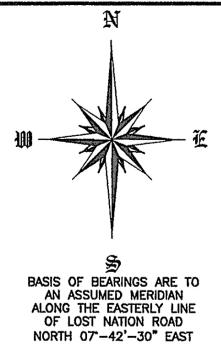


WOOD ROAD - 60' R/W

ALTA / ACSM LAND TITLE SURVEY

ALL THAT CERTAIN LANDS SITUATE IN LOT 15 IN THE WILLOUGHBY GORE, IN THE CITY OF WILLOUGHBY, TOWNSHIP NUMBER 9 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. COMBINING INTO ONE THE LANDS TO OAK HILL VILLAGE II, AN OHIO LIMITED PARTNERSHIP, AS RECORDED IN DEED VOLUME 755, PAGE 187, VOLUME 774, PAGE 07, VOLUME 773, PAGE 190, VOLUME 773, PAGE 188 IN THE OFFICE OF THE COUNTY RECORDER.



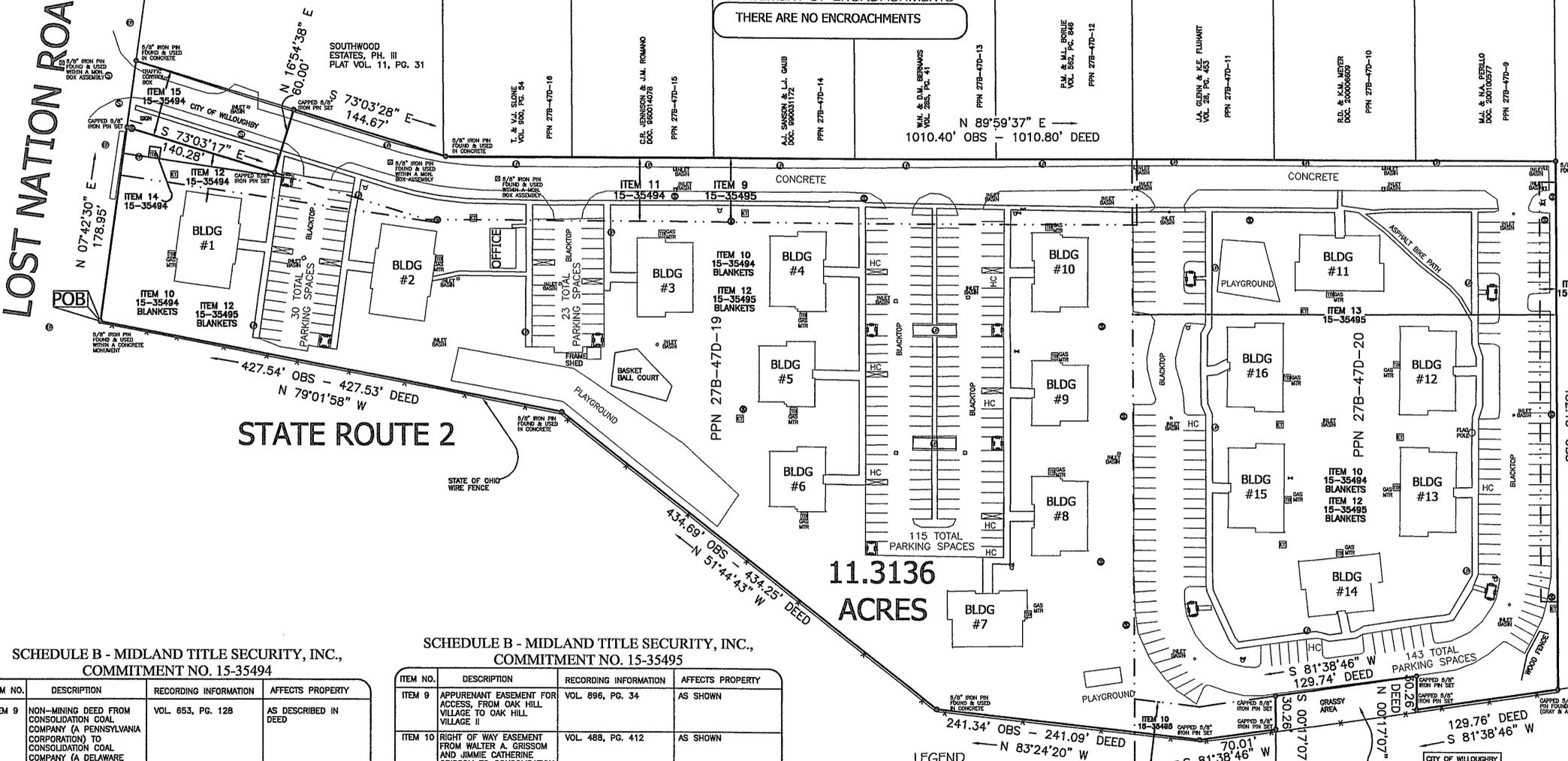
LOST NATION ROAD - VARIABLE WIDTH

ZONING INFORMATION
CITY OF WILLOUGHBY BUILDING DEPARTMENT
1-440-953-4118
RESIDENTIAL, MULTI-FAMILY, LOWRISE

FLOOD NOTE
BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, PANEL 2 OF 6 COMMUNITY PANEL NUMBER 390322 0002A, WITH AN EFFECTIVE DATE OF JANUARY 15, 1981 THE PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE C AREAS OF MINIMAL FLOODING.

PARKING TALLY
308 STANDARD PARKING SPACES
+ 10 HANDICAPPED PARKING SPACES
= 318 TOTAL PARKING SPACES

STATEMENT OF ENCROACHMENTS
THERE ARE NO ENCROACHMENTS



COMBINED LOTS OAK HILL VILLAGE APARTMENTS

ALL THAT CERTAIN LANDS SITUATE IN LOT 15, IN THE WILLOUGHBY GORE, IN THE CITY OF WILLOUGHBY, TOWNSHIP NUMBER 9 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. DESCRIBING AND COMBINING INTO ONE THE LANDS TO OAK HILL VILLAGE II, AN OHIO LIMITED PARTNERSHIP, AS RECORDED IN DEED VOLUME 755 PAGE 187 (1971), DEED VOLUME 774 PAGE 07 (1972), DEED VOLUME 773 PAGE 190 (1972), AND DEED VOLUME 773 PAGE 188 (1972) IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED. BEGINNING AT A 5/8" IRON PIN FOUND WITHIN A CONCRETE MONUMENT MARKING THE NORTH LINE OF STATE ROUTE 2, WITH THE EAST LINE OF LOST NATION ROAD (VARIABLE WIDTH),

