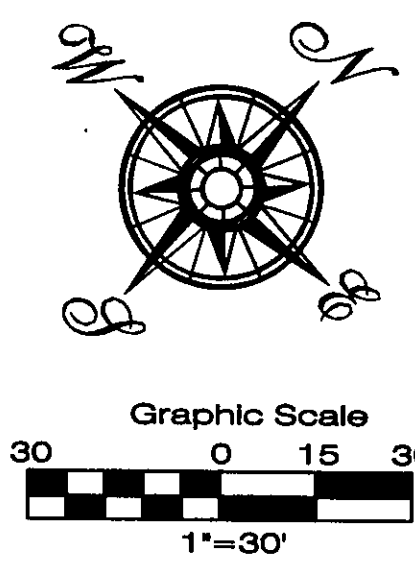


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	48.85	370.00	7°33'55"	24.46	N37°43'02"E	48.82
C2	238.12	154.98	88°02'00"	149.75	N02°31'00"W	215.38



**LEGAL DESCRIPTION**  
(From title Exam)

**PARCEL NO. 1**  
Sited in the Township of Painesville, County of Lake and State of Ohio, and known as being a part of Parcel A in Center Park Estates Subdivision of a part of Original Painesville Township Lot No. 45, 46, and 51, Tract No. 4 and Lot 62 in Cherry Farm Addition as shown by the recorded plat of said subdivision in Volume K of Maps, Page 46 of Lake County Records, beginning at a point in the northerly line of Normandy Drive at the southeasterly corner of Sublot No. 58 in said subdivision; thence North 41°30' East, along the northerly line of said drive, 180.91 feet to the place of beginning; thence continuing along the northerly line of said drive, a distance of 158.29 feet to a point of curve to the left, said curve having a radius of 154.98 feet and a chord that bears North 02°31' West, 215.38 feet, a distance of 238.12 feet to a point of tangency; thence North 48°32' West, along the southeasterly side of said Normandy Drive, 67.78 feet to a point in a northerly line of said subdivision; thence South 41°30' West, along the northerly line of said subdivision, a distance of 317.00 feet to a point; thence South 08°30' East, and parallel to the southeasterly line of said Sublot No. 58, a distance of 237.38 feet to the place of beginning, be the same, more or less, but subject to all legal highways.

**PARCEL NO. 2**  
Sited in the Township of Painesville, County of Lake and State of Ohio, and known as being a part of parcel A and all of Sublot No. 58 in the Center Park Estates Subdivision of a part of Original Painesville Township Lot No. 45, 46, and 51, Tract No. 4 as shown by the recorded plat of said subdivision in Volume K of Maps, Page 46 of Lake County Records, and being further bounded and described as follows:  
Beginning at a point in the northerly line of Normandy Drive at the southeasterly corner of Sublot No. 57 in said subdivision; thence North 02°31' West, along the northerly line of said Sublot No. 57, a distance of 242.48 feet to a point in the northerly line of said subdivision; thence North 41°30' East, along said line, 280.91 feet to a point; thence South 42°30' East, parallel to the northerly line of said Sublot No. 58, a distance of 237.38 feet to a point in the northerly line of said Normandy Drive; thence South 41°30' West, along the northerly line of said drive, 182.00 feet to a point of curve to the left, said curve having a radius of 370.00 feet and a chord that bears South 37°43'01" West, 48.85 feet and having an arc length of 48.85 feet to the place of beginning, be the same, more or less, but subject to all legal highways.

**SCHEDULE "B" ITEMS**

2. Storm sewer easement contained in instrument recorded in Volume 1120, Page 1213 of Lake County Records. (PLOTTED)

**BASIS OF BEARINGS**

PER RECORD DEED OF SUBJECT PROPERTY

**ZONING:**

R-4 Residential Multi-Unit Dwelling

**Notes Regarding Background Base Mapping:**

Planimetric Mapping Based on  
O.S.P.C.S North Zone NAD83  
Vertical Datum NAVD88  
Date of Mapping April 2000  
Aerial Ortho Photo Mapping 2007

**UTILITY INFO:**

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, LDC, INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF. THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

