ITEMS CORRESPONDING TO SCHEDULE B

- 8. EASEMENT Easement Agreement by and between Leader-Smith Partnership, an Ohio partnership, and Shamrock Place, an Ohio limited Partnership, an Ohio partnership, and Shamrock Place, an Ohio limited partnership, filed for record July 16, 1973 in Volume 781, Page 223 of Lake County Records.
 - This item an off—site easement and is plotted and shown hereon.
- 11. EASEMENT Easement Agreement by and between Painesville Associates, an Ohjo limited partnership, and Shamrock Place, an Ohjo limited partnership, recorded January 8, 1979 in Volume 1028, Page 602 of Lake County, Ohio records.
 - This item is plotted and shown and does affect the subject parcel.
- 12. EASEMENT Pipe Line Right of way easement in favor of The East Ohio Gas Company Dated: December 20, 1983, recorded in Volume 56, Page 1068 on January 6, 1984. Subject to the terms and conditions thereof 1068 on January 6, 1984. Subject to the terms and conditions thereof. - This item does affect the subject parcel but is blanket in nature.

SIGNIFICANT OBSERVATIONS

A Subject's fence lies a maximum of 3.2 feet onto adjoiner (see page 2)

N 30'30'11" E

5/8" Iron Pin

N 38'29'36" W. 0.32

S 29"21'20" W

PLACE OF

BEGINNING

-← Fnd. & Usd.

N 64'43'25" W

12.82

B Subject's concrete headwall lies a maximum of 1.4 feet onto adjoiner (see page 1)

C Adjoiner's asphalt drive lies a maximum of 5.2' onto subject parcel (see page 2)

 $\mid D \mid$ Adjoiner's fenced dumpster area lies a maximum of 10.2' onto subject parcel (see

J. Guadalupe & Maria I. Ambris

Deed Volume 1033, Page 411

PIN: 15-A-020-G-00-011-0

5' Chainlink Fende

·Flood Zone A~

ARGONNE DRIVE

-289.54**'**

SURVEY DESCRIPTION

Situated in the City of Painesville, County of Lake and State of Ohio, and known as being that same parcel conveyed to Painesville Associates & Lake County Family Housing Corporation recorded in Deed Volume 879, Page 134 and Lake Metropolitan Housing Authority recorded in Deed Volume 879, Page 143 of the Lake County Recorder's records and being part of original Lots No. 6 and No. 8, Tract 3 in said City and is further bounded and described as follows:

Beginning in the westerly right—of—way line of Argonne Drive (40 feet wide) at a 5/8" iron pin set with cap marked SC Land Surveying, also being the northeast corner of a parcel conveyed to Jermaine James (PIN: 15-A-020-G-00-008-0)(Document #2010R015582);

Thence along the northeasterly line of land of said James parcel, North 65° 55' 40" West a distance of 161.17 feet to the northwest corner thereof and a 5/8" iron pin set;

Thence glong the westerly line of land of said James parcel, South 29° 21' 20" West a distance of 84.69 feet to the northerly line of Lot 47 of the Cutter Allotment (Volume G, Page 7 Lake County Record of Plats), referenced by a 5/8" iron pin found North 38' 29' 36" West, 0.32';

Thence along the northerly line of said Cutter Allotment, North 64° 43' 25" West a distance of 12.82 feet to a 5/8" iron pin found:

Thence along the Westerly line of said Cutter Allotment, South 29° 55' 21" West a distance of 561.51 feet to the northeast corner of a parcel conveyed to Shamrock Place (PIN:15-A-020-B-00-014-0)(Deed Volume 781, Page 223) and a 5/8" iron pin set;

Thence along the northerly line of land of said Shamrock Place parcel, North 59° 31′ 41″ West a distance of 323.40 feet to the northwest corner thereof and a 5/8" iron pin set;

Thence along the northwesterly line of land of said Shamrock Place parcel, South 41° 15' West a distance of 165.40 feet to the northeast corner of a parcel conveyed to Jamie P. Reynoso Pacheco (15-A-020-B-00-004-0) (Document #2001R036751) and a 1" iron pipe found:

