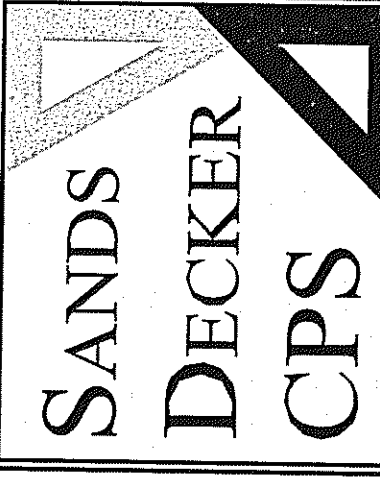


# ALTA/ACSM SURVEY OF A 2.656 ACRE TRACT CONVEYED TO LOGAN PLACE, LTD.



ENGINEERS • SURVEYORS  
397 WEST FRONT ST  
LOGAN, OH 43138  
740-385-2140  
1495 OLD HENDERSON RD  
COLLETSVILLE, OH 43220  
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FAX: 614-459-6987  
TOLL FREE: 866-277-0600  
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ALTA/ACSM  
SURVEY  
LOGAN PLACE  
LTD.  
800 Logan Road  
Mansfield, Ohio

05-02-2012  
06-26-2012  
10-24-2012  
11-06-2012  
11-07-2012  
11-12-2012  
11-21-2012

ALTA SURVEY  
2.656 Acre Tract  
1 OF 2  
SDPS PROJECT NO. 2417

## ALTA/ACSM TABLE A NOTES:

- MONUMENTS PLACED AT CORNERS WHERE NEEDED.
- ADDRESS: 800 LOGAN ROAD, MANSFIELD, OHIO
- SUBJECT PROPERTY FLOOD ZONE INFORMATION:  
COMMUNITY PANEL NO. 39139C0210E  
EFFECTIVE DATE: APRIL 4, 2011  
THE PROPERTY IS LOCATED IN ZONE X: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- GROSS LAND AREA: 2.656 ACRES  
0.183 ACRES IN ROAD R/W  
2.473 ACRES NET
- CURRENT ZONING CLASSIFICATION: B-2 GENERAL BUSINESS DISTRICT 167.06 (PROVIDED BY INSURER)  
CONDITIONALLY APPROVED USE: MULTI-FAMILY RESIDENTIAL DISTRICT  
HEIGHT: 50 FEET AND 3 STORIES  
SETBACKS:  
FRONT: 30 FEET  
REAR: 30 FEET  
SIDE: NONE  
MAXIMUM GROUND COVERAGE: 70%  
PARKING SPACES REQUIRED: 1 PER EACH DWELLING UNIT
- BUILDING DIMENSIONS SHOWN ON PAGE ONE OF THE ALTA SURVEY
- BUILDING SQUARE FOOTAGE SHOWN ON PAGE ONE OF THE ALTA SURVEY.
- BUILDING HEIGHT SHOWN ON PAGE ONE OF THE ALTA SURVEY.
- SUBSTANTIAL SITE IMPROVEMENTS ARE SHOWN ON THE SURVEY.
- TOTAL PARKING SPOTS: 38  
HANDICAP PARKING SPOTS: 4
- NO PARTY WALLS WERE DESIGNATED BY OUR CLIENT. NO PARTY WALLS WERE OBSERVED.
- NO PARTY WALLS WERE DESIGNATED BY OUR CLIENT. NO PARTY WALLS WERE OBSERVED.
- UTILITIES SHOWN TAKEN FROM OBSERVED EVIDENCE, FIELD MARKINGS FROM CUPS CAL, MAPS PROVIDED BY UTILITY COMPANIES AND MAPS PROVIDED BY FAIRFIELD HOMES.

NOTE - WITH REGARD TO TABLE A, ITEM 11(b), SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

12. REQUIREMENTS OF HUD-92457A-M (Rev. 05/11) ARE EITHER SHOWN ON THE SURVEY OR ADDRESSED ON THE HUD-92457A-M FORM.

13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS SHOWN ON SURVEY.

