April 8, 1976

DESCRIPTION Job #8757

Being a parcel of land situated in the City of Bellefontaine, Logan County, Ohio, in Virginia Military Survey 4399 and being further described as follows:

Commencing for reference at the intersection of the centerline of Shady Lane Drive with the centerline of Sandusky Avenue -

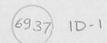
Thence north 75°-21'-33" east, along the centerline of Sandusky Avenue, a distance of 980.42 feet to a P.K. nail found -

Thence south 7°-26'-0" east a distance of 256.13 feet to an existing iron pin -

Thence north 85°-41'-19" east, a distance of 155.29 feet to an existing corner post -

Thence south 6°-09'-06" east a distance of 624.02 feet to a 5/8 inch iron pin set marking the place of beginning for the parcel to be conveyed by this instrument -

- (1) Thence south 6°-09'-06" east, a distance of 489.18 feet to an existing corner post -
- (2) Thence north 86°-03'-59" west a distance of 470.00 feet to a 5/8 inch iron pin set -
- (3) Thence north 4°-24'-17" west a distance of 369.26 feet to a 5/8 inch iron pin set -



INDEXED ON MAP

- (4) Thence north 75°-21'-33" east a distance of 256,00 feet to a wooden stake set -
- (5) Thence north 83°-50'-54" east a distance of 198.41 feet to the place of beginning.

Containing 4.59 acres of land more or less and subject to all rights-of-way and easements of record.

Note: All bearings refer to the centerline of Sandusky Load as being north 75°-21'-33" east.

Thomas C. Hubbell Feg. Surveyor #5044

TCH/pad

6937) ID-Z

DEDEXED ON MAP



° RECID 7-18-12 8W OK

J & J Surveying Services, Inc.

6515 East Livingston Ave. Suite 12 Reynoldsburg, Oh. 43068

Phone 614-866-9158 Fax 614-866-9132

Revised October 21, 2011

Description of 4.592 Acres

Situated in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine, and being a part of Virginia Military Survey Number 4399 and being all of a 4.59 acre tract as conveyed to Bellefontaine Manor, Ltd. as recorded in Deed Volume 368, Page 213, Logan County Recorder's Office, containing 4.592 acres and being further described as follows:

Beginning at a found Railroad Spike at the northeast corner of said 4.59 acre tract, being the intersection of the west line of Lakewood Drive (40' wide) and Bonnie Lane (width variable) as shown on the plat of Lakewood Terrace Condominium, Rehab and Daycare as recorded in Plat Cabinet B, Slide 11A, and being on the east line of said V.M.S. 4399;

Thence S 06 Degrees 50' 31" E, 489.18', along the east line of said V.M.S. 4399 along the east line of said 4.59 acre tract, being the west line of said Lakewood Dr. to a point, said point being the southeast corner of said 4.59 acre tract, being in the north line of a 33.612 acre tract as conveyed to LA Ross, LLC as recorded in Official Record 959, Page 669 (Parcel 1), said point being the southwest corner of an original 5.70 acre tract as conveyed to the City of Bellefontaine as recorded in D.V. 65, Page 634:

Thence N 86 Degrees 45' 24" W, 470.00', (passing a found Mag Nail in the top of an 10" round wood post at 7.52 feet), along the south line of said 4.59 acre tract, being the north line of said 33.612 acre tract, to a point, said point being referenced by a found 5/8" iron pin located 0.15 feet east and 0.27 feet north, said point being the southeast corner of said Lakewood Terrace Condominium, Rehab and Daycare plat;

Thence N 05 Degrees 05' 42" W, 369.26', along the west line of said 4.59 acre tract, being the east line of said Lakewood Terrace Condominium, Rehab and Daycare plat, to a found 5/8" iron pin (bent), said iron pin being the northwest corner of said 4.59 acre tract and being the northeast corner of said Lakewood Terrace Condominium Rehab and Daycare plat, said iron pin being in the south line of said Bonnie Lane;

Thence N 74 Degrees 40' 08" E, 256.00', along the north line of said 4.59 acre tract, being the south line of said Bonnie Lane, to a found 5/8" iron pin with cap stamped "Lee S6359", said iron pin being an angle point in the south line of said Bonnie Lane;

Thence N 83 Degrees 09' 33" E ,198.29', along the north line of said 4.59 acre tract, being the south line of said Bonnie Lane, to the point of beginning, having an area of 200034 square feet, 4.592 acres, more or less.



