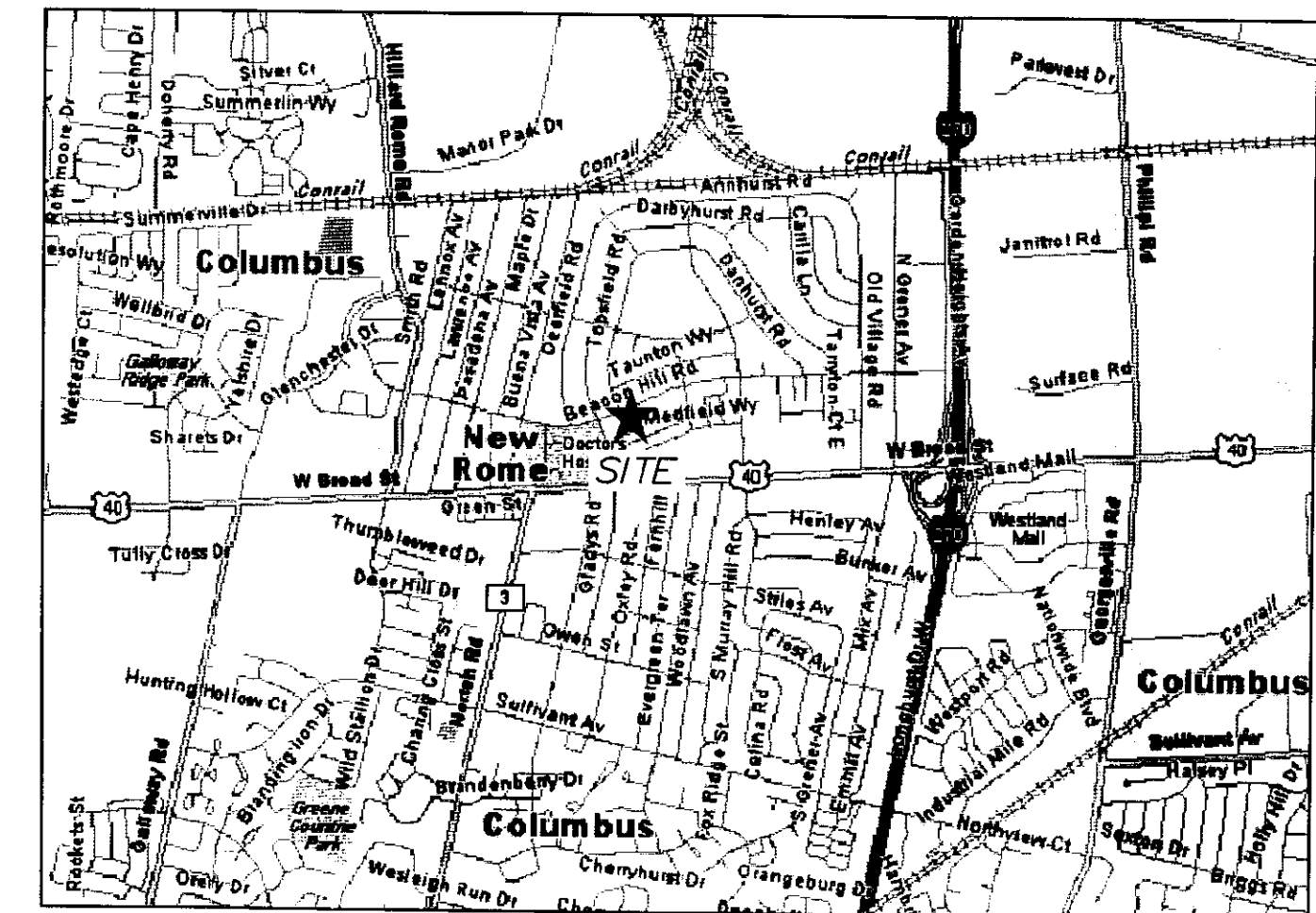


ALTA/ACSM SURVEY
5.683 ACRE TRACT; LANDS OF
OHIO AFFORDABLE HOUSING LIMITED PARTNERSHIP
PART OF RESERVE G, LINCOLN VILLAGES SUBDIVISION
PRAIRIE TWP., FRANKLIN COUNTY, OHIO