14. DISTANCE TO NEAREST INTERSECTING STREET - 320' EAST TO MIDDLE BELLVILLE ROAD/380' WEST TO LEXINGTON AVENUE.

16. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

17. J.R. RICE, MANAGER OF BUILDING, CODES AND PERMITS INDICATED ON MAY 5, 2012 THAT HE IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

JAMES L. DESANTO, P.E., CITY ENGINEER, CITY OF MANSFIELD INDICATED ON MAY 5, 2012 THAT THE CITY HAD RECENTLY OBTAINED A TEMPORARY CONSTRUCTION EASEMENT ON THE SUBJECT PROPERTY. HE SAID THE CITY DOES NOT RECORD TEMPORARY EASEMENTS. THE EASEMENT WAS REQUIRED FOR A ROAD PROJECT ON MIDDLE BELLVILLE ROAD. THEY DO NOT HAVE ANY PLANS TO CHANGE THE PERMANENT RIGHT OF WAY ON THE PROPERTY.

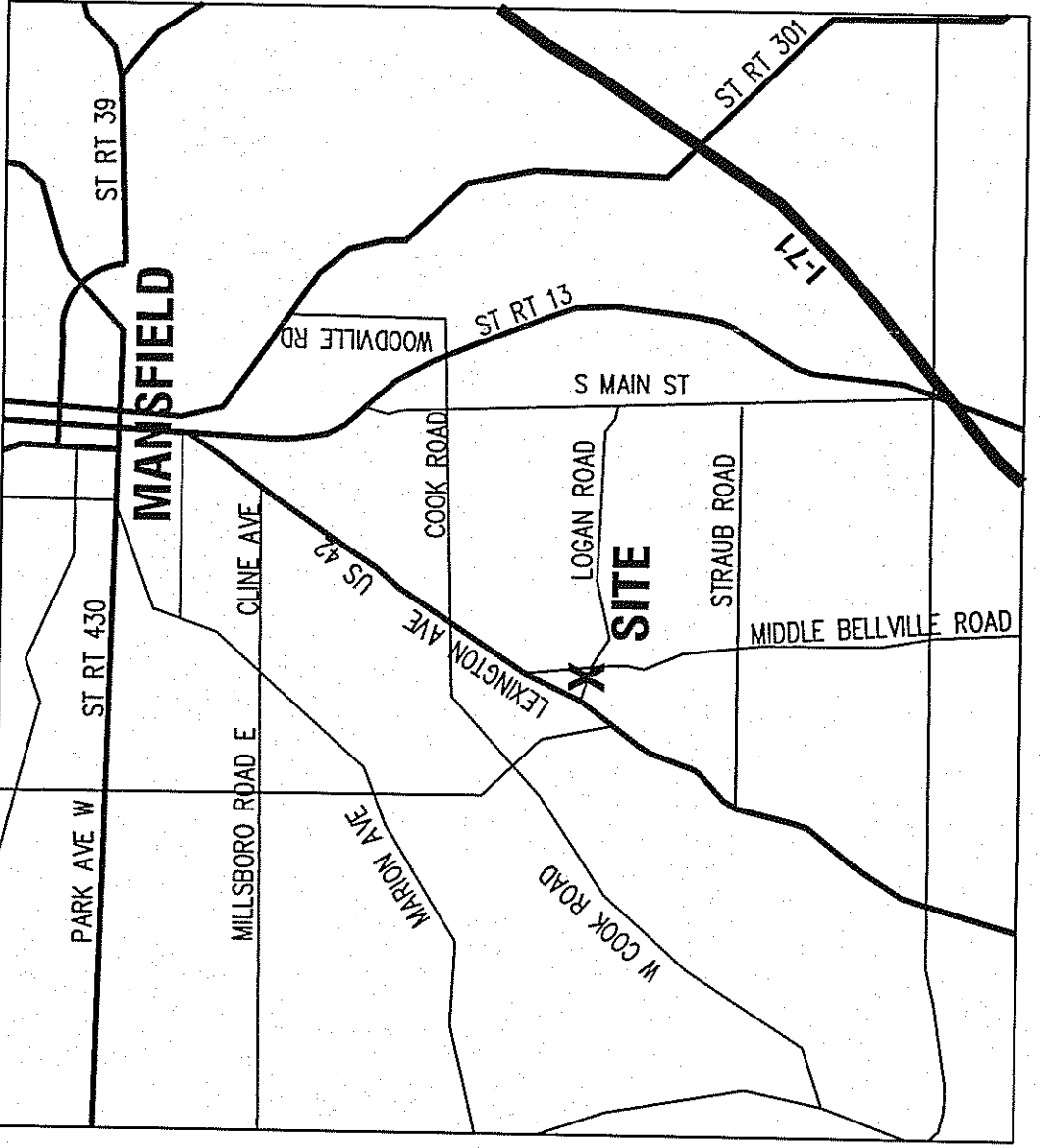
18. THERE WAS NO RECENT EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

