

LEGAL DESCRIPTION
0.767 ACRE TRACT

Situated in the City of Columbus, County of Franklin, State of Ohio; also being a 0.643 acre tract of land as conveyed to The Commons At Buckingham Housing Limited Partnership as described in Instrument No. 20071010017788 and Instrument No. 200710100177791 and a 0.125 acre tract as conveyed to The Commons At Buckingham Housing Limited Partnership as described in Instrument No. 200906040080680; being more particularly described as follows:

Commencing at the intersection of the southerly right-of-way line of Buckingham Street (35' right-of-way), and the southwesterly limited access right-of-way line of Interstate 670 (right-of-way varies), said point also being along the northerly line of Lot Number 52 of Neilston Park Place Addition as recorded in Plot Book 4, Page 129, said point also being along the northerly line of a tract of land as conveyed to Columbus State Community College as described in Official Record 30785 E-03; thence,

Along the southwesterly limited access right-of-way line of Interstate 670, North 48° 20' 47" West, for a distance of fifty-six and eighteen one-hundredths feet (56.18') to an iron pin set, said point being along the westerly limited access right-of-way line of Interstate 670, said point also being the easterly terminus of the northerly right-of-way line of Buckingham Street, said point also being the southeasterly corner of said 0.125 acre tract, said point also being TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along the northerly right-of-way of Buckingham Street, also being along the southerly line of said 0.125 acre tract, North 86° 52' 47" West, for a distance of two hundred thirty-two and seventy-four one-hundredths feet (232.74') to a nail set, said point being along the easterly line of a 0.311 acre tract as conveyed to Abbott Laboratories as described in Instrument No. 200106280146763; thence,

Along a portion of the easterly line of said 0.311 acre tract, also being along the westerly line of said 0.125 acre tract, North 03° 35' 45" East, for a distance of twenty-five and zero one-hundredths feet (25.00') to a 1" iron pin found, said point being the northeasterly corner of said 0.311 acre tract, said point also being the southeasterly corner of a tract of land as conveyed to State of Ohio as described in Court of Common Pleas Number 210154, said point also being the southwesterly corner of said 0.643 acre tract; thence,

Along an easterly line of said lands of State of Ohio, also being along a westerly line of said 0.643 acre tract, following a curve to the right having a radius of 498.22', an arc length of 173.90', a central angle of 19°59'04"; and a chord that bears North 06° 18' 38" West for a distance of 172.90' to an iron pin set; thence,

Continuing along an easterly line of said lands of State of Ohio, also being along a westerly line of said 0.643 acre tract, North 03° 40' 54" East, for a distance of one hundred forty-four and thirty-five one-hundredths feet (144.35') to a point, said point witnessed by a 1" iron pin found bearing North 86° 19' 06" West for a distance of 0.20', said point being along an easterly line of said lands of State of Ohio, said point also being the northerly corner of said 0.643 acre tract; said point also being along the limited access right-of-way line of Interstate 670; thence, along the northerly and easterly lines of said 0.643 acre tract, also being along the southerly and westerly limited access right-of-way lines of Interstate 670 the following ten courses:

- South 28° 54' 46" East, for a distance of sixty-one and ninety-nine one-hundredths feet (61.99') to an iron pin set; thence,
- South 02° 39' 05" West, for a distance of fifty and fifty-four one-hundredths feet (50.54') to an iron pin set; thence,
- South 34° 11' 34" East, for a distance of eleven and twenty-nine one-hundredths feet (11.29') to an iron pin set; thence,
- South 35° 57' 07" East, for a distance of twenty-six and twenty-four one-hundredths feet (26.24') to an iron pin set; thence,
- South 36° 57' 12" East, for a distance of fifty-two and forty-nine one-hundredths feet (52.49') to an iron pin set; thence,
- South 37° 44' 28" East, for a distance of fifty-two and fifty-three one-hundredths feet (52.53') to an iron pin set; thence,
- South 40° 42' 52" East, for a distance of fifty-two and fifty-two one-hundredths feet (52.52') to an iron pin set; thence,
- South 46° 57' 02" East, for a distance of forty-five and forty-nine one-hundredths feet (45.49') to an iron pin set; thence,
- South 36° 45' 12" East, for a distance of thirty-nine and sixty-two one-hundredths feet (39.62') to an iron pin set; thence,

South 03° 10' 26" West, for a distance of five and eight one-hundredths feet (5.08') to an iron pin set, said point being the southeasterly corner of said 0.643 acre tract, said point also being along the northerly line of said 0.125 acre tract, said point also being along the southerly limited access right-of-way line of Interstate 670; thence,