**SURVEY LEGEND**

Meas. = Measured  
Plat = Subdivision Plat  
D.M. = Deed & Measured

Dtd. = Deed  
Rec. = Record  
Act. = Actual

**ENCROACHMENTS**

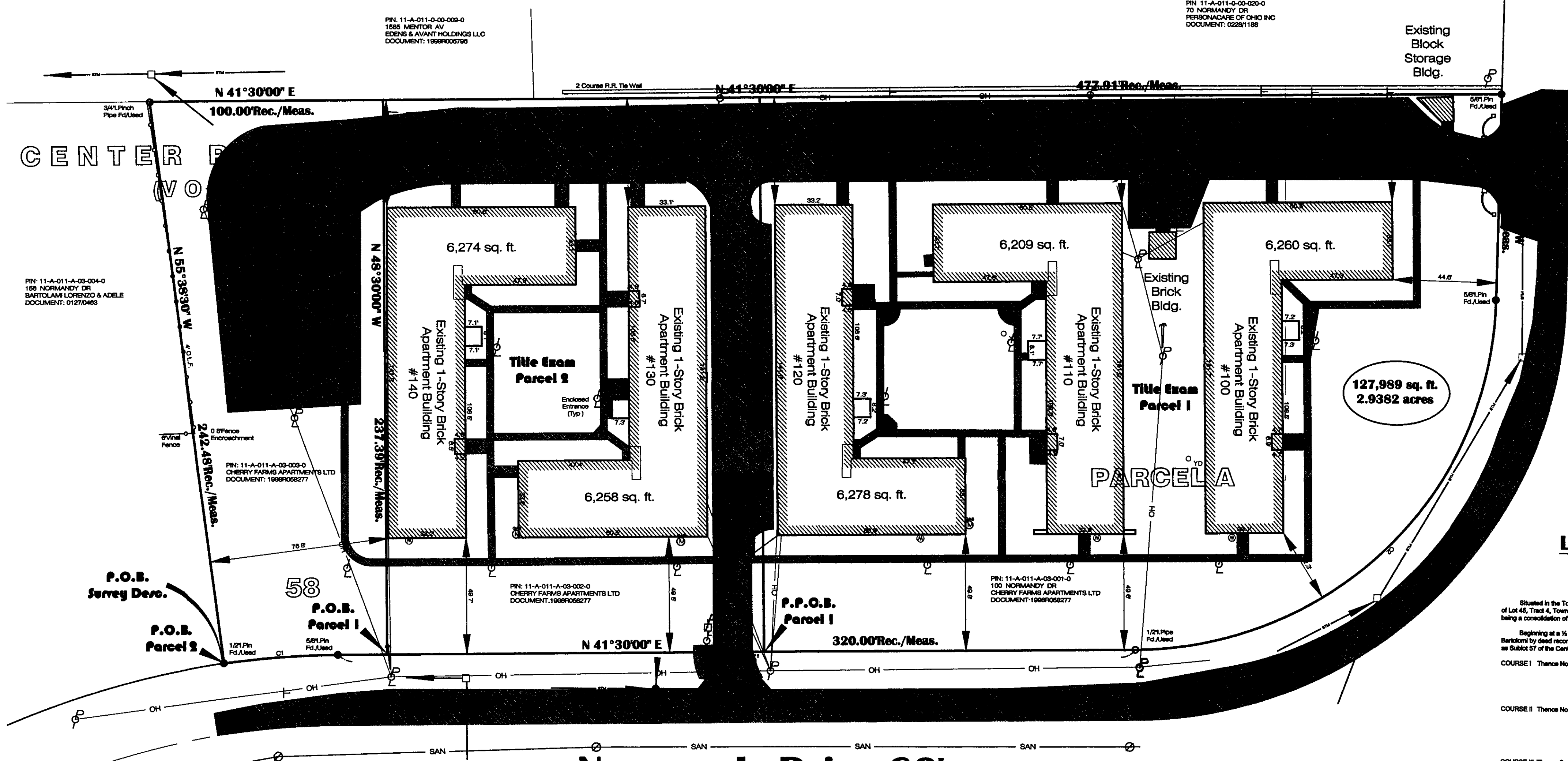
Fence over Westerly Property Line See Survey

**FLOOD NOTE**

SUBJECT PROPERTY IS LOCATED IN "ZONE 1" A MINIMUM FLOOD ZONE AS SHOWN ON THE FEDERAL FLOOD MAPS COMMUNITY PANEL NO. 300771-0047C, Dated 01/02/81

**UTILITY LEGEND**

- Clean Out
- Catch Basin
- Curb Inlet
- Yard Drain
- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Inlet MH
- Heel/Down Spout
- Water Valve
- Water Meter
- Fire Hydrant
- Well
- Gas Valve
- Gas Meter
- Mailbox
- Guard Post
- Sign
- Guide Wire
- Power Pole
- Light Power Pole
- Light Pole
- Traffic Signal Pole
- Traffic Signal Box
- Electrical Box
- Telephone (SAG) Box
- ⊗ Tree
- ⊗ Pine Tree
- ⊗ Bush
- ⊗ Power Trans.