VICINITY MAP
NOT TO SCALE

NOTES

- 1.) OCCUPATION IN GENERAL FITS SURVEY EXCEPT FOR ENCROACHMENT BY NE ADJOINER AS SHOWN. ALSO, THE FACADE OF THREE BUILDINGS EXTEND INTO THE BUILDING SETBACKS BY AS MUCH AS 0.2' AS SHOWN.
- 2.) SOURCE DOCUMENTS AS NOTED.
- 3.) ALL MONUMENTATION IS IN GOOD CONDITION.
- 4.) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).
- 5.) VERTICAL DATUM IS NAVD88.
- 6.) THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 39049C0284K EFFECTIVE JUNE 17, 2008.
- 7.) UTILITIES AS SHOWN ARE BASED ON PHYSICAL MARKINGS, PLANS PROVIDED BY UTILITY COMPANIES AND DEPARTMENTS, AND THE PHYSICAL LOCATIONS OF APPURTENANCES. THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON JULY 27, 2009, OUPS TICKET NUMBERS A920802681 & A920802683; AND ON AUGUST 8, 2009, OUPS TICK NUMBERS A921801219, A921801225, A921801236 & A921801238.
- 8.) THERE ARE 98 REGULAR PARKING SPACES AND 0 HANDICAP PARKING SPACES ON THE PROPERTY. THE PARKING AREA IN THE NORTHEAST PORTION OF THE PROPERTY HAS NO STRIPING AND THE TOTAL NUMBER OF SPACES FOR THIS AREA IS UNDETERMINED.
- 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.) THE PROPERTY IS LOCATED IN A MULTI-FAMILY RESIDENTIAL DISTRICT (MFR-12) ZONE. THE PURPOSE OF THE MFR-12 DISTRICT IS TO PERMIT THE ESTABLISHMENT OF HIGH DENSITY TWO-TO-FOUR FAMILY AND MULTI-FAMILY DWELLINGS NOT TO EXCEED TWELVE (12) DWELLING UNITS PER GROSS ACRE. MINIMUM FRONT SETBACK IS 30', MINIMUM SIDE SETBACK IS 10', WITH A MINIMUM SETBACK FOR BOTH SIDES OF 25', AND A MINIMUM REAR SETBACK OF 25'. MAXIMUM BUILDING HEIGHT IS 35'. 2.5 PARKING SPACES PER UNIT ARE REQUIRED PER ZONING. THERE ARE CURRENTLY 109 PARKING SPACES, AND 102 SPACES AFTER DESIGNED SITE IMPROVEMENTS THAT HAVE BEEN APPROVED BY THE TOWNSHIP.
- 13.) THE PROPERTY HAS ACCESS TO BEACON HILL ROAD, STURBRIDGE ROAD AND EASTHAM WAY, ALL OF WHICH ARE PUBLIC ROADS.
- 14.) THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY KLEINGERS AND ASSOCIATES IN AUGUST, 2009.

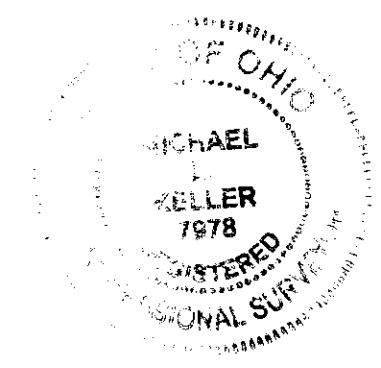
FIRST AMERICAN TITLE INSURANCE CORPORATION
 TITLE SEARCH REPORT
 FILE NO. CTA10-071170
 EFFECTIVE DATE: JULY 28, 2010 AT 6:00 AM
 SCHEDULE B-PART 1 EXCEPTIONS FROM COVERAGE

