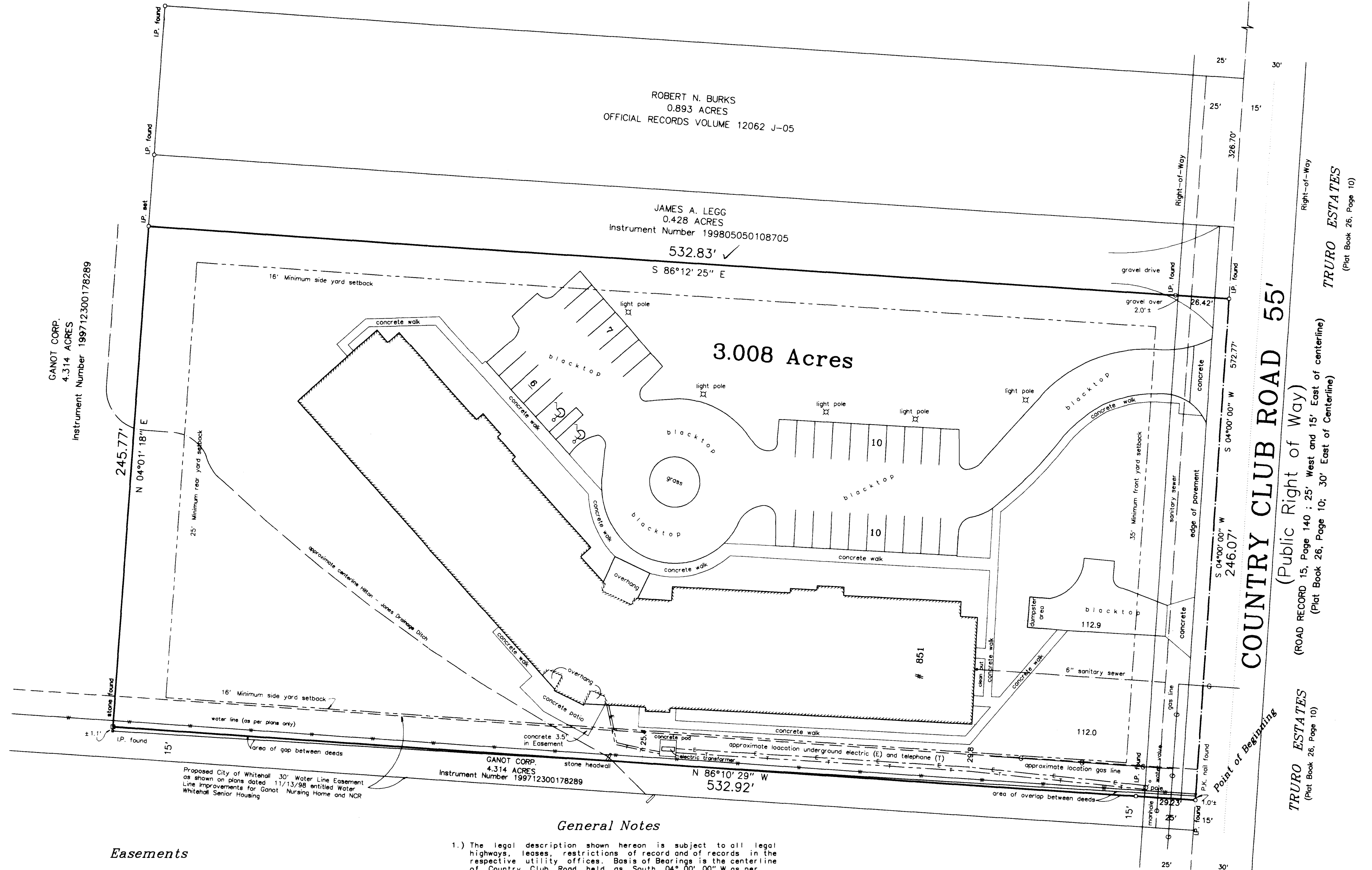
Certification

The undersigned, being a Professional Surveyor in the State of Ohio certifies to:

Midland Mortgage Investment Corporation
 Midland Affordable Housing Group Trust
 Fannie Mae, its successors and assigns,
 Lawyer's Title Insurance Corporation

as follows:

- This is to certify that this map or plat and the survey on which is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes Item 2, 3, 4, 6, 8, 9, 10, 11(a), 11(b), 16, 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.
 - This survey was made on the ground in September 2000 and correctly shows the area of the subject property, the location and types of all buildings, structures and other improvements situated on the subject property.
 - Except as shown on this survey, there are no observable evidence of easements or rights of way of which the undersigned has been advised.
 - Except as shown on this survey, there are no observable encroachments by the improvements or the subject property upon adjoining properties, streets or alleys or by the improvements on adjoining properties street or alleys upon the subject property.
 - The location of each easement, right of way, servitude and any other matter affecting the subject property and listed in the title insurance commitment dated March 29, 2000 issued by Lawyers Title Insurance Company with respect to the subject property has been shown on the survey together with appropriate recording references to the extent that such matters can be located. The property shown on this survey is the property described in that title commitment. The location of all improvements on the subject property is in accordance with minimum setback provisions and restrictions and restrictions of record reference in such title commitment except as shown hereon.
 - The subject property has access to and from a duly dedicated and accepted public street or highway.
 - Except as shown on this survey, the subject property does not serve any adjoining for drainage, utilities, or ingress and egress.
 - The record description of the subject property forms a mathematically closed figure.
 - No portion of the property shown on this survey lies within Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. Subject tract is located in FLOOD ZONE "X" as per F.E.M.A., F.I.R.M. 390180 0278 G, effective date August 2, 1995.
- The parties listed above are entitled to rely on the information on this survey as being true and accurate on the date of the survey.



General Notes

- The legal description shown hereon is subject to all legal highways, leases, restrictions of record and of records in the respective utility offices. Basis of Bearings is the centerline of Country Club Road held as South 04° 00' 00" W as per Instrument Number 199806240156401.
- The Hilton-Jones Ditch shown hereon is to be maintained by the property owner as per the City of Whitehall as per Mr. Vargo September 11, 2000.
- There is a gap and an overlap between the subject tract and the Ganot Corp. 4.314 Acre tract.
- Total number of parking spaces contained on the site is 33 (including 2 handicap spaces).
- The total square footage of this site is 131,043 square feet.

Utility Warning

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Easements

- Lawyer's Title Insurance Corporation
 Commitment No. CT99-04399
 Policy Number 82-03-150659
 Effective Date March 29, 2000 at 4:20 p.m.
 Schedule B - Part I
 Exceptions from Coverage
- Easement granted to The Scioto Valley Railway and Power Company, of record in Deed Book 948, Page 306, Recorder's Office, Franklin County, Ohio. Assignment of easement of record in Deed Book 2449, Page 233, Recorder's Office, Franklin County, Ohio. Blanket Easement, along and within the Right-of-Way of Country Club Road with cross arms of poles overhanging subject tract. No width of Easement stated, Not Plotted.
 - Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 1079, Page 443, Recorder's Office, Franklin County, Ohio. Blanket Easement along and within the Right-of-Way of Country Club Road. No Width of Easement stated, Not Plotted.

COUNTRY CLUB ROAD 55'
 (Public Right of Way)
 (ROAD RECORD 15, Page 140 : 25' West and 15' East of centerline)
 (Plat Book 26, Page 10; 30' East of Centerline)
 TRURO ESTATES
 (Plat Book 26, Page 10)

STATE OF OHIO
 ALBERT J. MYERS
 6579
 REGISTERED
 PROFESSIONAL SURVEYOR

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