19. NO DELINEATION OF WETLAND AREAS BY APPROPRIATE AUTHORITIES WAS OBSERVED.

20.(g) NO OFFSITE EASEMENTS OR SERVITUDES WERE INCLUDED IN THE TITLE COMMITMENT

20.(b) NO OFFSITE EASEMENTS OR SERVITUDES WERE INCLUDED IN THE TITLE COMMITMENT

21. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY SANDS DECKER CPS IN THE AMOUNT OF \$1,000,000 IS IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.



LOCATION MAP  
NOT TO SCALE

## SURVEY NOTES:

THERE ARE 2 ENCROACHMENTS ONTO THE PROPERTY AND THEY ARE SHOWN ON THE SURVEY. ONE ENCROACHMENT IS THE DUMP ROCK ON THE SLOPE ON THE EAST SIDE AND THE OTHER ENCROACHMENT IS THE 2 HVAC UNITS ON THE NORTHWEST SIDE OF THE PROPERTY;

## SURVEYOR'S CERTIFICATION:

To: New Logan Place, Ltd.; Ohio Equity Fund for Housing Limited Partnership XII and/or its successors and assigns as their interests may appear; Armstrong Mortgage Company and/or the Secretary of Housing and Urban Development, of Washington, D.C. and their successors and assigns as their interests may appear; Ohio Housing Finance Agency and/or its successors and assigns as their interests may appear; Old Republic National Title Insurance Company; and Star Title Agency LLC.

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 November 7, 2012.



November 26, 2012  
DATE

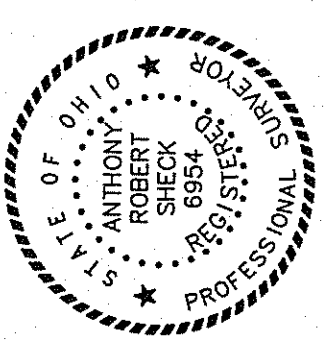
*Anthony R. Sheck*  
ANTHONY R. SHECK, PS 6954

## SURVEYOR'S CERTIFICATION:

I hereby certify to HUD, New Logan Place, Ltd., Ohio Equity Fund for Housing Limited Partnership XII and/or its successors and assigns as their interests may appear, Armstrong Mortgage Company and their successors and assigns as their interests may appear, Ohio Housing Finance Agency and/or its successors and assigns as their interests may appear, Old Republic National Title Insurance Company, and Star Title Agency LLC, and OEF Investment Fund LLC and/or its successor 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 Mansfield, Ohio, on November 7, 2012; and that it and this (these) map(s) were (were) 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

To the best of my knowledge, belief and information, except as shown hereon: There are encroachments across property lines that are shown on the survey and listed in the Survey Notes; 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. 39139C0210E.



November 26, 2012  
DATE

*Anthony R. Sheck*  
ANTHONY R. SHECK, PS 6954

## LEGAL DESCRIPTION OF A 2.656 ACRE TRACT

Situated in the City of Mansfield, County of Richland and State of Ohio. Being part of Lot 14305 of the Northeast Quarter of Section 5, Township 20, Range 18, being all of a 2.656 acre tract conveyed to Logan Place, Ltd., in Deed Volume 773, Page 182 and more particularly described as follows:

Beginning for Reference at a concrete monument found marked CHARLES R. BLOSSER SURVEYOR, MANSFIELD, OHIO at the northeast corner of Lot 14373 (former lot 34) of Southwood Village in Part of the northwest quarter of Section 5, City of Mansfield, Washington Township, Richland County, as recorded in Plat Book 18, Page 113 of the records of the Richland County Recorder's Office, said monument being on the west line of said northeast quarter of Section 5;