- 1.) ITEM REFERS TO ENCUMBRANCES THAT ARE BLANKET IN NATURE AND CANNOT BE SHOWN GRAPHICALLY.
- 2.) ITEM REFERS TO TAXES AND CANNOT BE SHOWN GRAPHICALLY.
- 3.) ITEM REFERS TO RIGHTS IN THE SUBJECT PROPERTY THAT ARE BLANKET IN NATURE AND CANNOT BE SHOWN GRAPHICALLY.
- 4.) ITEM REFERS TO ENCROACHMENTS; BUILDING OF NE ADJOINER (MICHAEL D. MARTIN, JR. & DEBRA K. MARTIN) ENCROACHES ONTO THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY.
- 5.) ITEM REFERS TO LIENS AND CANNOT BE SHOWN GRAPHICALLY.
- 6.) ITEM REFERS TO POTENTIAL FUTURE ENCUMBRANCES AND CANNOT BE SHOWN GRAPHICALLY.
- 7.) ITEM REFERS TO TAXES AND CANNOT BE SHOWN GRAPHICALLY.
- 8.) ITEM REFERS TO TAXES AND CANNOT BE SHOWN GRAPHICALLY.
- 9.) BUILDING SETBACK LINES AS SHOWN IN PLAT BOOK 26 PAGE 3 ARE SHOWN.
- 10.) EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY IN DB 2188 PG 131; ENCUMBERS THE SUBJECT PROPERTY AND APPROXIMATE LOCATION IS SHOWN.
- 11.) RESTRICTIONS IN OR 28217 I-10, OR 31401 C-06, AND OR 28202 E-18 ENCUMBER THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY.
- 12.) EASEMENT TO TIME WARNER CABLE AS RECORDED IN INSTRUMENT NO. 200709180164465 ENCUMBER THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN GRAPHICALLY.
- 13.) ACREAGE PER ACTUAL SURVEY IS 5.683 ACRES WHICH MATCHES AN ACREAGE OF 5.683 ACRES STATED IN CURRENT DEED.
- 14.) ITEM REFERS TO A MORTGAGE AND CANNOT BE SHOWN GRAPHICALLY.
- 15.) REGULATORY AGREEMENT AS RECORDED IN INSTRUMENT NO. 200502230033321 ENCUMBERS THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY.
- 16.) FINANCING STATEMENTS AS RECORDED IN INSTRUMENT NO. 200502230033323 AND INSTRUMENT NO. 201001080002733 ENCUMBER THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY.

The undersigned, being a registered surveyor of the State of Ohio, certifies to (i) Lincoln Gardens II Senior Housing Limited Partnership, its successors and assigns, (ii) Cornerstone/NAHT Enhanced Preservation Fund 2010-1 LLC and NHT Equity, LLC, its affiliates, successors, and/or assigns, (iii) First American Title Insurance Company and (iv) Ohio Housing Finance Agency, The Affordable Housing Trust of Columbus and Franklin County, Department of Economic Development & Planning of Franklin County, as follows:

- 1.) This 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 American Land Title Association and National Society of Professional Surveyors in 2005, and includes items 1, 2, 3, 4, 6 (7a for completed structures), 8, 9, 10, 11b, 13, 14 (and 16 - 18 for HUD Projects only) of Table A thereof. Pursuant to Accuracy Standards as adopted by ALTA and NSPS in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the maximum Relative Positional Accuracy was 0.03 feet.
- 2.) The survey was made on the ground by an instrument survey in August, 2009 by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property and any other matters situated on the subject property.
- 3.) There are no party walls and no observable, above-ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements or rights-of-way or (b) by the improvements on any adjoining properties, streets or alleys upon the subject property, except for a building encroachment by an adjoining property as shown, and the facade of three buildings on the subject property that extend into building setbacks by as much as 0.2'.
- 4.) The location of each easement, right-of-way, servitude and other matter (above or below ground) affecting the subject property and (a) listed in the title insurance commitment ("Title Commitment") No. CTA10-071170 dated July 28, 2010, issued by First American Title Insurance Company with respect to the subject property or (b) apparent from a visual inspection has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located as shown on the survey. If the easement has not been plotted, there is a statement as to why not, as well as whether the item affects the property and if so, what portion. The property shown on the survey is the property described in the Title Commitment.
- 5.) The location of all improvements on the subject property is in accord with minimum setback, side yard and rear yard lines, provisions and restrictions of record affecting the Property referenced in the Title Commitment unless noted otherwise.
- 6.) The Property has direct access to and from a publicly used and maintained street or highway.
- 7.) Municipal water, municipal storm sewer and municipal sanitary sewer facilities and telephone, gas and electric services of public utilities are available at the boundary of the property in the locations indicated hereon.
- 8.) The subject property does not serve any adjoining property for visible subsurface drainage structures, visible water courses, utilities, structural support or ingress or egress.
- 9.) No portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.
- 10.) To the best of my knowledge, the parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

