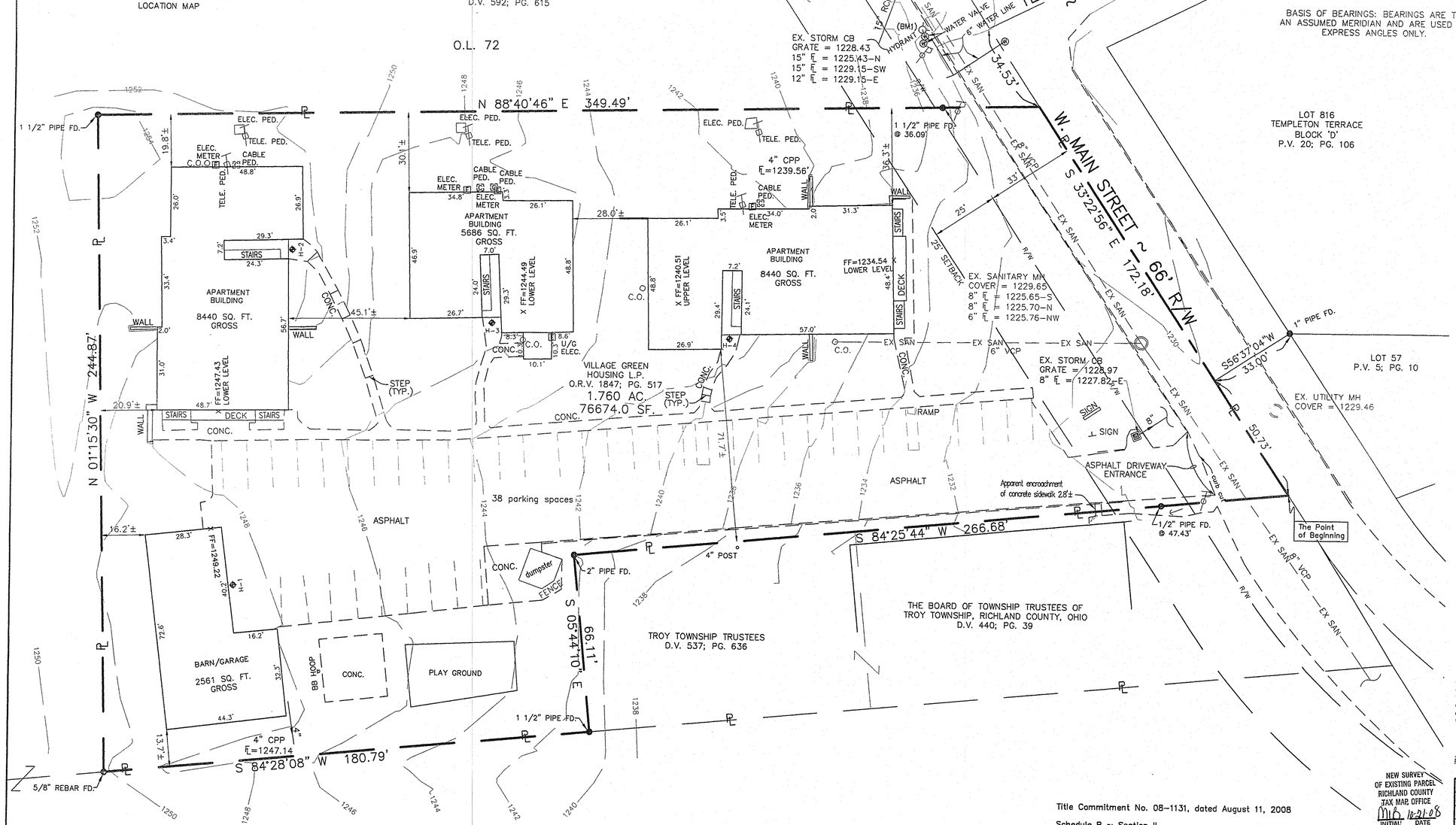
LOCATION MAP

BENCHMARK:
(BM1) N. FLANGE BOLT ON HYD. W. SIDE OF MAIN STREET ELEV. = 1234.37



BASIS OF BEARINGS: BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO EXPRESS ANGLES ONLY.

Legal Description
Boundary description of a 1.760 acre parcel

Situated in the Village of Lexington, County of Richland, State of Ohio and known as being a part of O.L. 72 in said Village in the Northeast Quarter of Section 23, T-20; R-19, also known as being lands conveyed to Village Green Apartments, Ltd. Ptr. in O.R. Volume 714; Page 218 of Richland County Official Records and further bound and described as follows:

Commencing at a 1" pipe found at the southwest corner of Lot 816 in Templeton Terrace, Block D as recorded in Volume 20; Page 106 of Richland County Plat Records; thence S 56° 37' 04" W, 33.00 feet to a point on the centerline of West Main Street said point being referenced by an iron pin found N 56° 37' 09" E, 33.00 feet from said point, thence S 33° 22' 56" E, 50.73 feet along the centerline of West Main Street to the northeast corner of lands conveyed to The Board of Township Trustees of Troy Township, Richland Co., OH in Volume 440; Page 39 of Richland County Deed Records ~ witnessed by a ½" pipe found S 84° 25' 44" W, 47.43 feet said point being the principal place of beginning of the parcel herein described:

1) thence S 84° 25' 44" W, 266.68 feet along the northerly line of said Board of Troy Township Trustees lands and the northerly line of lands conveyed to Troy Township Trustees in Volume 537; Page 636 of Richland County Deed Records to a 2" pipe found at the northwest corner thereof;

2) thence S 05° 44' 10" E, 66.11 feet along the westerly line of said Troy Township Trustees lands to a 1½" pipe found at the southwest corner thereof and on the northerly line of lands conveyed to Lexington Grace Brethren Church A Corporation in Volume 822; Page 144 of Richland County Deed Records;