Thence along the west line of the northeast quarter of Section 5, North 01°25'01" West for a distance of 24.40 feet to a 2" long MAG nail set at the TRUE POINT OF BEGINNING;

Thence continuing along the said west line of the Northeast Quarter of Section 5 also being the east line of Lot 14307, a 2.04 acre tract conveyed to Zappalaco Land Company, Ltd in Official Record 1903, Page 1, the east line of Part Lot 14306 a 0.40 acre tract (by Auditor) conveyed to Mahomim Therapy Group, LLC in Official Record 1388, Page 170 and part of the east line Part Lot 14306 a 0.505 acre tract conveyed to Primer Investment Group, Ltd., in Official Record 1013 Page 226 North 07°25'01" West for a total distance of 483.33 feet to an iron pipe set at the southwest corner of Part Lot 14305 a 3.7 acre tract conveyed to the Mansfield Masonic Temple Company, Inc., in Deed Book 446, Page 468; also passing on iron pipe set at 31.83 feet, also passing a 1" iron pipe found at 283.59 feet, also passing a 5/8" rebar found with 7016 cap at 371.89 feet;

Thence leaving the said west line of the northeast quarter of Section 5 along the south line of said Part Lot 14305 a 3.7 acre Mansfield Masonic Temple Company, Inc., Tract North 79°48'59" East for a total distance of 773.34 feet to a 1" iron pipe with pinched top found at the northwest corner of Part Lot 14305 a 1.38 acre tract conveyed to Melanie Hull, DWM in Official Record 280, Page 150, passing 1" iron pipe with pinched top found at 0.71 feet;

Thence along the west line of said Part Lot 14305 a 1.58 acre Melanie Hull, DWM tract and the west line of Part Lot 14308 a 2.80 acre tract conveyed to Trustees of Apostolic Christian Church in Deed Book 386, Page 188 and Deed Book 376, Page 463 South 09°03'01" East for a total distance of 614.86 feet to a 2" long MAG nail set in the centerline of Logan Road and passing a 3/4" iron pipe found at 248.48 feet, also passing on iron pipe set at 581.15 feet;

Thence North 71°54'01" West for a distance of 268.40 feet along the centerline of Logan Road to the TRUE POINT OF BEGINNING and containing 2.656 acres, more or less, but subject to all legal highways and easements of record.

All iron pipes set are 3/4" iron pipe being 30 inches in length with a 1" yellow plastic cap inscribed "Sands Decker". All MAG nails set are 2" long.

Bearings are based on RTK GPS observation via Ohio Department of Transportation's Virtual Reference Station Network, State Plane Coordinate System, Ohio North Zone, MAD83 (COR8396), referenced to the north line of this site as North 79° 48' 59" East.

This description is based upon an actual field survey performed during June 2011 and May 2012 by Sands Decker CPS LLC, and records on file at the Richland County Recorder's Office.

## TITLE COMMITMENT EXCEPTIONS:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 12-1073  
EFFECTIVE DATE: OCTOBER 12, 2012 AT 7:00 A.M.  
SCHEDULE B - SECTION 11 EXCEPTIONS:

18. RIGHT OF WAY TO THE OHIO FUEL GAS COMPANY IN DEED VOLUME 378, PAGE 7 RECORDED DECEMBER 28TH 1953 - THIS IS FOR A 10 FOOT EASEMENT ALONG THE NORTH SIDE OF LOGAN ROAD AS IT EXISTED IN 1953 AND IT APPEARS THAT THIS EASEMENT IS WITHIN AN AREA THAT WAS TO BE DEDICATED FOR ROAD PURPOSES. THE PROPOSED ANNEXTION TO CITY OF MANSFIELD OHIO PLAT DATED AUGUST 1957 SHOWS A 40 FEET TOTAL RIGHT OF WAY ON LOGAN ROAD. PER THE 1977 SURVEY BY SHAFER, JOHNSTON, LOCHTENWALTER, AND ASSOCIATES, THE RIGHT OF WAY ON THE PROPERTY IS 30 FEET WHICH MEANS THE RIGHT OF WAY WAS INCREASED FROM 20 FEET TO 30 FEET ON THE SUBJECT PROPERTY AND WOULD MEAN THE 10 FOOT EASEMENT WOULD BE WITHIN THE CURRENT RIGHT OF WAY OF LOGAN ROAD. THIS EASEMENT LIES ON THE SUBJECT PROPERTY WITHIN THE LOGAN ROAD RIGHT OF WAY.

