

**LEGAL DESCRIPTION:**

Situated in the State of Ohio, County of Madison, City of London, being part of Virginia Military Survey No. 5802 and containing a total of 10,000 acres, being that 10,415 acre tract conveyed to S.A.R. Building Group Inc. in Official Record 84, Page 338; excepting therefrom that 0.415 acre tract conveyed to Community Development Company in Official Record 97, Page 566; (all references used in this description refer to the records of the Records Office, Madison County, Ohio); the subject 10,000 acre tract being more particularly described as follows:

Beginning at a 3/4 inch iron pipe found at the southwest corner of the above said 4.621 acre tract conveyed to Community Development Company in Official Record 56, Page 1093; also being in the westerly line of an 11,194 acre tract conveyed to Coughlin-London Properties, Ltd. of record in Official Record 42, Page 207; and being in the easterly line of the subject 10,000 acre tract herein described;

Thence SOUTH 26°06'43" WEST, along the westerly line of the said Coughlin-London Properties, Ltd. tract and along the westerly line of a 0.5165 acre tract conveyed to the City of London, of record in Deed Book 251, Page 306 a distance of 580.45 feet to a 3/4 inch iron pipe found at the southeasterly corner of the 15,023 acre tract conveyed to Community Development Company in Official Record 73, Page 840 also being southwest corner of the said City of London's 0.5165 acre tract; and being in a northerly line of a 14,317 acre tract conveyed to Carmen Scott of record in Deed Book 294, Page 197;

Thence NORTH 63°34'09" WEST, along a northerly line of said 14,317 acre tract, a distance of 758.94 feet to a set, 3/4 inch iron pipe;

Thence with new division lines across the aforesaid 15,023 acre tract, for the following two courses: (1) NORTH 36°19'23" EAST, a distance of 277.86 feet to a 3/4 inch iron pipe set; (2) NORTH 62°10'04" EAST, a distance of 376.33 feet to a 3/4 inch iron pipe set in the southerly line of a 30,196 acre tract conveyed to Community Development Company of record in Official Record 56, Page 1099, also being the southwest corner of the dedicated right-of-way of Keny Boulevard as plotted in Amherst Village Section 3 as recorded in Plot Cabinet B-115 and B-116;

Thence SOUTH 89°28'23" EAST, along the southerly right-of-way line of said Keny Boulevard, a distance of 191.27 feet to a 3/4 inch iron pipe set at a point of curvature;

Thence with the arc of a curve to the right, continuing along the southerly right-of-way of Keny Boulevard, having a central angle of 11°28'35", a radius of 1005.00 feet and a chord which bears SOUTH 83°44'05" EAST, a chord distance of 200.97 feet to a 3/4 inch iron pipe set at the point of tangency;

Thence SOUTH 77°59'48" EAST, continuing along the southerly right-of-way line of Keny Boulevard, a distance of 130.56 feet to a set 3/4 inch iron pipe;

Thence SOUTH 26°06'43" WEST with a new division line across the said 4.621 acre tract, a distance of 184.14 feet returning to the true point of beginning and containing 10,000 acres more or less.

Subject to all restrictions, easements, and rights-of-way of previous record.

**NOTES:**

This drawing was prepared from the results of an actual field survey of the premises and is correct to the best of my knowledge and belief.

BASES OF BEARINGS: The bearings used in this description are based upon a bearing of SOUTH 26°06'43" WEST and shown for record in Official Record 56, Page 1093 of the public records of the Madison County Records Office, Madison County, Ohio.

All linear dimensions shown are in feet and decimal parts thereof.

References to record plats and deeds are as shown on the drawing.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 390336 0001B (effective date July 2, 1987), the property surveyed and shown hereon lies within Zone X (areas determined to be outside 500-year floodplain).

The utilities and services shown on this drawing were located based upon utility records supplied by the client and where possible, observable field evidence. Underground lines were NOT physically located.

Record boundary dimensions where different from field measurements are shown in parenthesis.

Trees, shrubs, irrigation lines, and any other landscape improvements were NOT located.

City of London Zoning is R-4.

Building setbacks as per City of London.

Proposed 30 foot storm sewer easement provided for existing Madison County 24" storm sewer and 18" storm sewer and County Ditch.

**TITLE COMMITMENT NOTES:**

The Surveyor was provided a Commitment for Title Insurance Issued by Lawyers Title Insurance Corporation (Case No. HTAC-4023) dated March 1, 1999. The easements identified in Item 9, Schedule B, Section B of said commitment are hereby addressed as follows:

D.B. 126, Pg. 309 Easement to the State of Ohio for highway purposes; does not lie within the boundaries of the subject tract.

D.B. 152, Pg. 375 Easement to the Ohio Edison Company for electric distribution lines; does not lie within the boundaries of the subject tract.

D.B. 180, Pg. 37 Easement to the Ohio Edison Company for electric & telephone transmission lines; does affect the subject premises; the location cannot be determined based upon the information provided.

D.B. 180, Pg. 38 Easement to the Ohio Edison Company for electric & telephone transmission lines; does affect the subject premises; the location cannot be determined based upon the information provided.

D.B. 180, Pg. 39 Easement to the Ohio Edison Company for electric & telephone transmission lines; does not lie within the boundaries of the subject tract.

D.B. 222, Pg. 110 Easement to the City of London for sanitary sewer; does not lie within the boundaries of the subject tract.