Thence along the northerly line of land of said Jamie P. Reynoso Pacheco parcel, the northerly line of a parcel conveyed to Ignacio O. Ruiz (PIN:15-A-020-B-00-002-0)(Document #2002R037154) and the northerly line of a parcel conveyed to Sandra M. Refe (PIN:15-A-020-B-00-001-0)(Document #2004R042542), North 48 50' 20" West a

distance of 208.00 feet to the easterly line of a parcel conveyed to Carli E. Stauffer (PIN: 15-A-020-C-00-011-0)(Document #2007R008350) and a 1" iron pipe found: Thence along the easterly line of land of said Stauffer parcel and the easterly line of a parcel conveyed to Bacon Rd. Development LLC (PIN:15-A-020-D-00-021-0)(Document #2004R048646), North 29° 11' East a distance of 553.34 feet to a 1" iron pin found at the southeasterly corner of land conveyed to Timothy M. and Cheryl A. Dodds

(PIN: 15-A-020-F-00-001-0)(Deed Volume 768, Page 185); Thence along the easterly line of land of said Dodds, North 3' 41' 35" East a distance of 73.85 feet to a 1" iron pipe found at the southwesterly corner of a parcel conveyed to Kurt A. & Kimberly A. Bickel (PIN: 15-A-020-G-00-019-0)(Document #1998R011788);

Thence along the southerly line of land of said Bickel parcel, and the southerly line of a parcel conveyed to Pancheco Jose Hernandez (PIN:15-A-02-G-00-018-0)(Document #2009R026476) and the southerly line of a parcel conveyed to Helen J. Tomasik (PIN:15-A-020-G-00-013-0)(Document #2004R005527), South 65° 51' 20" East a distance of 344.50 feet to a 1" iron pipe found at the southwest corner of a parcel conveyed to John F. & La Verne Busch (PIN: 15-A-020-G-00-012-0)(Deed Volume 556, Page 58);

Thence along the southerly line of said Busch parcel and the southerly line of a parcel conveyed to J. Gudalupe & Maria 1. Ambris (15-A-020-G-00-011-0)(Deed Volume 1033, Page 411), South 65° 53′ 35″ East a distance of 188.80 feet to a 5/8" iron pin set at the southeast corner thereof:

Thence along the easterly line of said Ambris parcel, North 30° 30′ 11″ East, a distance of 289.54 feet to a 5/8″ iron pin set at the southwest corner of a parcel conveyed to Lisa Pennington (PIN:15-A-020-G-00-020-0) (Document #1999R016304);

Thence easterly along the southerly line of said Pennington parcel, South 64° 43' 05" East, a distance of 250.23 feet to a 5/8" iron pin set at the southeast corner thereof and the westerly right—of—way line of Argonne Drive; Thence along the westerly right-of-way line of said Argonne Drive, South 31° 42′ 45″ West, a distance of 144.79 feet to a P.K. Nail set at an angle point in said right—of—way line;

Thence continuing along the westerly right—of—way line of said Argonne Drive, South 36° 28' 15" West, a distance of 56.57 feet to the place of beginning and containing 8.9388 acres of land as surveyed and described by Steven Clutter,

All Deed Volumes and Documents cited herein are on file with the Lake County Recorder's records.

All pins set are 5/8" iron pins with cap marked SC Land Surveying.

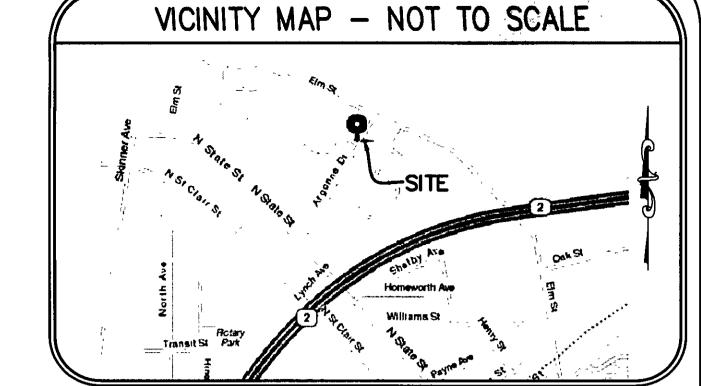
25' Setback Line (typ.)