Along a portion of the northerly line of said 0.125 acre tract, also being along the southerly limited access right-of-way line of Interstate 670, South 86° 52' 47" East, for a distance of six and fifty-three one-hundredths feet (6.57') to an iron pin set, said point being the northeasterly corner of said 0.125 acre tract, said point also being along the southwesterly limited access right-of-way line of Interstate 670; thence,

Along the easterly line of said 0.125 acre tract, also being along the southwesterly limited access right-of-way line of Interstate 670, South 48° 20' 47" East, for a distance of forty and thirteen one-hundredths feet (40.13') to the point of beginning containing 0.767 acres of land, more or less, of which 0.6426 acres is located in Parcel 010-045365 and 0.1245 acres is located in Parcel 010-288045, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on an actual survey performed by Kleingers & Associates in October, 2005 and August, 2008.

Iron pin sets are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "Kleingers & Assoc."

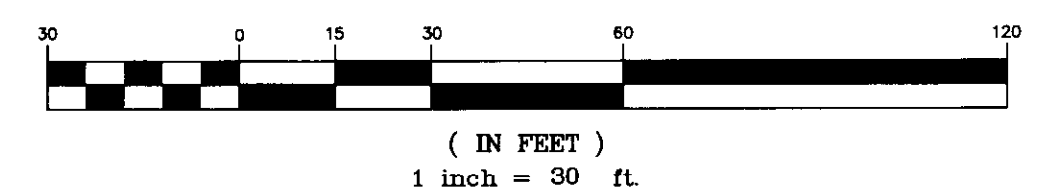
Subject to any easements, restrictions, covenants, ordinances, or agreements of record.

Basis of bearings for the above described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-CORS), with a portion of the northerly right-of-way line of Buckingham Street being North 86°52'47" West, as determined by a GPS survey utilizing CORS station "COLB" as maintained by The Ohio Department of Transportation.

