

**SURVEYOR'S CERTIFICATE**  
 I hereby certify to New Harrisburg Station Ltd., Ohio Equity Fund for Housing Limited Partnership XXIV, and/or their successors and assigns as their interests may appear; Old Republic National Title Insurance Company; Service Title Agency LLC; the Ohio Housing Finance Agency; the Columbus-Franklin County Affordable Housing Trust; RED Mortgage Capital, LLC and/or the Secretary of Housing and Urban Development ("HUD"), and to their successors and assigns as their interests may appear, that:

I made an on the ground survey per record description of the land shown hereon located in Grove City, Ohio, on June 27, 2014; and that it and this map was made in accordance with the HUD Survey Instructions and Report, HUD 92457M, and the requirements for an ALTA/ACSM Land Title Survey, as defined in the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14 and 16-21 of Table A thereof. The fieldwork was completed on June 28, 2014.

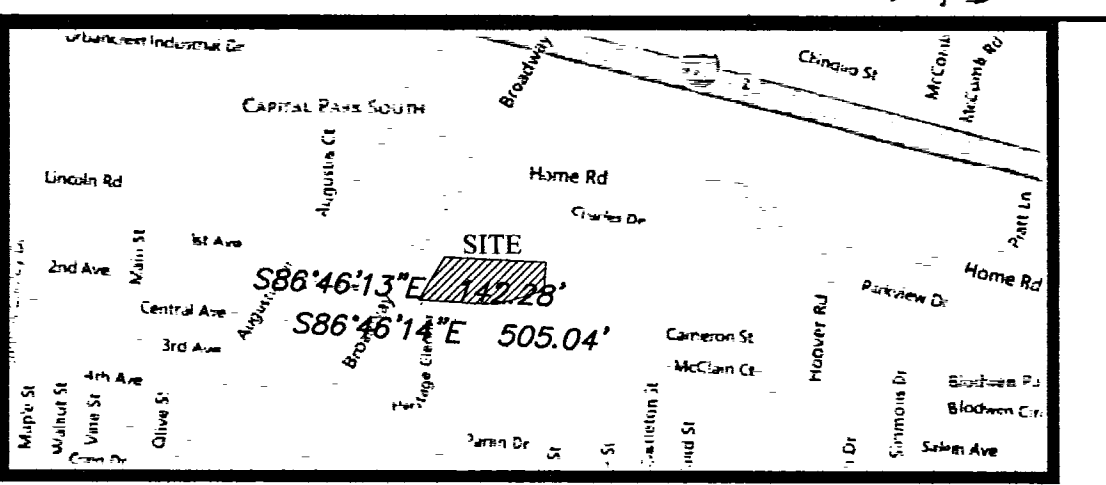
To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the buildings are free of any 100/500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map 39049, Community Panel No. C0314K with an effective date of 06/17/2008

# ALTA / ASCM SURVEY of 6.223 ACRES on HARRISBURG STATION LANE

Stoney Creek Capital, LLC  
 0.830 Acres  
 Instrument No. 20131224029472

Small Business Park Partnership  
 1.339 Acres  
 Instrument No. 199902050030386

Harriet D Maurer  
 5.030 Acres  
 D.B. 2646, Pg 301



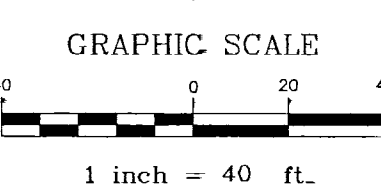
LEGEND	
●	IRON PIN SET (IPS)
○	SOLID BAR FOUND (SBF)
○	1/2" or 3/4" IRON PIN FOUND (IPF) WITH NO ID CAP
△	MAG NAIL SET
⊕	FENCE POST
○	UTILITY POLE
—	GUY WIRE
⊕	TELEPHONE PEDESTAL
⊕	TELEPHONE MANHOLE
⊕	GAS LINE MARKER
⊕	ROUND CATCH BASIN
⊕	STORM MANHOLE
⊕	CATCH BASIN
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	CATV PED
⊕	CURB INLET
⊕	LIGHT POLE
⊕	ELEC TRANSFORMER
⊕	WATER TAP