22' Asphalt Pavement with Concrete Curbs

144.79'

(public)

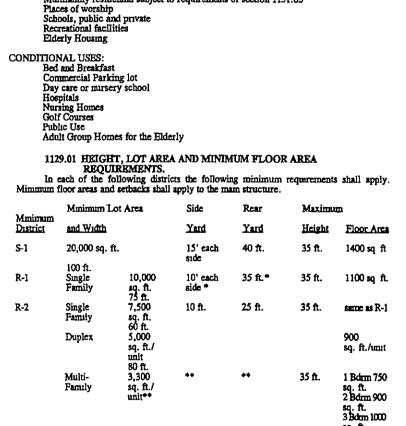
This description is intended to describe that parcel (PIN: 15-A-00-B-00-005-0) conveyed to Painesville Associates & Lake County Family Housing Corporation recorded in Deed Volume 879, Page 134 and Lake Metropolitan Housing Authority recorded in Deed Volume 879, Page 143, being that same parcel contained in First American Title Insurance Company's Commitment #1101-1638846 bearing an effective date of September 27, 2011 at 7:30 a.m.



MISCELLANEOUS NOTES

- As of September 29, 2011 there was no visible building construction or earth moving work being performed on the site;
- As of September 29, 2011 there were no visible cemeteries or burial sites located on the site;
- As of September 29, 2011 the surveyor is not aware of any street improvements, sidewalk construction or repairs or changes in right—of—way lines
- As of September 29, 2011 there was no visible evidence of the site being used as a solid waste dump or sanitary landfill de a solid waste dump or sanitary landfill.
- address observed as shown on survey
- (MG) 57 Striped Regular Parking Spaces, 0 Handicap Parking Spaces
- Per the Zoning Letter, dated Sept. 8, 2010, the subject property is located in an R-2, Multi-Family Residential Zoning District. SEE BELOW FOR ZONING INFORMATION.
- (MS) No wetlands were delineated on subject property.
- As to Table A Item 11(b), the existing waterlines, gaslines, sanitary sewer lines and storm sewer line are shown from information provided by owner.
- As to Table A Item 21, SC Land Surveying carries Professional Liability Insurance in the amount of \$1,000,000 per occurrence/ \$2,000,000 General Aggregate

ZONING INFORMATION



PURPOSE. To provide areas for the location and development of greater density residential development. Such districts are intended to be located where transportation facilities and convenience goods are readily available and are adequate to meet the increased demand.

Dupicxes
Multifamily residential subject to requirements of section 1131.05

PERMITTED USES

Single family residential

P.K. Nail

PARKING - Section 1134.11 of the City of Painesville Zoning Ordinance requires 2 off-street parking spaces for each dwelling unit, plus additional parking spaces equal to 15% percent of the required parking located in the project.

(b) When forty percent (40%) or more of the frontage on one side of the street between two intersecting streets in a residential district is improved with buildings that have a front yard which is greater or less than the required front yard in the district, no building shall project beyond the average front yard so established, provided however, that a front yard dep shall not be required to exceed fifty percent (50%) of the required front yard depth of the distric (c) Lots having double frontage shall be required to meet the front yard setback from both

(d) An open, uncovered porch or paved terrace may project into the required front yard for a distance of not more than ten (10) feet. Fixed canoples may project not more than three and one-half feet (3 1/2) into the front yard.

(e) The ordinary projections of sills, belt courses, cornices, chimneys, and ornamental features may extend not more than eighteen inches into the required front yard. 1131.03 SIDE YARD REQUIREMENTS. (a) A porte-cochere or canopy which is unenclosed shall be located not less than seven (7) feet from any side lot line

(b) Buildings erected prior to the effective date of this ordinance at a setback less than the minimum side setback required by this ordinance shall be permitted to be enlarged or expanded at that setback, provided it is not less than five (5) feet.

