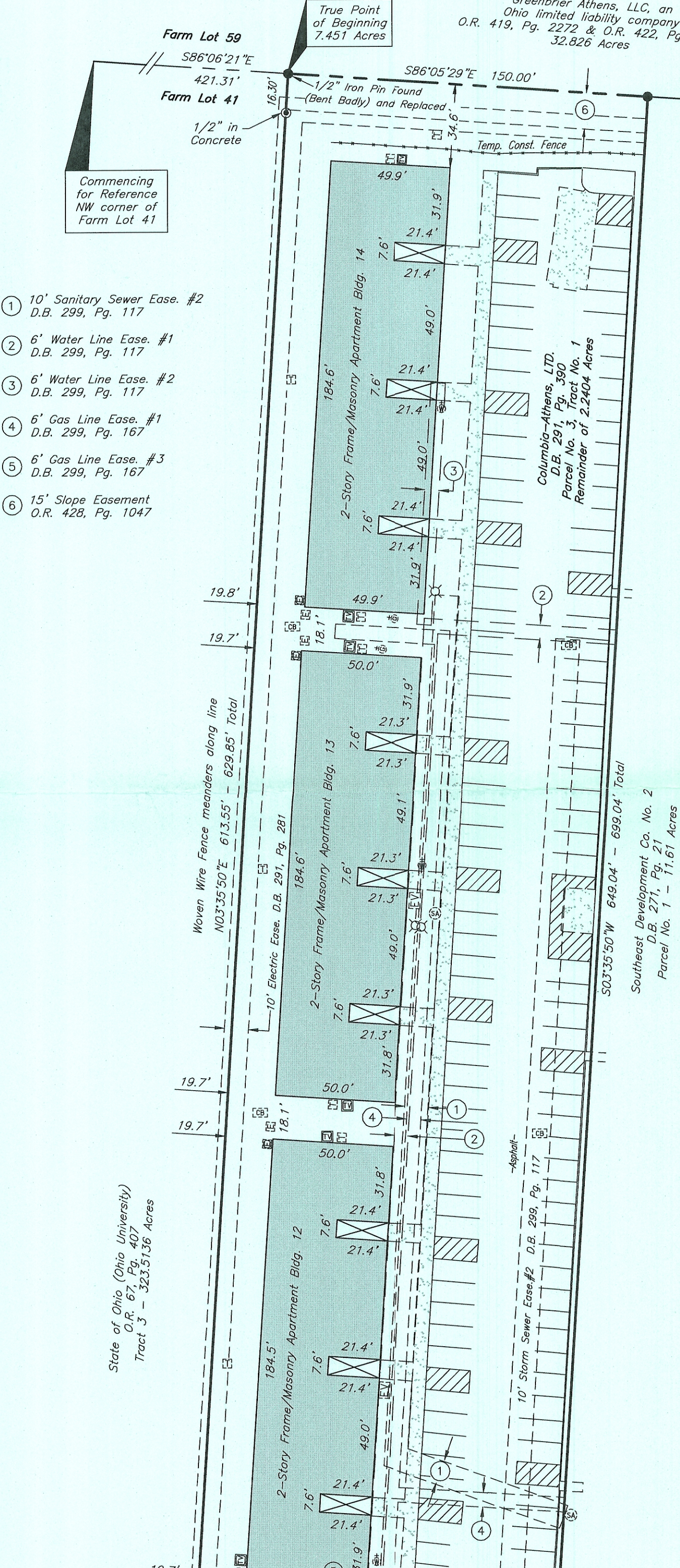
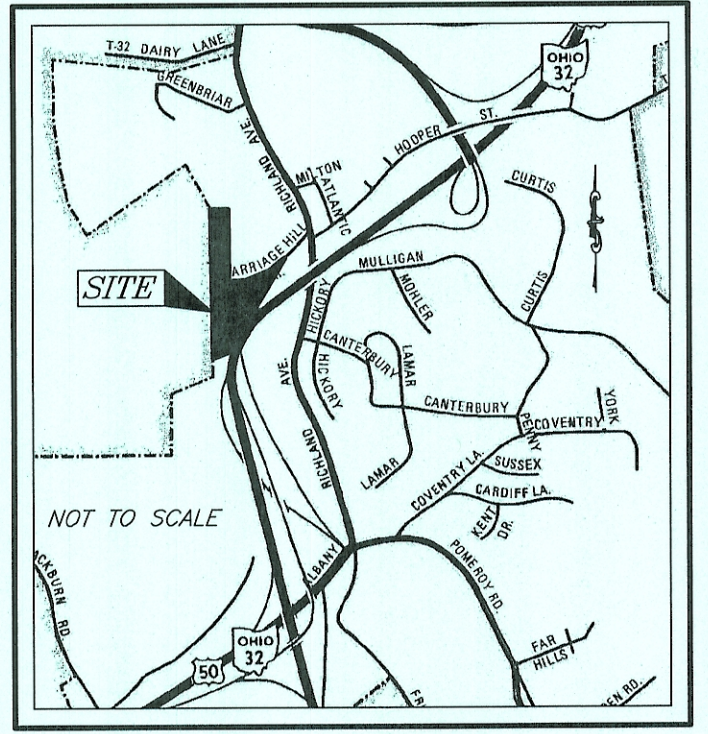
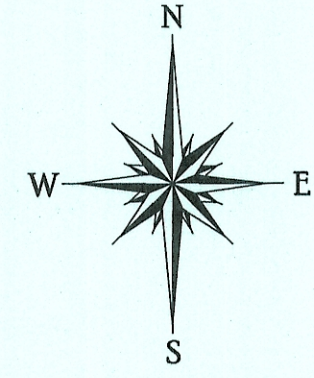
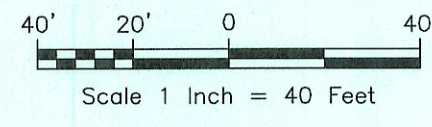