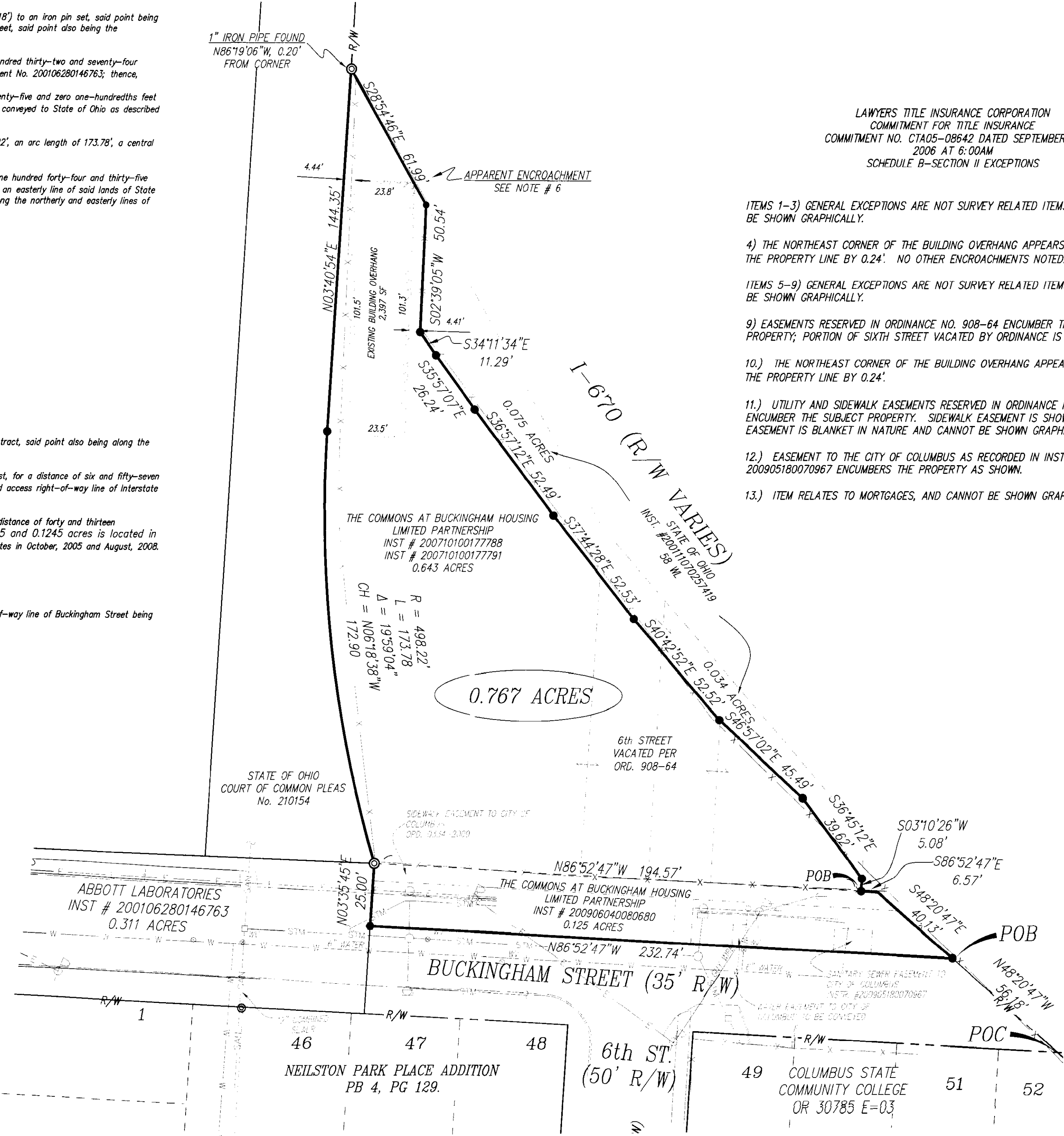
LEGEND

×	DRILL HOLE FOUND	○	EX. WATER VALVE
●	5/8" CAPPED IRON PIN SET	○	EX. WATER METER
○	5/8" IRON PIN FOUND	○	EX. CATCH BASIN
⊙	1" IRON PIPE FOUND	○	EX. MANHOLE
○	NAIL FOUND	○	EX. CHAIN LINK FENCE
○	NAIL SET	○	EX. WOOD FENCE
▲	RAILROAD SPIKE FOUND	○	EX. WIRE FENCE
▲	RAILROAD SPIKE SET	○	EX. UNDERGROUND ELECTRIC
□	CONCRETE MONUMENT FOUND	○	EX. OVERHEAD ELECTRIC
■	CONCRETE MONUMENT SET	○	EX. UNDERGROUND TELEPHONE
○	EX. WELL	○	EX. OVERHEAD TELEPHONE
○	EX. FIRE HYDRANT	○	EX. UNDERGROUND CABLE TELEVISION
○	EX. GROUND LIGHT	○	EX. OVERHEAD CABLE TELEVISION
○	EX. GUARD POST (PIPE BOLLARD)	○	EX. GAS MAIN
○	EX. LIGHT POLE	○	EX. WATER MAIN
○	EX. TELEPHONE POLE	○	EX. SANITARY SEWER
○	EX. POWER POLE	○	EX. STORM SEWER
○	EX. GUY WIRE	○	EX. SOFTWOOD TREE
○	EX. SIGN	○	EX. TREELINE
○	EX. HARDWOOD TREE	○	EX. CONTOUR LINES

GRAPHIC SCALE



ALTA/ACSM
LANDS OF THE COMMONS AT BUCKINGHAM
HOUSING LIMITED PARTNERSHIP
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO
0.643 ACRES



LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. CTAD5-08642 DATED SEPTEMBER 11,
2008 AT 6:00AM
SCHEDULE B-SECTION II EXCEPTIONS

NOTES

- 1.) OCCUPATION IN GENERAL FITS SURVEY.
- 2.) SOURCE DOCUMENTS AS NOTED.
- 3.) ALL MONUMENTATION IS IN GOOD CONDITION.
- 4.) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-CORS), WITH A PORTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BUCKINGHAM AVE. BEING NORTH 86°52'47" WEST, AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "COLB" AS MAINTAINED BY THE OHIO DEPARTMENT OF TRANSPORTATION.
- 5.) ALL IRON PINS SET ARE 5/8" x 30" REBAR WITH CAP STAMPED "KLEINGERS & ASSOC".
- 6.) THE NORTHEAST CORNER OF THE BUILDING OVERHANG APPEARS TO BE OVER THE PROPERTY LINE BY 0.24'.
- 7.) THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 39049C0255H EFFECTIVE MARCH 16, 2004.
- 8.) THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON FEBRUARY 7, 2007; OUPS TICKET NUMBER 0207-016-017 & 0207-016-018, & AUGUST 21, 2008; OUPS TICKET NUMBER A823201914 & A823201918
- 9.) ELEVATIONS ARE BASED ON NAVD 1988.
- 10.) THE PROPERTY IS IN ZONE DD (DOWNTOWN DISTRICT). PER ZONING CODE ITEM 3359.05, ALL SETBACKS APPEAR TO BE ZERO FEET FOR THE SUBJECT PROPERTY; PER ZONING CODE ITEM 3359.09, THE BUILDING HEIGHT SHALL NOT EXCEED 8 STORIES OR 100' IN HEIGHT.
- 11.) THERE ARE NO PARKING SPACES ON THE PROPERTY.
- 9.) THERE IS NO EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITION WITHIN RECENT MONTHS.
- 10.) THERE ARE NO KNOWN CHANGES, COMPLETED OR PROPOSED, IN THE STREET RIGHT-OF-WAY LINES.
- 11.) THERE IS NO OBSERVABLE EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
- 12.) THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY KLEINGERS AND ASSOCIATES IN FEBRUARY, 2007, AUGUST, 2008 AND JUNE, 2009.