20. EASEMENT TO THE OHIO BELL TELEPHONE COMPANY IN LEASE VOLUME 16, PAGE 282 RECORDED MAY 1, 1930 - THERE ARE 2 EASEMENTS ON THIS PAGE AND WE ASSUME THE TITLE COMMITMENT THIS IS REFERRING TO THE FINNEY EASEMENT ON THIS PAGE. THIS APPEARS TO BE FOR POLES LOCATED 20 FEET FROM THE CENTERLINE OF A "HIGHWAY" AND FOR ANCHORS LOCATED 6' INSIDE OF PROPERTY LINE. THERE IS NO WIDTH SPECIFIED FOR THIS EASEMENT AND THEREFORE IT IS NOT A PLOTTABLE EASEMENT. THE CURRENT RIGHT-OF-WAY WIDTH IS 30 FEET SO THE POLES SHOULD BE EITHER VERY CLOSE TO OR WITHIN THE CURRENT LOGAN ROAD RIGHT-OF-WAY LINES.

21. EASEMENT TO THE OHIO PUBLIC SERVICE COMPANY IN LEASE VOLUME 263, PAGE 230 RECORDED JUNE 11, 1946 - THERE ARE 2 EASEMENTS ON THIS PAGE AND WE ASSUME THE TITLE COMMITMENT THIS IS REFERRING TO THE FINNEY EASEMENT ON THIS PAGE. THIS IS AN ELECTRIC EASEMENT CALLED TO BE WITHIN THE RIGHT-OF-WAY OF LOGAN ROAD "AS NOW ESTABLISHED AND/OR AS MAY HEREAFTER BE ESTABLISHED". THERE IS NO WIDTH SPECIFIED FOR THIS EASEMENT AND THEREFORE IT IS NOT A PLOTTABLE EASEMENT.

22. EASEMENTS AND RIGHTS OF WAY GRANTED TO OHIO ENDO SERVICE COMPANY IN DEED VOLUME 442, PAGE 448 RECORDED AUGUST 16, 1957 - THIS EASEMENT AFFECTS THE SUBJECT PROPERTY BEING "ALONG AND OUTSIDE" THE NORTHERLY LIMITS OF LOGAN ROAD, BUT THERE IS NO WIDTH SPECIFIED AND THEREFOR IT CAN NOT BE PLOTTED.  
IN DEED VOLUME 464, PAGE 346 RECORDED MAY 11, 1959 - THIS EASEMENT IS NOT ON THE SUBJECT PROPERTY. IT IS ON LOT 14306 WHICH LIES ON SR 42 NOT LOGAN ROAD. THE EASEMENT IS ALONG SR 42.

IN DEED VOLUME 727, PAGE 665 RECORDED NOVEMBER 14, 1975 - THIS IS AN UNPLOTTABLE EASEMENT. THE LEGAL DESCRIPTION SAYS IT IS A PART OF LOT 14305, BUT THE MEASUREMENTS PLACE IT IN LOT 14308 APPROXIMATELY 140' EAST OF LOT 14305. WE ARE UNABLE TO DETERMINE IF IT IS IN LOT 14305 OR LOT 14308.

IN DEED VOLUME 782, PAGE 688 RECORDED NOVEMBER 30, 1978 - THIS AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.  
IN DEED VOLUME 795, PAGE 182 RECORDED NOVEMBER 4, 1979 - THIS AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

26. UNRECORDED TEMPORARY EASEMENT TO THE CITY OF MANSFIELD DATED OCTOBER 5, 2011. THE TEMPORARY EASEMENT EXPRES 18 MONTHS IMMEDIATELY FOLLOWING THE COMMENCEMENT OF CONSTRUCTION WORK ON THE MIDDLE BELLVILLE ROAD IMPROVEMENT PROJECT. THE SURVEY IS IN THE SOUTHEAST CORNER OF THE PROPERTY ON THE NORTH SIDE OF THE RIGHT-OF-WAY AND IS SHOWN ON THE SURVEY.