Description of 4.592 acres continued

Iron pins set are 5/8" rebar, 30" long, with yellow plastic cap stamped "J & J Surveying". This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill in June 2011. Bearings are based on the Ohio State Plane Coordinate System South Zone. Documents referred to are recorded in the Logan County Recorder's Office.

John W. Wetherill P.S. 7811 Date







ALTA/ACSM LAND TITLE SURVEY OF THE BELLEFONTAINE MANOR APARTMENTS FOR BUCKEYE COMMUNITY TWENTY FIVE LP

VICINITY MAP NOT TO SCALE RECORD LEGAL DESCRIPTION

Situated in the State of Ohio, County of Logan, Township of Lake, and City of Bellefontaine, being in Virginia Military Survey 4399 and bounded

Commencing for reference at the intersection of the centerline of Shady Lane Drive with the centerline of Sandusky Avenue; thence north 75° 21' 33" east, along the centerline of Sandusky Avenue, a distance of 980.42 feet to a P.K. nail found; thence south 7° 26' 00" east, a distance of 256.13 feet to an existing iron pin; thence north 85° 41' 19" east, a distance of 155.29 feet to an existing corner post; thence south 6° 09' 06" east, a distance of 624.02 feet to a 5/8 inch iron pin set marking the place of beginning for the parcel to be conveyed by this instrument; thence south 6° 09' 06" east, a distance of 489.18 feet an existing corner post; thence north 86° 03' 59" west a distance of 470.00 feet to a 5/8 inch iron pin set; thence north 4° 24' 17" west, a distance of 369.26 feet to a 5/8 inch iron pin set; thence north 75° 21' 33" east, a distance of 256.00 feet to a wooden stake set; thence north 33° 50' 54" east, a distance of 198.41 feet to the place of beginning.

Containing 4.59 acres of land, more or less.

SURVEYOR'S DESCRIPTION Description of 4.592 Acres

Situated in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine, and being a part of Virginia Military Survey Number 4399 and being all of a 4.59 acre tract as conveyed to Bellefontaine Manor, Ltd. as recorded in Deed Volume 368, Page 213, Logan County Recorder's Office, containing 4.592 acres and being further described as follows:

Beginning at a found Railroad Spike at the northeast corner of said 4.59 acre tract, being the intersection of the west line of akewood Drive (40' wide) and Bonnie Lane (width variable) as shown on the plat of Lakewood Terrace Condominium. Rehab and Daycare as recorded in Plat Cabinet B, Slide 11A, and being on the east line of said V.M.S. 4399:

Thence S 06 Degrees 50' 31" E, 489.18', along the east line of said V.M.S. 4399 along the east line of said 4.59 acre tract, being the west line of said Lakewood Dr. to a point, said point being the southeast corner of said 4.59 acre tract, being in the north line of a 33.612 acre tract as conveyed to LA Ross, LLC as recorded in Official Record 959, Page 669 (Parcel 1), said point being the southwest corner of an original 5.70 acre tract as conveyed to the City of Bellefontaine as recorded in D.V. 65, Page 634:

Thence N 86 Degrees 45' 24" W, 470.00', (passing a found Mag Nail in the top of an 10" round wood post at 7.52 feet), along the south line of said 4.59 acre tract, being the north line of said 33.612 acre tract, to a point, said point being referenced by a found 5/8" iron pin located 0.15 feet east and 0.27 feet north, said point being the southeast corner of said Lakewood Terrace Condominium, Rehab and Daycare plat;

Thence N 05 Degrees 05' 42" W, 369.26', along the west line of said 4.59 acre tract, being the east line of said Lakewood Terrace Condominium, Rehab and Daycare plat, to a found 5/8" iron pin (bent), said iron pin being the northwest corner of said 4.59 acre tract and being the northeast corner of said Lakewood Terrace Condominium Rehab and Daycare plat, said iron pin

Thence N 74 Degrees 40' 08" E , 256.00', along the north line of said 4.59 acre tract, being the south line of said Bonnie Lane, to a found 5/8" iron pin with cap stamped "Lee S6359", said iron pin being an angle point in the south line of said

Thence N 83 Degrees 09' 33" E ,198.29', along the north line of said 4.59 acre tract, being the south line of said Bonnie Lane, to the point of beginning, having an area of 200034 square feet, 4.592 acres, more or less.