THENCE, THE FOLLOWING (14) COURSES AND DISTANCES. NORTH 07°-42'-30" EAST, ALONG THE EAST LINE OF LOST NATION ROAD, A DISTANCE OF 178.95 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE SOUTHWEST CORNER OF LANDS TO THE CITY OF WILLOUGHBY, AS RECORDED IN DEED VOLUME 390 PAGE 1281 (1988). THENCE, SOUTH 73°-03'-17" EAST, ALONG THE SOUTH LINE OF THE CITY OF WILLOUGHBY, A DISTANCE OF 140.28 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE SOUTHEAST CORNER THEREOF.

THENCE, NORTH 16°-54'-38" EAST, ALONG THE EAST LINE TO THE CITY OF WILLOUGHBY, A DISTANCE OF 60.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE NORTHEAST CORNER THEREOF, IN THE SOUTH LINE OF LANDS TO THE SOUTHWOOD ESTATES, PHASE III, AS RECORDED IN PLAT VOLUME 11 PAGE 31.

THENCE, SOUTH 73°-03'-28" EAST, ALONG THE SOUTH LINE TO SAID SOUTHWOOD ESTATES, A DISTANCE OF 144.67 FEET TO A 5/8" IRON PIN IN CONCRETE FOUND TO MARK AN ANGLE POINT.

THENCE, NORTH 89°-59'-37" EAST, WITH THE SOUTH LINE OF LANDS TO THE FOLLOWING: T. AND V. SLOANE, AS RECORDED IN DEED VOLUME 900 PAGE 54 (1982), C. JENNISON, ET AL. DOCUMENT NUMBER 980031172, ANGELA SANSON, ET AL. DOCUMENT NUMBER 990031172, W. AND D. BERNAKIS, DEED VOLUME 285 PAGE 41 (1987), P. AND M. BORLIE, AS RECORDED IN DEED VOLUME 562 PAGE 846 (1990), JAMES GLENN, ET AL., AS RECORDED IN DEED VOLUME 28 PAGE 453 (1983), R. AND K. MEYER, AS RECORDED IN DOCUMENT NUMBER 200006009, AND MARK AND NANCY PERILLO, AS RECORDED IN DOCUMENT NO. 200100577 A DISTANCE OF 1010.40 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE SOUTHEAST CORNER TO SAID PERILLO, IN THE WEST LINE OF LANDS TO THE RICHARD OSBORNE TRUST, AS RECORDED IN DOCUMENT NUMBER 970026153.