Robert W. Martin 7-28-14  
 Professional Surveyor No. 8114

FRA-62-7.06  
 State of Ohio  
 ROW Parcel 68-WD  
 OR. 11234, 119

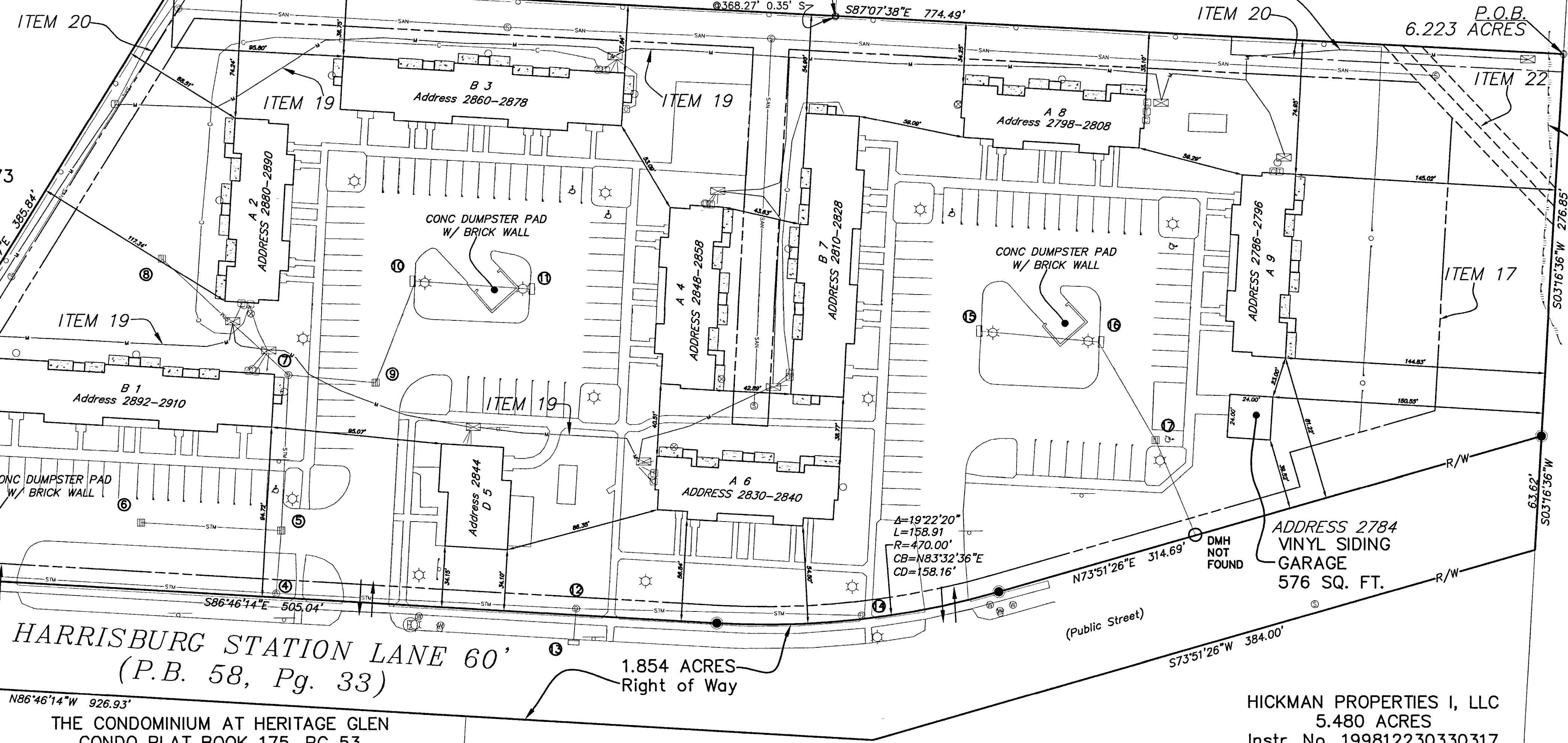
Grove City  
 0.0034 Ac  
 OR. 338 106

State of Ohio  
 ROW Parcel 67-WD  
 OR. 11351, B13



Clad Alliance, LLC  
 1.857 Acres  
 Instrument No. 201312240209473

MULTIPLE UTILITIES (TYP)



HARRISBURG STATION LANE 60'  
 (P.B. 58, Pg. 33)  
 1.854 ACRES Right of Way  
 THE CONDOMINIUM AT HERITAGE GLEN  
 CONDO PLAT BOOK 175, PG 53

HICKMAN PROPERTIES I, LLC  
 5.480 ACRES  
 Instr. No. 199812230330317

EXHIBIT A  
 New Harrisburg Station, LTD: Tracking # 13-0037  
 Street Address: 2844 Harrisburg Station Lane, Grove City, Ohio 43218-1758  
 PPN: 040-005704-00

DESCRIPTION of a 6.223 acre parcel of land.  
 Situate in the City of Grove City, County of Franklin, State of Ohio, VMS 1388 and being all the residue of a 8.077 acre tract, conveyed to Harrisburg Station Limited of record in Official Record Volume 302, Page D11, all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 6.223 acre parcel being more fully described herein;