Iron pins set are 5/8" rebar, 30" long, with yellow plastic cap stamped "J & J Surveying". This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill in June 2011. Bearings are based on the Ohio State Plane Coordinate System South Zone. Documents referred to are recorded in the Logan County Recorder's Office.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS TAKEN FROM GPS OBSERVATIONS USING THE ODOT VRS SYSTEM. ELEVATIONS ARE NAVD 88 DATUM AS PER GPS OBSERVATIONS. SITE BENCHMARK#1 TOP ARROW BOLT FIRE HYDRANT LOCATED ALONG THE NORTH SIDE OF BONNIE LN. AS SHOWN ON SURVEY.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES\STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES\STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES\STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

ACCORDING TO FIRM MAP OF CITY OF BELLEFONTAINE, OHIO, LOGAN COUNTY PANEL 1 OF 3, COMMUNITY-PANEL NUMBER 390340 0001 C, EFFECTIVE DATE OF JULY 16, 1984, THE PROPERTY SHOWN HEREON LIES IN ZONE "C", AREAS OF MINIMAL FLOODING.

ACCORDING TO THE CITY OF BELLEFONTAINE ZONING DEPARTMENT THE PROPERTY IS CURRENTLY ZONED R-3, MILTI-FAMILY RESIDENCE DISTRICT.

HEIGHT RESTRICTION: 3 1/2 STORIES OR 40'. EXISTING BUILDINGS ARE 18'. BUILDING SETBACKS: FRONT=25', SIDE=10' REAR=50'

PARKING: 1 SPACE FOR EACH 1 OR 2 BEDROOM UNIT, CURRENTLY THERE ARE 41 PARKING SPACES OF WHICH 2 ARE RESERVED FOR HANDICAP PARKING. 40 SPACES ARE REQUIRED

THE PROPERTY HAS ACCESS TO LAKEWOOD DRIVE AS SHOWN ON THE SURVEY.

AS OF THE DATE OF THIS SURVEY THIS IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AS OF THE DATE OF THIS SURVEY THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

AS OF THE DATE OF THIS SURVEY THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES NOR ANY OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

AS OF THE DATE OF THIS SURVEY NO WETLANDS HAVE BEEN DELINEATED BY THE APPROPRIATE AUTHORITIES.

6' WOOD FENCE ALONG THE WEST LINE ENCROACHES ONTO TO SUBJECT PROPERTY AT THE NORTHWEST CORNER OF PROPERTY, AS SHOWN ON SURVEY. EASEMENTS:

Easements are taken from a commitment for title insurance prepared by First American Title Insurance Company, Commitment Number 11-1076, Effective Date of October 12, 2011 Schedule B-Section 2:

17. Right of Way Grant to The Dayton Power and Light Company in Deed Book Volume 337, page 86, Logan County records. May apply to subject tract, document is hard to read exact location can not be determined.

18. Sewer Line Easement to the City of Bellefontaine, in Deed Book Volume 367, page 378, Logan County records. is an appurtenant easement and applies to the subject tract, as shown. 19. Water Line Easement to the City of Bellefontaine, in Deed Book Volume 367, page 390, Logan County records. is an appurtenant easement, applies to the subject tract as shown.

21. Right of public use to that portion of the subject premises lying within the right of way of legal highways.

SURVEYOR CERTIFICATION:

To Buckeye Community Twenty Five, LP, Ohio Equity Fund for Housing Limited Partnership XXII, Red Mortgage Capital, LLC and/or the Secretary of Housing and Urban Development, of Washington, D.C. and their successors and assigns as their interests may appear, lender, First American Title Insurance Company, title insurance company, and Star Title Agency LLC, title insurance agency:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(b), 13, 14 and 16-21 of Table A thereof. The fieldwork was completed on May 14, 2011. Date of Plat or Map: 07/10/11



UTILITY COMPANIES: WATER DEPARTMENT

917 S. MAIN ST. BELLEFONTAINE, OH 43311 937-593-6121 DAYTON POWER & LIGHT 937-331-4784

CHARTER COMMUNITIONS

937-599-0010

937-593-4216 CENTURY LINK 877-206-9655

VECTREN ENERGY DELIVERY 800-227-1376 LOGAN COUNTY ELECTRIC COOPERATIVE 1587 C.R. 32 N BELLEFONTAINE, OH 43331

SEWER DEPARTMENT

BELLEFONTAINE, OH 4331

610 S. TROY RD,

937-592-4781

ENCROACHMENT #1

ENCROACHES ONTO SUBJECT PROPERTY

Ped Poor

6' WOOD FENCE"