THENCE, SOUTH 00°-17'-07" EAST, ALONG THE WEST LINE TO SAID OSBORNE, A DISTANCE OF 482.15 FEET TO A CAPPED 5/8" IRON PIN FOUND "GRAY & ASSOC.", TO MARK A POINT IN THE NORTH RIGHT OF WAY TO STATE ROUTE 2.

THENCE, ALONG THE NORTH RIGHT OF WAY, TO SAID STATE ROUTE NUMBER 2, SOUTH 81°-38'-46" WEST, A DISTANCE OF 129.78 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT SOUTHEAST CORNER OF LANDS TO THE CITY OF WILLOUGHBY AS RECORDED IN DOCUMENT NUMBER 980024310.

THENCE, THE FOLLOWING (3) COURSES AND DISTANCES ALONG THE EAST, NORTH AND WEST LINE OF SAID LANDS TO THE CITY OF WILLOUGHBY, NORTH 00°-17'-07" WEST, A DISTANCE OF 30.26 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE, SOUTH 81°-38'-46" WEST, A DISTANCE OF 129.74 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE, SOUTH 00°-17'-07" EAST, A DISTANCE OF 30.26 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE NORTH RIGHT OF WAY TO SAID STATE ROUTE 2.

THENCE, THE FOLLOWING (4) COURSES AND DISTANCES ALONG THE NORTH RIGHT OF WAY TO SAID STATE ROUTE 2, SOUTH 81°-38'-46" WEST, A DISTANCE OF 70.01 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE, NORTH 83°-24'-20" WEST, A DISTANCE OF 241.34 FEET TO A 5/8" IRON PIN IN CONCRETE FOUND TO MARK A POINT.

THENCE, NORTH 51°-44'-43" WEST, A DISTANCE OF 434.69 FEET TO A 5/8" IRON PIN FOUND IN CONCRETE TO MARK A POINT.

THENCE, NORTH 79°-01'-58" WEST, A DISTANCE OF 427.54 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 11.3136 ACRES AS SURVEYED AND DESCRIBED IN JULY 2001 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2804. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE EAST LINE OF LOST NATION ROAD, NORTH 07°-42'-30" EAST, SAID PARCEL BEING SUBJECT TO EASEMENTS AS SHOWN AND DETAILED ON A CERTAIN MAP FILED AT THE COUNTY ENGINEERS, MAP CHECKING FACILITY.

SCHEDULE B - MIDLAND TITLE SECURITY, INC., COMMITMENT NO. 15-35494

ITEM NO.	DESCRIPTION	RECORDING INFORMATION	AFFECTS PROPERTY
ITEM 9	NON-MINING DEED FROM CONSOLIDATION COAL COMPANY (A PENNSYLVANIA CORPORATION) TO CONSOLIDATION COAL COMPANY (A DELAWARE CORPORATION)	VOL. 653, PG. 128	AS DESCRIBED IN DEED
ITEM 10	PIPE LINE RIGHT OF WAY GRANT FROM ROBERT L. STEIN AND F.L. ISENSTADT, A PARTNERSHIP, TO THE EAST OHIO GAS COMPANY	VOL. 860, PG. 54	BLANKETS PROPERTY
ITEM 11	EASEMENT FOR ACCESS, FROM OAK HILL VILLAGE II	VOL. 896, PG. 34	AS SHOWN
ITEM 12	EASEMENT FROM OAK HILL VILLAGE II	VOL. 896, PG. 38	AS SHOWN
ITEM 13	EASEMENT FROM OAK HILL VILLAGE II	VOL. 896, PG. 42	AS SHOWN
ITEM 14	EASEMENT FROM OAK HILL VILLAGE TO THE OHIO BELL TELEPHONE COMPANY	VOL. 342, PG. 1139	AS SHOWN
ITEM 15	EASEMENT FROM THE CITY OF WILLOUGHBY, OHIO TO GULLEDGE INVESTMENT CO., ET AL.	VOL. 386, PG. 1010	AS SHOWN
	THE ABOVE EASEMENT WAS REFILED FOR SECOND RECORD	VOL. 390, PG. 1282	AS SHOWN