**LEGAL DESCRIPTION**  
(From Survey)

Sited in the Township of Painesville, County of Lake and State of Ohio and known as being part of Lot 45, Tract 4, Township 11 North, Range 8 West of the Connecticut Western Reserve Survey and being a consolidation of P.P.N. 11-A-011-A-03-003-0, 11-A-011-A-03-002-0, and 11-A-011-A-03-001-0.  
Beginning at a 5/8 inch iron pin found at the southeast corner of land conveyed to Lawrence and Ade Bankston by deed recorded in Volume 127, Page 483 of Lake County Official Records, also being known as Sublot 57 of the Center Park Estates, Volume K, Page 46 and being the Principal Place of Beginning;  
COURSE I Thence North 57°32'30" West, along the northerly line of said Sublot 57, 242.48 feet to a 1/2 inch iron pin found at the northwest corner of said Sublot 57 and being the Principal Place of Beginning and being the Principal Place of Beginning and being the Principal Place of Beginning;  
COURSE II Thence North 41°30'00" East, along the southwest line of said Edens and Arent Holdings, LLC and land conveyed to Painesville of Ohio, Inc. by deed recorded in Volume 228, Page 158 of Lake County Official Records (P.P.N. 11-A-011-0-00-002-0), 577.81 feet to a 5/8" iron pin found at the southeast corner thereof, said point also being the westerly side of Normandy Drive, 60 (sixty) feet wide;  
COURSE III Thence South 46°32'00" East, along the southwest side of said Normandy Drive, 67.78 feet to a 5/8 inch iron pin found at the point of curvature;  
COURSE IV Thence 238.12 feet along the said side along the arc of said curve deflecting to the right, said curve having a radius of 154.98 feet, a delta of 88°02'00", a tangent of 149.75 feet, and a chord which bears South 02°31'00" East, a distance of 215.38 feet to a 5/8 inch iron pin found at the point of tangency;  
COURSE V Thence South 41°30'00" West, along said side, 341.15 feet to a 5/8 inch iron pin found at the point of curvature;  
COURSE VI Thence 48.85 feet, along said side, along the arc of a curve deflecting to the left, said curve having a radius of 370.00 feet, a delta of 07°33'55", a tangent of 24.46 feet and a chord which bears South 37°43'02" West, a distance of 48.82 feet to the Principal Place of Beginning and containing 2,938.20 square feet (127,989 square feet) of land as surveyed by Richard A. Thompson, Jr., P.E., No. 7388 of LDC, Inc. in April of 2008, subject to all legal highways and easements of record.  
The intent of this description is to describe and combine P.P.N.s 11-A-011-A-03-003-0, 11-A-011-A-03-002-0 and 11-A-011-A-03-001-0.

**CERTIFICATION**

TO: Chicago Title Insurance Company, AG Real Estate Group Inc., Citibank Bank and BSA Associates LLC  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.  
I also certify that the property shown on this map or plat is a publicly dedicated street and there is no other person or entity who has an interest in the property; that the property description in the instrument specifically described in Chicago Title Insurance Company's Title Commitment No. 28330446 dated 2-09-08, that record as shown on the premises does not show any other adjoining property that the instrument, agrees or any other purpose; that the premises is located in flood zone "C" as shown by Community panel map No. 300771-0047C, dated 01-02-81; that the property consists of two or more parcels that the parcels are contiguous and when taken together form one parcel without any gaps or ponds; and that existing utilities (i.e., storm, sanitary, sewer, water, gas and electric) are available to the property.  
DATE: 6/18/08  
RICHARD A. THOMPSON JR., P.E. #7388



**ALTA - ACSM Land Title Survey**  
**of Cherry Farm Apartments**

SITUATED IN THE TOWNSHIP OF PAINESVILLE, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 45, TRACT 4, TOWNSHIP 11 NORTH, RANGE 8 WEST OF THE CONNECTICUT WESTERN RESERVE SURVEY.

April 2008 SCALE 1"=30'

**LAND DESIGN consultants**  
www.LDCinc.net  
ENGINEERS PLANNERS SURVEYORS  
8585 East Avenue Mentor, Ohio 44060  
TEL: (440) 255-8463 (440) 951-LAND  
(440) 354-6938 FAX: (440) 255-9575  
LDC, Inc. d.b.a.

DATE 6/18/08  
SCALE: HOR. 1"=30'  
VERT. \_\_\_\_\_  
FILENAME ALTA  
COMPUTER: S \_\_\_\_\_  
TAB NAME ALTA

SHEET 1 OF 1  
CONTRACT NO. AGREA1-0802