Beginning at a 1/2" iron pin found at the northeast corner of said 8.077 acre parcel, the southeast corner of a 5.030 acre parcel of land conveyed to Harriet D. Maurer of record in Deed Book 2646, Page 301 and also being on the west line of Walden Bluffs of record in Plat Book 63, Page 100;

Thence S 03°16'36" W with the west line of said Walden Bluffs and the east line of said 8.077, a distance of 213.23 feet to an iron pin set at the northeast corner of Harrisburg Station Lane as dedicated to The City of Grove City of record in Plat Book 58, Page 33;

Thence S 73°51'26" W with the north Right of Way line of said Harrisburg Station Lane, a distance of 314.69 feet an iron pin set at the point of curvature;

Thence continuing with said north Right of Way line 158.91 feet along the arc of a tangent curve to the right, having a radius of 470.00 feet, a central angle of 19°22'20", the chord of which bears S 83°32'36" W, a chord distance of 158.16 feet to an iron pin set;

Thence N 86°46'14" W continuing with said north Right of Way line, a distance of 505.04 feet to an iron pin set at the southeast corner of a 1.857 acre parcel of land conveyed to Clad Alliance, LLC of record in Instrument Number 201312240209473;

Thence N 31°37'47" E with the east line of said 1.857 parcel, a distance of 385.84 feet to an iron pin set at the northeast corner of said 1.857 acre parcel and also being on the south line of a 0.830 Acre parcel of land conveyed to Stoney Creek Capital, LLC of record in Instrument Number 201312240209472;

Thence S 87°07'38" E with the south line of said 0.830 acre parcel, the south line of a 1.339 acre parcel of land conveyed to Small Business Park Partnership of record in Instrument Number 199902050030386 and the south line of said 5.030 acre parcel, passing a total of three iron pins found with no id caps, passing the first 3/4" iron pin found at 149.90 feet on line, passing one 1/2" & one 3/4" iron pins found at 368.27 feet, 0.13 north (1/2" pin) and 0.35 south (3/4" pin), a total distance of 774.49 feet to the True Point of Beginning containing 6.223 acres of land, subject all easements and documents of record.

For the purpose of this description a bearing of S 87°07'38" E was held on the north line of said 8.077 acre parcel and is based on the Ohio State Plane Coordinate System, North Zone, NAD83. Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, GPS-S service. This document is based on a survey completed by Robert W. Martin in July of the year 2013. All Iron Pins set are a 30"x3/4" (LD) galvanized iron pipe with a cap inscribed P.S. 8114.

RECEIVED  
 JUL 29 2014  
 Franklin County Engineer  
 Dean C. Ringle, P.E., P.S.

- Surveyor's Comments:  
 To the best of my knowledge there is,
- NO Evidence of a wetland affecting the property
  - NO Evidence of Construction
  - NO Evidence of said site being a Solid Waste Dump, Sump or Sanitary Landfill
  - NO Evidence of Harrisburg Station Lane Right-of-Way being changed.
  - NO Evidence of Site Improvements such as Signs, Parking Areas or Structures, Swimming Pool & Etcetera
  - NO Encroachments
  - 108 Parking Spaces, 6 Handicap Parking Spaces for a Total of 114 Parking Spaces
  - NO buildings exceeding the zoning requirement of 35' max and the tallest building on this site is 23.5'

Zoning Requirements  
 Zoning Classification - A1 Multi-Family Residential  
 A1 Zoning Requirements