ALTA/ACSM LAND TITLE SURVEY

115 Carriage Hill Drive, Athens, Ohio and being
Part of Farm Lot 41, Auditor's Sections 8 & 14, Township 9, Range 14
City of Athens, Athens County, Ohio



- MONUMENT LEGEND**
- 5/8" Rebar Set capped
 - "Rockmill Land Surveying"
 - ⊙ 3/4" Iron Pipe Found
 - ⊙ 1/2" Iron Pin Found
 - ⊙ MAG Magnetic Nail Set
 - ⊙ Drill Hole made in Concrete



Description of 7.451 Acres

Situated in the State of Ohio, Athens County, Township 9, Range 14, Farm Lot 41, Auditor's Sections 8 and 14, City of Athens, being all of the remainder of a 2.2404 acre tract, the remainder of a 5.3732 acre tract, and the remainder of a 0.1722 acre tract, Columbia-Athens, LTD. by Deed Book 291, Page 390, and all of a 0.410 acre tract conveyed to Columbia-Athens, LTD., an Ohio Limited Partnership by Deed Book 309, Page 635 (all records refer to the Recorder's Office, Athens County, Ohio) and being more particularly bounded and described as follows:

COMMENCING FOR REFERENCE at the northwest corner of Farm Lot 41;

Thence with the line common to Farm Lots 41 and 59, South 86°06'21" East a distance of 421.31 feet to a 1/2" rebar found (bent badly) and replaced with a 5/8" rebar set at the northwesterly corner of said 2.2404 acre tract, a northeasterly corner of a 323.5136 acre tract conveyed to the State of Ohio (Ohio University) by Official Record 67, Page 407, and in the southerly line of a 32.826 acre tract conveyed to Greenbrier Athens, LLC, an Ohio limited liability company by Official Record 419, Page 272 and Official Record 422, Page 2646 and being THE TRUE POINT OF BEGINNING;

Thence with a line common to said 2.2404 and 32.826 acre tracts and said Farm Lots 41 and 59 South 86°05'29" East a distance of 150.00 feet to a 5/8" rebar set at the northeasterly corner of said 2.2404 acre tract and a northwesterly corner of a 11.61 acre tract conveyed to Southeast Development Co. No. 2 by Deed Book 271, Page 21;

Thence partially with a line common to said 2.2404 and 11.61 acre tracts, partially with the easterly line of said 0.1722 acre tract, and partially with the western terminus of Carriage Hill Drive, South 03°35'50" West, passing a 5/8" rebar set at the common corner of said 2.2404, 0.1722, and 11.61 acre tracts at 649.04 feet, a total distance of 699.04 feet to a 5/8" rebar set at the southeasterly corner of said 0.1722 acre tract, the southwesterly terminus of Carriage Hill Drive, and in the northerly line of said 5.3732 acre tract;

Thence with the line common to said Carriage Hill Drive and said 5.3732 acre tract the following courses and distances:

- South 86°24'10" East a distance of 60.00 feet to a 5/8" rebar set;
- With a non-tangent curve to the right, having a radius of 400.59 feet, an arc length of 120.77 feet, a central angle of 17°16'23", and a chord which bears South 78°11'10" East a chord distance of 120.31 feet to a 5/8" rebar set;
- South 67°58'10" East a distance of 18.11 feet to a 5/8" rebar set;
- With a curve to the left, having a radius of 487.22 feet, an arc length of 156.75 feet, a central angle of 18°25'58", and a chord which bears South 77°11'10" East a chord distance of 156.07 feet to a 5/8" rebar set;
- South 86°24'10" East a distance of 30.00 feet to a 5/8" rebar set;
- With a non-tangent curve to the left, having a radius of 376.82 feet, an arc length of 219.46 feet, a central angle of 33°22'08", and a chord which bears North 77°36'46" East a chord distance of 216.37 feet to a 5/8" rebar set; and
- North 61°37'43" East a distance of 17.26 feet to a 5/8" rebar set in the westerly line of a 1.32 acre tract conveyed to the State of Ohio by Deed Book 301, Page 440;

Thence partially with the southeasterly lines of said 5.3732 (remainder) and 0.410 acre tracts, partially with the northwesterly line of a 0.448 acre tract conveyed to the State of Ohio by Deed Book 308, Page 446 and a 2.287 acre tract conveyed to the State of Ohio by Deed Book 300, Page 488, South 53°37'26" West a distance of 489.98 feet to a 5/8" rebar set;

Thence with the line common to said 0.410 and 2.287 acre tracts, South 30°59'03" West a distance of 250.25 feet to a 5/8" rebar set at a common corner thereof, being in the northerly line of a 4.39 acre tract conveyed to the State of Ohio by Deed Book 327, Page 349;

Thence with the northerly line of said 4.39 acre tract and partially with the southerly lines of said 0.410 and 5.3732 acre tracts, South 75°05'40" West a distance of 276.65 feet to a 5/8" rebar set in the easterly line of said 323.5136 acre tract;

Thence with the line common to said 5.3732 and 323.5136 acre tracts, North 03°35'50" East a distance of 563.97 feet to the southwesterly corner of a 0.249 acre tract conveyed to the State of Ohio by Deed Book 308, Page 446;

Thence with the line common to said 0.249 and 5.3732 (remainder) acre tracts, South 86°28'00" East a distance of 98.58 feet to magnetic nail set at a corner thereof;

Thence with the easterly line of said 0.249 acre tract and partially with the westerly lines of said 5.3732 (remainder), 0.1722 (remainder), and 2.2404 (remainder) acre tracts, North 03°32'00" East, passing a magnetic nail set 39.89 feet and a drill hole at 89.89 feet, a total distance of 119.80 feet to the northeasterly corner of said 0.249 acre tract;

Thence with a line common to said 2.2404 (remainder) and 0.249 acre tracts North 86°28'00" West a distance of 98.46 feet to a 5/8" rebar set in the easterly line of said 323.5136 acre tract;

Thence with the line common to said 2.2404 and 323.5136 acre tracts North 03°35'50" East, passing a 1/2" rebar found in concrete at 613.55 feet, a total distance of 629.85 feet to THE TRUE POINT OF BEGINNING and containing 7.451 acres.

Schedule B Items from Title Commitment Number 09-0583, as Issued by First American Title Insurance Company and Ohio Title Johnston Agency, LLC, with an effective date of June 26, 2009 at 7:00 A.M.

Item 5 - Easements for Utility Services to the City of Athens, Ohio by Deed Book 299, Page 117 are located on the subject parcel as shown hereon.

Item 6 - Gas Line Easements to Columbia Gas of Ohio, Inc. by Deed Book 299, Page 167 are located on the subject parcel as shown hereon.

Item 7 - The Grantor listed in the 10' Electric Easement to Columbus and Southern Ohio Electric Company by Deed Book 345, Page 793 is located on the subject parcels conveyed to Columbia-Athens Ltd. by Deed Book 291, Page 390, but the centerline as described for the easement location is not located on the subject parcels, and therefore, cannot be plotted thereon.

Item 8 - Parcels conveyed to Columbia-Athens Ltd. by Deed Book 291, Page 390 are located within the area described in a Blanket Easement to Massachusetts Clevelision Industries, Inc., d/b/a Time Warner Communications by Official Record 310, Page 1357, but NOT the area described in Deed Book 309, Page 635. This easement is not plottable.

Item 9 - Right of Way for ingress and egress to Southeast Development Co., an Ohio corporation in Deed Book 291, Page 340, and Deed Book 291, Page 390, are located on the subject parcel as shown hereon. The deeds also state "Provided, however, that in the event the remaining tract of Parcel No. 3, now owned by the grantor, or the use thereof, is acquired by the state of Ohio, or any governmental subdivision or body politic, said rights of way shall immediately and forever be terminated and extinguished." Part of said Parcel No. 3 was conveyed from Southeast Development Co. to Columbia-Athens LTD. by Deed Book 309, Page 635 and part to the State of Ohio in Deed Book 300, Page 488 as shown hereon at the easterlymost tip of the property.