LAKE WOOD JOHN W. 14' WIDE RIGHT OF WAY DEDICATION PLAT WETHERILL GRAPHIC SCALE CABINET "A" SLIDE LEGENDLot Numbers ----- Centerline - STM- - - Storm Sewer — — — — Water Main — — — G— — Gas Main --- Underground Lines --- Overhead Lines BENCHMARK#1: ---- Electric Lines --- Telephone Lines TOP ARROW BOLT --- Cable TV Lines FIRE HYDRANT ---- All Overhead Utilities 20' WIDE SANITARY SEWER EASEMENT Ø.V. 367, PG. 378 MH○ Man Hole ⊞⊕ Storm Inlet Storm Inlet Curb Inlet Drop Inlet Diameter CO Clean Out DSD Downspout Drain Fire Hydrant GV⊗ Valve Box 5/8" IRON PIN Gas Meter FOUND W\CAP Gas Valve "LEE S6359" Water Meter Water Valve 20' WIDE WATERLINE EASEMENT Electric Meter Utility Pole Guy Wire Pole Numbers Gas Line Marker Light Pole Yard or Flood Light Telephone Closure Electric Closure Cable Television Closure Traffic Signal Pole Utility Pull Box Handicap Swing set Sign CONC Concrete Evergreen Tree Deciduous Tree Stone Found Monument Box Iron Pin Set Iron Pin Found MAG Nail Set MAG Nail Found INV=1399.9 Railroad Spike Found Deed Volume 1 STORY Official Record Instrument Number APT. 8 UNITS FF=1402.18 Iron Pin Found Iron Pipe Found Railroad Spike Found MAG Nail Set EDHS Drill Hole Set TITL ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE.
ALL IRON PINS SET ARE 5/8" IN D THE DIAMETER W/ CAP STAMPED J & J SURVEYING" A/ACSN SURVE LEFON AL , manufarament and a second Bellefontaine Manor, Ltd., D.V. 368, Pg. 213 4.59 acres (deed) SMALL TREES Area by survey: AND BRUSH 200034 Sq. Ft. 50' SETBACK 4.592 Acres 5/8" IRON PIN FOUND 0.15' E 0.27' N N 86°03'59" W (DEED) N 86°45'24" W (MEAS.) FOUND IN TOP OF 10" ROUND WOOD POST @ 7.52' LA Ross, LLC O.R. 959, Pg. 669, Parcel 1 33.612 Ac. 11-022 OHIO UTILITIES PROTECTION SERVICE



& J Surveying Services, Inc.

6515 East Livingston Ave. Suite 12 Reynoldsburg, Oh. 43068

Phone 614-866-9158 Fax 614-866-9132 John7811@ameritech.net

November 18, 2013

Description of 0.649 acres

Situated in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine, and being a part of Virginia Military Survey Number 4399 and being 0.649 acres out of a 4.592 acre tract as conveyed to Buckeye Community Twenty Five LP., as recorded in Official Record 1072, Pg. 861, Logan County Recorder's Office, said 0.649 acre tract being further described as follows:

Beginning for Reference at a found Railroad Spike at the northeast corner of said 4.592 acre tract, being the intersection of the east line of Lakewood Dr. (40' wide) and Bonnie Lane (width variable) as shown on the plat of Lakewood Terrace Condominium, Rehab and Daycare as recorded in Plat Cabinet B, Slide 11A, and being on the east line of V.M.S. 4399;

Thence S 06° 50' 31" E, 282.40', along the west line of said Lakewood Dr., being the east line of said 4.592 acre tract, and the east line of VMS 4399, to an iron pin set, said iron pin being the True Place of Beginning for the herein described 0.649 acre tract;

Thence S 06°50'31" E, 70.00', continuing along the west line of said Lakewood Dr., and the east line of said 4.592 acre tract, and the east line of VMS 4399, and being the west line of an original 5.70 acre tract as conveyed to City of Bellefontaine as recorded in D.V. 65, Pg. 634, to an iron pin set;

Thence crossing said 4.592 acre tract, along a new division line, the following seven (7) courses and distances:

S 82°38'01" W, 385.33, to an iron pin set;

N 06°50'31" W, 70.00', to an iron pin set;

N 82°38'01" E, 73.76', to an iron pin set;

N 07°21'59" W, 18.00', to an iron pin set;

N 82°38'01" E, 73.10', to an iron pin set;

S 07°21'59" E, 18.00', to an iron pin set;

N 82°38'01" E, 238.47', to the True Place of Beginning, having an area of 28288 square feet, 0.649 acres more or less, subject to all legal easements and right of ways of record.