D.B. 222, Pg. 482 Easement to the City of London for sanitary sewer and water lines; does affect the subject tract; shown on the survey drawing.

D.B. 222, Pg. 464 Easement to the City of London for sanitary sewer and water lines; does not lie within the boundaries of the subject tract.

D.B. 251, Pg. 476 Easement to the City of London for utility and drainage; does affect the subject tract; shown on the survey drawing.

D.B. 251, Pg. 478 Easement to the City of London for water main; does not lie within the boundaries of the subject tract.

D.B. 260, Pg. 342 Easement to the Ohio Bell Telephone Company for communications lines; does not lie within the boundaries of the subject tract.

D.B. 262, Pg. 248 Easement to the Ohio Edison Company for electric & telephone lines; does not lie within the boundaries of the subject tract.

D.B. 284, Pg. 832 There are no easements described in this document.

O.R. 87, Pg. 485 Easement to Columbia Gas of Ohio, Inc. for gas lines; does affect the subject tract; it cannot be shown on the drawing; the location is based upon a 10 foot wide strip centered on the pipe (when) actually installed.

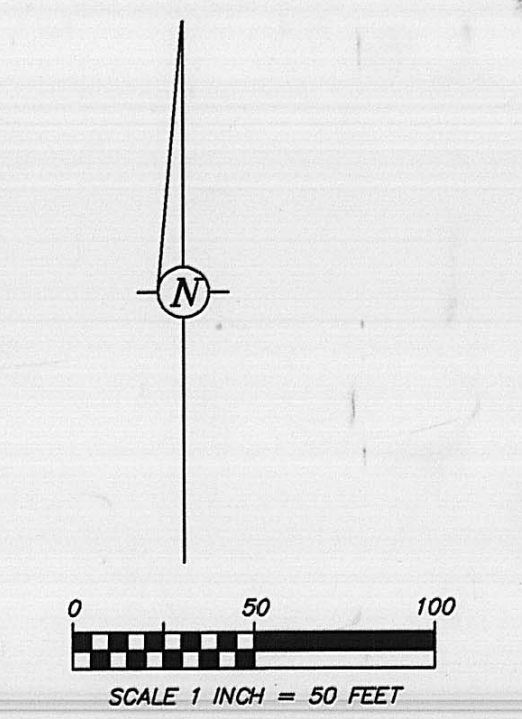
O.R. 87, Pg. 487 Easement to Columbia Gas of Ohio, Inc. for gas lines; does affect the subject tract; it cannot be shown on the drawing; the location is based upon a 10 foot wide strip centered on the pipe (when) actually installed.

O.R. 84, Pg. 341-343 Easement to Community Development Company for Ingress and Egress; does not lie within the boundaries of the subject tract; shown on the survey drawing.

**SURVEY FOR S.A.R.B.G. LONDON, LTD. AN OHIO LIMITED PARTNERSHIP  
CHARTER CLUB APARTMENTS  
SITUATED IN AND BEING PART OF  
VIRGINIA MILITARY SURVEY No. 5802  
CITY OF LONDON, MADISON COUNTY, OHIO**



- LEGEND**
- Iron Pipe (Found) w/description
  - 3/4" Iron Pipe with Cap (Set)
  - ▲ Railroad Spike (Found/Set)
  - Fire Hydrant
  - Water Valve
  - ⊕ Gas Valve
  - Light Pole
  - Utility Pole
  - Sign Pole
  - Ballard
  - △ Pad-Mounted Transformer
  - Power Pedestal
  - × Utility Line Point Mark
  - Telephone Pedestal
  - Gas Meters-Number
  - Cable Pedestal
  - Electric Meter
  - oh- Overhead Utility Lines
  - ug- Underground Utility Lines
  - st- Storm Sewer Line
  - san- Sanitary Sewer Line
  - w- Water Line
  - g- Gas Line
  - f- Fence Line
  - MH Sanitary Manhole
  - MH Storm Manhole
  - Curb & Gutter Inlet
  - CB Catch Basin
  - 1043- Existing Ground Contour



I hereby certify to the United States Department of Housing and Urban Development, S.A.R.B.G. London, Ltd., Armstrong Mortgage Company and Lawyers Title Insurance Corporation, and to their successors and assigns, that an actual survey was made by me or under my supervision of the tracts shown hereon in London, Ohio in March 1999 and that it and this map were made in accordance with the HUD survey requirements for a Urban survey, as defined in the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey", dated 1997 and meet the accepted professional practices for land title, topographic and utility surveys and maps for the design and construction of multifamily housing projects in the jurisdiction where the project is located. 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, said premises are located in Zone X, areas outside 500 year flood, as indicated on the Community Panel Number 390336 0001B as shown on the Map Index for the City of London, Ohio, dated July 2, 1987. As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a guaranty or warranty, either expressed or implied.

*George W. Schweitzer*  
George W. Schweitzer  
Ohio Professional Surveyor No. 6736

3-12-99  
GWT



**Geo-Graphics Inc.**  
Lead Surveying & Civil Engineering  
685 North James Road Columbus, Ohio 43219  
614-231-2016

**S.A.R.B.G. LONDON, LTD.**  
CHARTER CLUB APARTMENTS  
10,000 ACRES  
City of London  
Madison County, Ohio

SCALE 1"=50'  
DRAWN 4th  
CHECKED REB  
DATE 9/98  
SHEET C2.02

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