Michael L. Keller 9/16/10
 MICHAEL L. KELLER DATE
 OHIO PROFESSIONAL SURVEYOR NO. 7978



LEGAL DESCRIPTION

Situated in the Township of Prairie, County of Franklin, State of Ohio; also being a part of Reserve "G" of Lincoln Village Subdivision as recorded in Plat Book 26 Pages 3 through 8; also being those lands as conveyed to Ohio Affordable Housing Limited Partnership as described in Official Record 21280 C-02 and Official Record 27263 F-10; being more particularly described as follows:

Commencing at the intersection of the centerline of Sturbridge Road (60' right-of-way) and the centerline of Eastham Way (50' right-of-way); thence,

Along the centerline of Sturbridge Road, North 22° 24' 32" West, for a distance of forty-five and zero one-hundredths feet (45.00') to a point; thence,

Departing the centerline of Sturbridge Road, North 67° 35' 28" East, for a distance of thirty and zero one-hundredths feet (30.00') to an iron pin set, said point being along the easterly right-of-way line of Sturbridge Road, said point also being a southwesterly corner of said Reserve "G"; said point also being the TRUE POINT OF BEGINNING, and from said beginning point running thence,

Along the easterly right-of-way line of Sturbridge Road, also being along the westerly line of said Reserve "G"; North 22° 24' 32" West, for a distance of two hundred ten and five one-hundredths feet (210.05') to an iron pin set at a point of curvature, said point being along the easterly right-of-way line of Sturbridge Road, said point also being a northwesterly corner of said Reserve "G"; thence,

Along the transition of the westerly right-of-way line of Sturbridge Road and the southerly right-of-way line of Beacon Hill Road following a curve to the right, said curve having an arc length of 31.42', a radius of 20.00', a central angle of 90° 00' 00"; and a chord that bears North 22° 35' 28" East for a distance of 28.28' to an iron pin set, said point being along the southerly right-of-way line of Beacon Hill Road, said point also being a northwesterly corner of said Reserve "G"; thence,

Along the southerly right-of-way line of Beacon Hill Road, also being along a portion of the northerly line of said Reserve "G"; North 67° 35' 28" East, for a distance of eight hundred eighty-five and zero one-hundredths feet (885.00') to a point, said point being along the southerly right-of-way line of Beacon Hill Road, said point also being along the northerly line of said Reserve "G"; said point also being the northwesterly corner of a 0.575 acre tract as conveyed to Michael D. Martin, Jr. & Debra K. Martin as described in Instrument No. 200002280038911, said point witnessed by a 1" iron pipe found that bears South 44° 52' 57" West for a distance of 0.19'; thence,

Along the westerly line of said 0.575 acre tract, South 22° 24' 32" East, for a distance of one hundred twenty-seven and thirty-seven one-hundredths feet (127.37') to an iron pin set, said point being the southwesterly corner of said 0.575 acre tract; thence,

Along the southerly line of said 0.575 acre tract, North 67° 31' 47" East, for a distance of one hundred seventy-three and zero one-hundredths feet (173.00') to a 1" iron pipe found, said point being a southeasterly corner of said 0.575 acre tract, said point also being a westerly corner of School House Lane Office Condominium as recorded in Official Record 10819 C-01; thence,

Along a westerly line of said School House Lane Office Condominium, South 22° 24' 32" East, for a distance of one hundred twenty-seven and seven one-hundredths feet (127.07') to a point, said point being the southwesterly corner of said School House Lane Office Condominium, said point also being along the northerly right-of-way line of Eastham Way, said point also being along the southerly line of said Reserve "G"; thence,

Along the northerly right-of-way line of Eastham Way, also being along a portion of a southerly line of said Reserve "G"; following a curve to the left, said curve being non-tangent to the previous course, said curve having an arc length of 146.71', a radius of 2,558.68', a central angle of 3° 17' 07"; and a chord that bears South 69° 14' 01" West for a distance of 146.70' to an iron pin set at a point of tangency; thence,