3D-

Description of 0.649 acres continued

Bearings are based on the State Plane Coordinate System, Ohio North Zone, North American Datum of 1983, also known as NAD83, (cors96) said bearing originated from a field traverse which was tied to said coordinate system by GPS observations in the Ohio Department of Transportation virtual reference station Network, being the west line of said Lakewood Dr. as being S 06°50'31" E. All iron pins set are 5/8" rebar 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Logan County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill, P.S. 7811, in August 2013.

John W. Wetherill P.S. 7811 Date





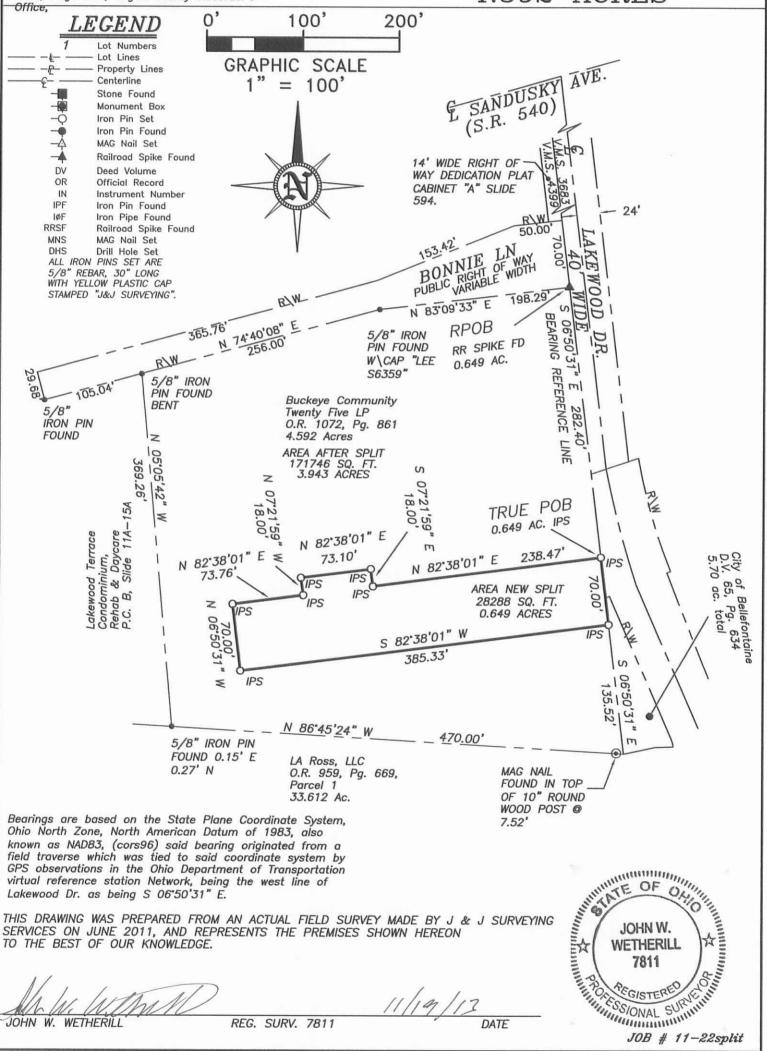
0545 5 111110

6515 E. LIVINGSTON AVE. SUITE 12
REYNOLDSBURG, OHIO 43068 J&J SURVEYING SERVICES, INC.

614–866–9158 614–866–9132 FAX JOHN7811@AMERITECH.NET

Situated in the State of Ohio, County of Logan, Township of Lake, City of Bellefontaine, and being a part of Virginia Military Survey Number 4399 and being 0.649 acres out of a 4.592 acre tract as conveyed to Buckeye Community Twenty Five LP as recorded in Official Record 1072, Page 861, Logan County Recorder's

SURVEY & SPLIT OF 4.592 ACRES



6937 3P