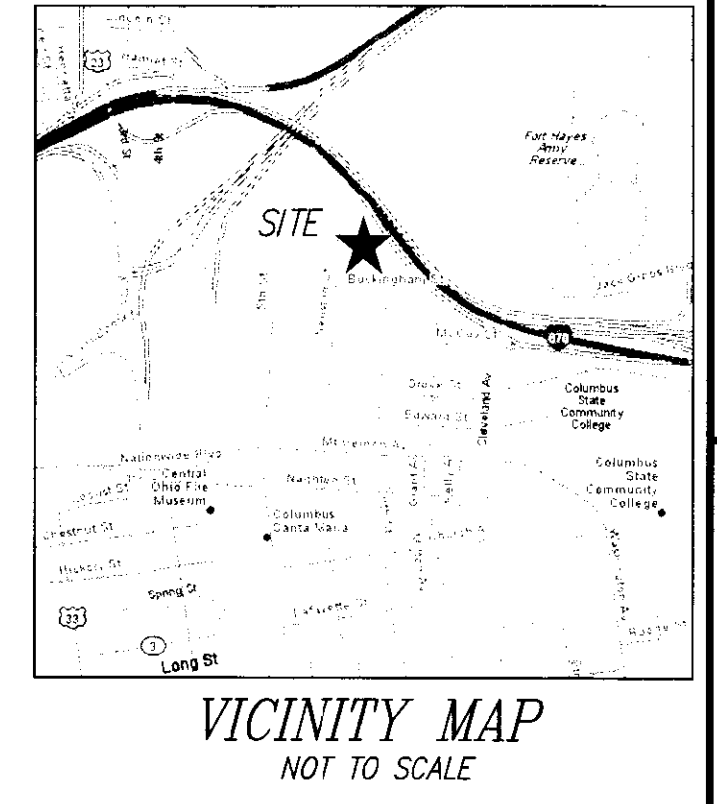
REFERENCES

- 1.) "NEILSTON PARK PLACE ADDITION", PLAT BOOK 4 PAGE 129.
- 2.) RIGHT OF WAY DRAWINGS ENTITLED "FRA-670-3.17 (B-1)".
- 3.) RIGHT OF WAY DRAWINGS ENTITLED "COLUMBUS EXPRESSWAY SYSTEM, THE FORT HAYES INTERCHANGE, FRA. 3-16.91".

To The Commons at Buckingham Housing Limited Partnership, JPMorgan Chase Bank and Lawyers Title Insurance Corporation:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1-4, 6-11, 13, 14, and 16-18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Michael L. Keller 6/22/09
MICHAEL L. KELLER DATE
OHIO PROFESSIONAL SURVEYOR NO. 7978



KLEINGERS & ASSOCIATES
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(614) 882-4311 Fax (614) 882-4479
www.kleingers.com

REVISIONS

NO.	DATE	DESCRIPTION
1	08-14-08	UPDATED SURVEY & ADDED CONTOURS
2	09-09-08	ADDED ADDITIONAL TOPOGRAPHIC INFO
3	06-17-09	REV. BOUNDARY & UPDATED TITLE REPORT
4	06-22-09	REV. LEGAL DESCRIPTION

ALTA/ACSM SURVEY
0.767 ACRE TRACT
LANDS OF THE COMMONS AT BUCKINGHAM
HOUSING LIMITED PARTNERSHIP
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

SCALE: 1" = 30'
DATE: 02-21-07
DRAWN: JMD
DESIGNED: JMD
CHECKED: MLK
XREF:
JOB NO.: 050950.002
NCR BUCKINGHAM

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