Along the northerly right-of-way line of Eastham Way, also being along a southerly line of said Reserve "G"; South 67° 35' 28" West, for a distance of nine hundred eleven and thirty-six one-hundredths feet (911.36') to an iron pin set; thence,

Along the transition of the northerly right-of-way line of Eastham Way and the westerly right-of-way line of Sturbridge Road, also being along a southwesterly line of said Reserve "G"; following a curve to the right, said curve having an arc length of 31.42', a radius of 20.00', a central angle of 90° 00' 00"; and a chord that bears North 67° 24' 32" West for a distance of 28.28' to the point of beginning, containing 5.683 acres of land, more or less, of which 3.001 acres is within Tax Parcel No. 240-002339 and 2.682 acres is within Tax Parcel 240-002335, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by Kleingers & Associates in August, 2009.

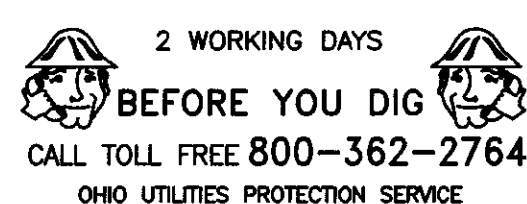
Basis of bearings for the above-described courses is the Ohio State Plane Coordinate System, Ohio South Zone (NAD83-CORS), with a portion of the southerly right-of-way line of Beacon Hill Road being North 67° 35' 28" East, as determined by a VRS-GPS survey utilizing CORS station "COLB" as maintained by the Ohio Department of Transportation and station "FRANK 40 AZ MK".

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

RECEIVED

SEP 24 2010

Franklin County Engineer
P.E., P.S.



NOTE:
 UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES. EXACT LOCATIONS CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



KLEINGERS & ASSOCIATES
 350 Worthington Rd., Suite B, Westerville, OH 43082
 (614) 882-2400 (614) 882-4479
 www.kleingers.com

REVISIONS

NO.	REV. PER. UPDATED TITLE, CERTIFICATION	DATE
1	REV. PER. UPDATED TITLE, CERTIFICATION	08/16/10
2	UPDATE PER ATTY REVIEW COMMENTS	09/16/10

ALTA/ACSM SURVEY
5.683 ACRE TRACT; LANDS OF
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PART OF RESERVE G, LINCOLN VILLAGES SUBDIVISION
PRAIRIE TWP., FRANKLIN COUNTY, OHIO

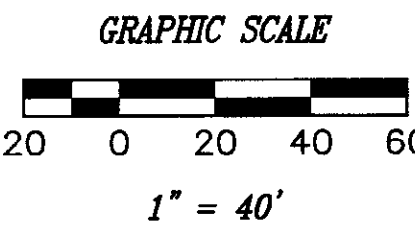
SCALE:
 DATE: 08-12-09
 DRAWN: MLK
 DESIGNED:
 CHECKED:
 XREF:
 JOB NO.: 090400.001
 NCR LINCOLN VILLAGE