Item 10 - Right of Way and Easement to Columbus Southern Power Company by Official Record 124, Page 266 is 10' wide, the centerline of the underground cables and/or poles as installed as located on the subject parcel, other than the 0.410 acre tract described in Deed Book 309, Page 635. This easement is not plottable.

Item 11 - 10' Electric Easement to Columbus and Southern Ohio Electric Company by Deed Book 291, Page 281 is located on the subject parcel as shown hereon.

Item 15 - 15' Slope Easement with ingress/egress easement for installation and maintenance of slope improvements from Southeast Development Co. No. 2, an Ohio Corporation and Columbia-Athens, Ltd., an Ohio limited partnership to Hallmark Athens Student Housing, LLC, an Ohio limited liability company by Official Record 428, Page 1047 are as follows: The 15' Slope Easement is located on the subject parcel as shown hereon. The ingress/egress easement is the area described by Parcel No. 3, Tract 1, Remainder of 2.404 acres as described in Deed Book 291, Page 390.

7.451 Acres Total By Survey
324530 SQ. FT.

Columbia-Athens, LTD.
D.B. 291, Pg. 390
Parcel No. 3, Tract No. 3
Remainder of 5.3732 Acres

NOTES

- 1 - Bearings are based on Geodetic North as established through GPS observations and are used to denote angles only.
- 2 - This survey is based upon prior surveys, observable field evidence, and documents of record.
- 3 - ALTA/ACSM Table A Optional Items include items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a)(b), 12, 13, 16, 17, & 18.
- 4 - Based on the information shown on the flood hazard boundary maps furnished by the Federal Emergency Management Agency, the property shown hereon is in Zone C, Community Panel 3900160005B, with an effective date of March 28, 1980.
- 5 - Carriage Hill Drive was dedicated and accepted by the City of Athens by Ordinance No. 0-4-68 with a date of January 15, 1968. A portion of Carriage Hill Drive containing 0.1722 Acres (Parcel 3, Tract 2 as shown hereon) was vacated in ordinance No. 54-69 with a date of October 6, 1969.
- 6 - There are a total of 198 parking spaces, with 0 Handicap Spaces.
- 7 - There is no observable field evidence of earth moving work, building construction or building additions within recent months on the subject parcels.
- 8 - There is no evidence of any changes in street right of way lines, either completed or proposed, and available from the controlling jurisdiction. There is no observable evidence of recent street or sidewalk construction or repairs.
- 9 - There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

I hereby certify to the U.S. Department of Housing and Urban Development (HUD), Athens Carriage Hill Apartments, LLC, an Ohio limited liability company, Red Mortgage Capital, Inc., First American Title Insurance Company, and Ohio Title Johnston Agency, LLC, and to their successors and assigns, that:

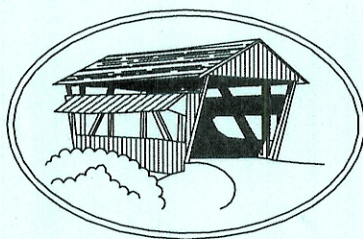
I made on the ground survey per record description of the land shown hereon located in Farm Lot 41, Auditor's Sections 8 & 14, Township 9, Range 14, City of Athens, Athens County, Ohio, on September 24, 2009; and that it and this map was made in accordance with the HUD Survey Instructions and Report, form HUD-92457, and the requirements for an ALTA/ACSM Land Title Survey, as defined in the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys dated 2005.

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 premises 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, Community Panel No. 3900160005B.

- UTILITY LEGEND**
- ⊕ Utility Pole
 - ⊕ Power Pole
 - ⊕ Guy Wire Anchor
 - ⊕ Electric Vault
 - ⊕ Electric Transformer
 - ⊕ Electric Meter
 - ⊕ Light Pole
 - ⊕ Telephone Box
 - ⊕ Sign Post
 - ⊕ Catch Basin
 - ⊕ Storm Manhole
 - ⊕ Cleanout
 - ⊕ Curb Inlet w/ Manhole
 - ⊕ Sanitary Manhole
 - ⊕ Fire Hydrant
 - ⊕ Water Valve
 - ⊕ Gas Valve/Meter Assembly
 - ⊕ Cable TV Box

BY: *Bryan J. Smith* 9/24/09
Registered Surveyor No. 8290 Date

ROCKMILL LAND SURVEYING, LLC
7095 Lithopolis Road, Carroll, Ohio 43112
Phone: 740-215-5387 E-mail: bsmith@rockmilllandsurveying.com



ATHENS 8/14
7.451 AC
NW 68