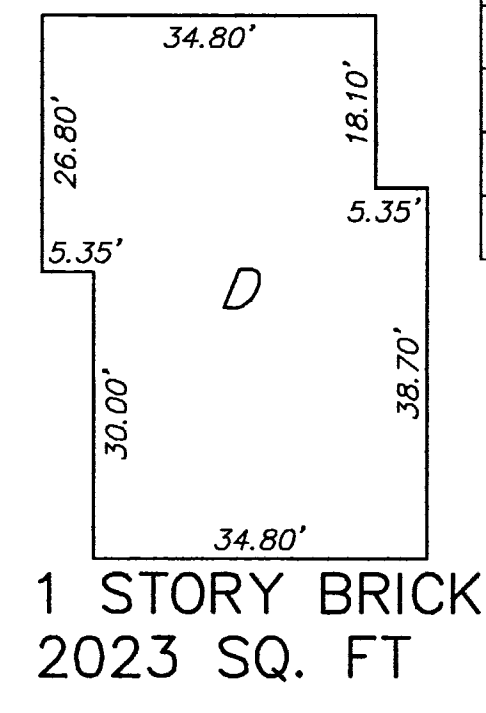
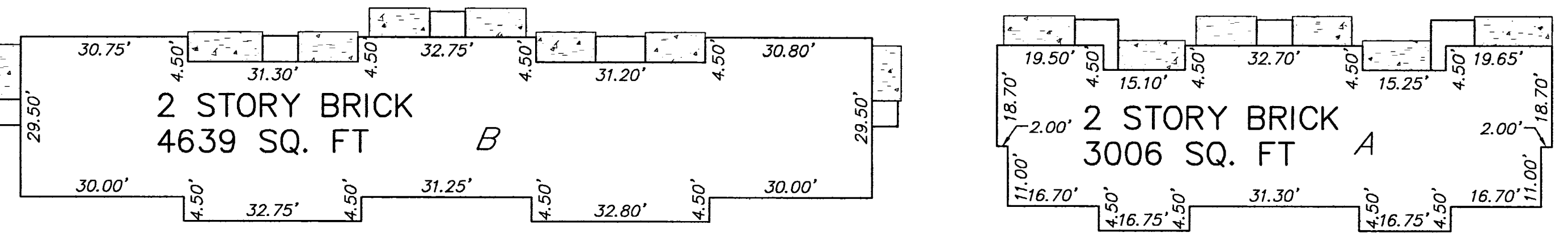
- Density
  - 8 max units per building
  - 8 units per acre
  - 40% lot covered by all buildings
- Lot Width at Building Line
  - Interior Lot 80'
  - Corner Lot 100'
- Setback Lines
  - Front 30'
  - Rear 25'
  - Side 10'
  - If next to any Single Family Zoning: Rear or Side Changes 60' set back
- Maximum Height: 35'
- Square Foot Requirements:
  - 1 Bedroom 700 Sq Ft
  - 2 Bedroom 850 Sq Ft
  - + 125 Sq Ft for each additional bedroom
- Parking Requirements:
  - Required Off Street Parking Spaces - 150 spaces (2 open spaces per unit, 1/2 parking space per unit for visitor parking)

Old Republic National Title Insurance Company  
 Commitment Number BN14-03-30606 Effective date of July 1, 2014

SCHEDULE B - Part 1  
 Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

All records referenced are found in the Franklin County, Ohio, Recorder's Office.

- Items 1 through 16 are not survey related items, affect subject parcel and are not plotted hereon;
- Item 17 Easement of record in P.B. 59, page 22 affects subject parcel and is plotted hereon;
- Item 18 Easement to Warner Cable Corporation of record in O.R. 642102 affects subject parcel (blanket) and is not plotted hereon;
- Item 19 Easement to Ohio Bell Telephone Company of record in O.R. 646G12 affects subject parcel and is a blanket easement;
- Item 20 Easement to Columbus and Southern Ohio Electric of record in O.R. 895A01 affects subject parcel and is plotted hereon;
- Item 21 Easement, Right of Way Agreements to Time Warner Communications, a division of Time Warner Entertainment Company LP, of record in Instrument Number 199808030193906 and in Instrument Number 20041200281053 affects subject parcel and is not plotted hereon;
- Item 22 Easement for Sanitary sewer pipe line of record in Deed Book 3087, Page 494 affects subject parcel and is plotted hereon;
- Item 23 Is not a survey related item, affects subject parcel and is not plotted hereon



#	Type	T/C	Size N	INV N	Size S	INV S	Size E	INV E	Size W	INV W
1	DMH	825.62	12"	819.97			12"	819.92		
2	DMH	824.89			12"	819.24	15"	819.19	12"	819.29
3	CI	824.39	12"	819.44						
4	DMH	822.95	12"	815.72			15"	815.09	15"	815.37
5	CB	824.55	12"	815.9	12"	815.75			8"	818.6
6	CB	824.3					8"	819.1		
7	DMH	826.06	12"NW	816.13	12"	816.06	12"	816.11		
8	CB	822.12			12"SW	818.72				
9	CB	820.82	8"	816.47					12"	816.37
10	CI	820.9			8"	816.5	8"	820.9		
11	CI	820.82							8"	816.92
12	DMH	818.74					15"	811.24	15"	811.84
13	CI	818.05								
14	DMH	813.84					15"	808.24	15"	808.24
15	CI	815.41					8"	810.46		
16	CI	815.48			8"	809.53			8"	809.63
17	CB	815.14	8"	809.34	10"	809.34				

Prepared By:  
**TAT WATCON**  
 CONSULTING ENGINEERS & SURVEYORS  
 83 Shull Avenue  
 Gahanna, Ohio 43230  
 Ph. (614) 414-7979

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