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 1
 Of
 2

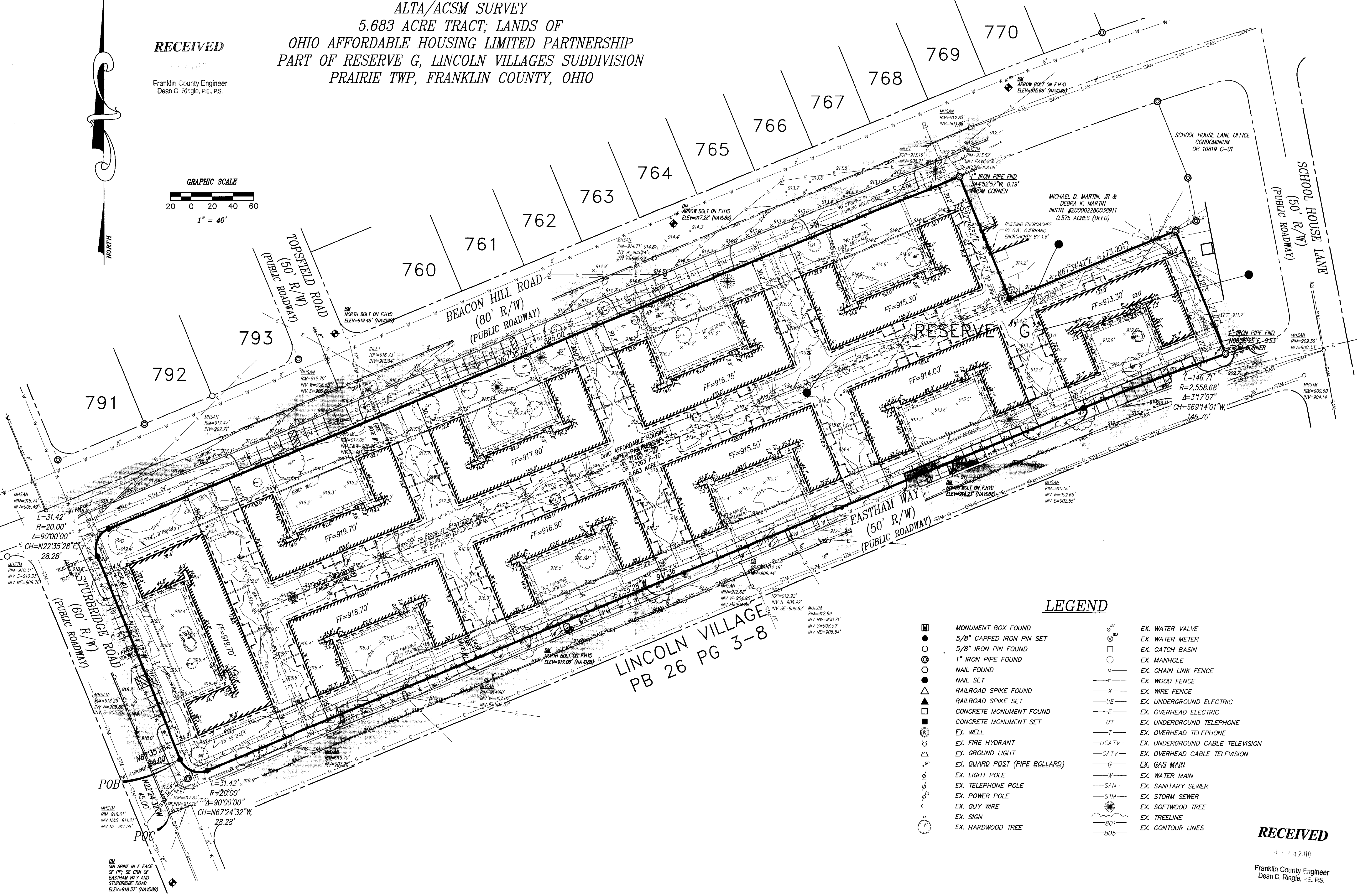
RECEIVED

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

ALTA/ACSM SURVEY
5.683 ACRE TRACT; LANDS OF
OHIO AFFORDABLE HOUSING LIMITED PARTNERSHIP
PART OF RESERVE G, LINCOLN VILLAGES SUBDIVISION
PRAIRIE TWP, FRANKLIN COUNTY, OHIO



NORTH



LEGEND

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



KLINGERS
& ASSOCIATES
350 Worthington Rd. Suite B, Westerville, OH 43082
(614) 882-4311 Fax (614) 882-4479
www.klingers.com

REVISIONS

1	REV. PER UPDATED TITLE CERTIFICATION	08/16/10
2	UPDATE PER ATTY. REVIEW COMMENTS	09/15/10

ALTA/ACSM SURVEY
5.683 ACRE TRACT; LANDS OF
OHIO AFFORDABLE HOUSING LIMITED PARTNERSHIP
PART OF RESERVE G, LINCOLN VILLAGES SUBDIVISION
PRAIRIE TWP., FRANKLIN COUNTY, OHIO

SCALE: 1" = 40'
DATE: 08-12-09
DRAWN: MLK
DESIGNED:
CHECKED:
XREF:
JOB NO.: 090400.001

RECEIVED

Franklin County Engineer
Dean C. Ringle, P.E., P.S.