3) thence S 84° 28' 08" W, 180.79 feet along the northerly line of said Lexington Grace Brethren Church lands to a 5/8" rebar found at a southeast corner of lands conveyed to Grace Brethren Church of Lexington, Ohio, Inc. in Volume 592; Page 615 of Richland County Deed Records;

4) thence N 01° 15' 30" W, 244.87 feet along an easterly line of said Grace Brethren Church lands to a 1½" pipe found at an interior corner of said lands;

5) thence N 88° 40' 46" E, 349.49 feet along a southerly line of said Grace Brethren Church lands to a southeast corner thereof and on the centerline of West Main Street ~ witnessed by a 1½'pipe found S 88° 40' 46" W, 36.09 feet;

6) thence S 33° 22' 56" E, 172.18 feet along the centerline of West Main Street to the principal place of beginning and containing within said bounds 1.760 acres of land, more or less, and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only.

This description was prepared from a survey made by Roger L. Stevens, P.S. #7052 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in October of 2008.

FLOOD NOTE: By graphical analysis only, this property is in Zone(s) "C" of the Flood Insurance Rate Map, Community Panel No. 390618 0001 D Which bears an effective date of 02/27/81 and is not in a Special Flood Hazard Area. By telephone you can call the National Flood Insurance Program at (1-800-638-6620) to learn if this community currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

NOTE:
1. No observable evidence of earth moving work, building construction or building additions within recent months was observed at the time of the survey.
2. No observable evidence was noted that the site was used as a solid waste dump, sump or sanitary landfill.
3. There are no known changes in street right of way lines either completed or proposed, and no observable evidence of recent street or sidewalk construction or repairs were noted at the time of the survey.
4. All encroachments are as shown.

GROSS SQUARE FOOTAGE: 19,441 SF TOTAL

⊕ Denotes location of building height measurment. All heights are measured from ground level to bottom of the eaves.
H-1 = 13.6'
H-2 = 14.6'
H-3 = 14.6'
H-4 = 14.6'

SURVEYOR'S CERTIFICATE

We hereby certify to:

Village Green Housing, L.P., (the "Owner" and the "Borrower"); The Huntington National Bank, (the "Lender"); Ohio Equity Fund for Housing Limited Partnership XVII (the "Investor"); First American Title Insurance Company (the "Title Insurance Company"), Star Title Agency LLC (the "Title Agent"), and The United States of America, Acting Through Rural Development, United States Department of Agriculture, their respective successors and or assigns,

as of October 6, 2008, that we have surveyed the properties described herein (the 'Property') for the purposes of a mortgage loan to be received by and an equity investment in Village Green Housing, L.P.

This Survey was made in accordance with 'Minimum Standard Detail Requirements for ALTA/ACSM Surveys, jointly established by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 11(b), 12, 13, 14, 16, 17 and 18 of Table A thereof. Persuant to the 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 professional surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therin.

Roger L. Stevens 10-21-08
Roger L. Stevens, P.S. #7052

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE
MLB 10-21-08
INITIAL DATE

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICES

THE OIL AND GAS PRODUCERS UNDERGROUND PROTECTION SERVICE
P.O. BOX 206
GRANVILLE, OHIO 43023-0206
PHONE (614) 587-0486 OR
CALL TOLL FREE 800-925-0988

THE LOCATION OF THE UNDERGROUND UTILITIES HEREON ARE AS OBTAINED FROM THE OWNERS OF THE UTILITY IN ACCORDANCE WITH O.R.C. SECTIONS 3781.25 TO 3781.32 AND AS VERIFIED FROM DILIGENT FIELD SEARCHES WHERE ACCESSIBLE.

ZONING CLASSIFICATION: R-3

PARKING: 2 PARKIING SPACES PER DWELLING UNIT

SET BACK: FRONT 25'
SIDE 10' OR HEIGHT OF BUILDING WHICH EVER IS LARGER
REAR 10' OR HEIGHT OF BUILDING WHICH EVER IS LARGER

MAXIMUM BUILDING HEIGHT: 35'

FLOOR SPACE RESTRICTION: 450 SQ.FT. PER UNIT MINIMUM FOR RESIDENTIAL BUILDINGS
NO RESTRICTION FOR OFFICE AND NON RESIDENTIAL BUILDINGS

Title Commitment No. 08-1131, dated August 11, 2008

Schedule B ~ Section II

ITEM 9 ~ D.V.. 209; Pg. 176 – Easement granted to The Ohio Bell Telephone Company. Easement covers 148± Acres, this parcel may be a part of.

ITEM 10 ~ D.V. 406; Pg. 107 – Easement granted to The Ohio Power Company Blanket easement, this parcel may be a part of.

ITEM 11 ~ O.R.V. 14; Pg. 298 – Oil and Gas Lease Blanket easement covering 148± acres, this parcel is a part of.

REVISION NO.	DATE

STATE OF OHIO ROGER L. STEVENS 7052 REGISTERED PROFESSIONAL SURVEYOR

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
CONSULTING ENGINEERS – SURVEYORS
3477 Commerce Parkway, Suite C
Wooster, Ohio 44691
TEL (330) 345-6277 FAX (330) 345-6725 EMAIL: sjlsj-inc.com

ALTA / ACSM Land Title Survey

Village Green Apartments
Pt. Outlot 72
Village of Lexington
Richalnd County, Ohio

DRAWN	CHECKED	SCALE	DATE
C. Falb	R.L.S.	1" = 20'	10/06/08

DWG NO: SM-1877-ALTA | JOB NO: SM-1877 | SHEET 1 OF 1