SCHEDULE B - MIDLAND TITLE SECURITY, INC., COMMITMENT NO. 15-35495

ITEM NO.	DESCRIPTION	RECORDING INFORMATION	AFFECTS PROPERTY
ITEM 9	APPURTENANT EASEMENT FOR ACCESS, FROM OAK HILL VILLAGE II	VOL. 896, PG. 34	AS SHOWN
ITEM 10	RIGHT OF WAY EASEMENT FROM WALTER A. GRISSOM AND JIMMIE CATHERINE GRISSOM TO CONSOLIDATION COAL COMPANY AND JOE D. YOST	VOL. 488, PG. 412	AS SHOWN
ITEM 11	THE ABOVE RIGHT OF WAY EASEMENT AGREEMENT WAS ASSIGNED BY AND BETWEEN CONSOLIDATION COAL COMPANY AND JOE D. YOST	VOL. 425, PG. 141	AS SHOWN
ITEM 11	THE ABOVE RIGHT OF WAY EASEMENT AGREEMENT WAS ASSIGNED BY AND BETWEEN JOE D. YOST AND ELLEN R. YOST	VOL. 460, PG. 469	AS SHOWN
ITEM 11	NON-MINING DEED FROM CONSOLIDATION COAL COMPANY (A PENNSYLVANIA CORPORATION) TO CONSOLIDATION COAL COMPANY (A DELAWARE CORPORATION)	VOL. 653, PG. 128	AS DESCRIBED IN DEED
ITEM 12	PIPE LINE RIGHT OF WAY GRANT FROM ROBERT L. STEIN AND F.L. ISENSTADT, A PARTNERSHIP, TO THE EAST OHIO GAS COMPANY	VOL. 860, PG. 54	BLANKETS PROPERTY
ITEM 13	PIPE LINE RIGHT OF WAY GRANT FROM OAK HILL VILLAGE II, TO THE EAST OHIO GAS COMPANY	VOL. 896, PG. 97	AS SHOWN

LEGEND

○ MONUMENTATION	○ MANHOLES
● DRILL HOLE	⊕ ELECTRIC MANHOLE
⊖ IRON PIPE	⊕ SANITARY MANHOLE
⊖ MONUMENT BOX	⊕ STORM MANHOLE
⊖ P.K. NAIL	⊕ WATER MANHOLE
⊖ INLETS	○ MISC.
⊖ GUTTER INLET (WINDOW)	○ FIRE HYDRANT
⊖ INLET BASIN (GRATE)	○ GAS LINE VALVE
⊖ POLES	○ GUARD POST
⊖ ELECTRIC POLE	○ MONITORING WELLS
⊖ ELECTRIC & LIGHT POLE	⊖ ELECTRIC TRANSFORMER
⊖ LIGHT POLE	⊖ TELEPHONE BOX
⊖ TELEPHONE & ELECTRIC POLE	⊖ TELEPHONE POST
⊖ TELEPHONE ELECTRIC & LIGHT POLE	⊖ WATER METER
⊖ UTILITY POLE	⊖ WATERLINE VALVE
	⊖ CALCULATED
	⊖ MEASURED
	⊖ OBSERVED
	⊖ DEED RECORDED
	⊖ PLAT RECORDED

STATE ROUTE 2

SCALE: 1" = 60'

DATE OF ORIGINAL: JULY 9, 2001
REVISION: REVISED COMMITMENT DATE: JULY 17, 2001
REVISION: AS PER COUNTY ENGINEER DATE: JULY 24, 2001

CERTIFICATION

TO: MIDLAND TITLE SECURITY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, PHENIX HOUSING PRESERVATIONS, CO., LLC AND OAK HILL VILLAGE, AN OHIO LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATE: 7-25-01

TIMOTHY E. STOCKER, P.S. 7245

STATE OF OHIO
No. 7245
Timothy E. Stocker
REGISTERED PROFESSIONAL SURVEYOR

THE RECORD DOCUMENTS NOTED ON THIS PLAT OF SURVEY ARE THOSE DOCUMENTS AND ONLY THOSE DOCUMENTS DETERMINED BY MIDLAND TITLE SECURITY, INC. AND SET FORTH IN COMMITMENT NO. 35494 DATED APRIL 30, 2001 AND COMMITMENT NO. 35495 DATED APRIL 30, 2001, AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY.

CRABBS' SURVEYING SERVICE MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT TO SURVEYED PROPERTY.

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

U.S. SURVEYOR
CRABBS' SURVEYING SERVICE
110 FALMOUTH BLVD., SUITE 101
FAIRBANKS, ALASKA 99701
1-800-488-3968

CHK: T. STOCKER
DRN: S. LOVEJOY
REV:
PAGE 1 OF 1

PROJECT ADDRESS:
LOST NATION ROAD
WILLOUGHBY, OHIO

JOB NUMBER: 2804
COMMITMENT NO.: 15-35494 & 35495

PROJECT NAME:
ALTA/ACSM LAND
TITLE SURVEY

PROJECT LOCATION:
LAKE COUNTY, OHIO

PREPARED FOR:
MIDLAND TITLE SECURITY, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
PHENIX HOUSING PRESERVATIONS, CO., LLC
OAK HILL VILLAGE & AN OHIO LIMITED PARTNERSHIP