(c) On corner lots the side yard setback adjacent to the side street shall not be less than the required from yard setback of the side street or 15 feet whichever is less. (d) The ordinary projections of sills, belt courses, cornices, chimneys, and ornamental features may extend not more than eighteen inches into the required side yard.

1131.04 REAR YARD REQUIREMENTS (a) Where a lot abuts an alley, one-half the alley width may be considered as part of (b) The ordinary projections of sills, belt courses, cornices, chimneys, and ornamental features may extend not more than eighteen inches into the required rear yard.

(c) Open or lattice-enclosed fire escapes, outside stairways and balconies opening pon fire towers may be permitted to a distance of five feet into the required rear yard with the

is with the regulated by the following special provisions.

The minimum lot area for a multi-family development shall be 12,000 sq. ft.

In areas where multi-family abuts single family zoning districts a buffer shall be maintained between the districts. The buffer shall be landscaped in accordance with an approved landscape plan and/or screened through the use of fencing or walls and shall be maintained as open space

(c) In any multi-family development the maximum permitted lot coverage shall be 55% of the total development area

(d) In all multi-family developments there shall be a minimum of 10 % of the lot area exclusive of buildings, paved areas or streets which shall be designated as usable open space for the enjoyment of all the residents. Said open space shall be

accessible to all residents

The following minimum design standards shall apply to multi-family opments:

Each private street shall have a minimum right-of-way width of forty (40) feet for street pavement, utilities and other right-of-way requirements.

(2) All access whether by private street or drive shall have a minimum paved

on developments of multiple dwellings the following minimum separations between buildings shall apply O feet rear to rear 30 feet side to rear
Front setbacks shall be measured from the edge of pavement or back of curb for private streets. A minimum 25 foot front setback shall apply.

The minimum building setback from any property line shall be 20 feet.
This requirement shall apply to the main building and all accessory

1131.06 SPECIAL PROVISIONS FOR CONDOMINIUM DEVELOPMENTS.

(a) Developments that result in condominium form of ownership or individual ownership of lots, shall submit the necessary covenants, restrictions and agreements to the City for review and approval. Such documents upon approval by the City shall be filed with the County Recorders Office.

(b) Separate lots shall not be required for single family or duplex units within condominium projects provided however that the total square footage of lot area required for each type of dwelling unit shall be provided within the boundary of the development. (c) In lieu of the required setbacks for single family and duplex units in Section 1129 Ordinance, the requirements for multi-family developments of section 1131.05 shall apply.

Attached garages shall not exceed the square footage and height as regulated by Section 1127.06 and are to be constructed in harmony with the architecture of the existing structure. (Ord. 26-04. Passed 7-19-04)

FLOOD NOTE:

By graphic plotting only this Parcel is in Zone(s) "X" & "A" of the Flood Insurance Rate Map, Map No. By graphic plotting only, 39085C0107F, which bears an effective date of Feb. 3, 2010 and is partially in a Special Flood Hazard Area. As shown on the FEMA website (http://msc.fema.gov) by FIRMette created on Sept. 9, 2011 we have learned this community does 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.



SCALE: 1'' = 30'

COPYRIGHT 2011 by Bock & Clark, Corp.

This product style and format is protected by Copyright and all rights are reserved. The use of this style and format is strictly prohibited without the written consent and permission o Bock & Clark, Corp.

RECORD DESCRIPTION

Situated in the City of Painesville, county of Lake and State of Ohio, and known as being a part of original Lots No. 6 and No. 8. Tract 3 in said City and is further bounded and described

Beginning in the westerly right—of—way line of Argonne Drive (40 feet wide) at an iron pipe stake in the northeasterly corner of land conveyed to Charles and Angela Schupska by deed recorded

in volume 591, Page 485 Lake County Record of Deeds: Thence along the northeasterly line of land of said Schupska, North 65° 55' 40" West a distance of 161.17 feet to an iron pipe stake in the northwesterly corner of said Schupska's land:

Thence along the westerly line of land of said Schupska, South 29° 21' 20" West a distance of 84.69 feet to an iron pipe stake in the north line of the Cutter allotment as recorded in volume G, Page 7 of Lake County Record of Plats:

Thence along the northerly line of said Cutter Allotment, North 64° 43' 25" West a distance of 12.82 feet to an iron pipe stake in a northwesterly corner of said Cutter Allotment; Thence along the Westerly line of said Cutter Allotment, South 29° 55' 21" West a distance of 561.51 feet to an iron pipe stake in the northeasterly corner of land conveyed to Shamrock Place by deed recorded in Volume 781, Page 223 Lake County Record of Deeds:

Thence along the northerly line of land of said Shamrock Place, North 59° 38' 05" West a distance of 323.40 feet to an iron pipe stake at a northwesterly corner of said land;

Thence along the northwesterly line of land of said Shamrock Place, South 41° 15' West a distance of 165.40 feet to an iron pipe stake in the northeasterly corner of land conveyed to Jerry and Ruth E.

Chenoweth by deed recorded in volume 782, Page 735 Lake County Record of Deeds;
Thence along the northerly line of land of said Chenoweth and the northerly line of land of George J. Jr. and Anna Pollack as recorded in Volume 239, Page 24 Lake County Record of Deeds and along the northerly line of land conveyed to Carla Refe by deed recorded in volume 351, Page 520 Lake County Record of Deeds, North 48' 50' 20" West a distance of 208.00 feet to an iron pipe stake in the easterly line of land conveyed to Ralph and Lola Victor by deed recorded in Volume 770, Page 148 Lake County Record of Deeds:

Thence along the easterly line of land of said Victor and the easterly line of land conveyed to the Diamond Alkali Company by deed recorded in Volume 265, Page 146, North 29° 11' East a distance of 553.94 feet to an iron pipe stake in the southeasterly corner of land conveyed to Timothy M. and Chery A. Dodds by deed recorded in Volume 768 Page 185 Lake County Record of Deeds;

Thence along the easterly line of land of said Dodds, North 3° 41' 35" East a distance of 73.85 feet to an iron pipe stake in the southwesterly corner of land conveyed to Rufus E. and Pauline H. Williams and Martha I. Vanhorn by deed recorded in Volume 560, Page 400 Lake County Record of Deeds;
Thence along the southerly line of land of said Rufus E. and Pauline H. Williams and Martha I. Vanhorn, and the southerly line of land conveyed to Donald Dale Smith by deed recorded in Volume 748. Page 1227 Lake County Record of Deeds and along the southerly line of land conveyed to Joseph Jr. and Helen Tomasik by deed recorded in Volume 326, Page 325 Lake County Record of Deeds, South 65° 51' 20" East

a distance of 344.50 feet to an iron pipe stake in the southwesterly corner of land conveyed to Dominic Mucciarone by deed recorded in Volume 419, Page 164 Lake County Record of Deeds; Thence along the southerly line of land of said Mucciarone and along the southerly line of land conveyed to the Property Company of Ohio General Partnership by deed recorded in volume 844, Page 578 Lake County Record of Deeds. South 65° 53' 35" East a distance of 188.80 feet to an iron pipe stake in the

southeasterly corner of land of said Property Company of Ohio General Partnership; Thence along the easterly line of land of said Property Company of Ohio General Partnership, North 30° 30' 11" East, a distance of 289.54 feet to an iron pipe stake:

Thence easterly by a line which bears South 64° 43' 05" East, a distance of 250.23 feet to an iron pipe stake in the westerly right-of-way line of above said Argonne Drive; Thence along the westerly right-of-way line of said Argonne Drive, South 31° 42' 45" West, a distance

of 144.79 feet to an iron pipe stake at an angle point in said right-of-way line; Thence continuing along the westerly right—of—way line of said Argonne Drive, South 36° 28' 15" West, a distance of 56.57 feet to the place of beginning and containing 8.945 acres of land as surveyed and described by Colpetzer—Woods Consultants, Inc., Registered Engineers and Surveyors.

This description is the same contained in First American Title Insurance Company's Commitment #1101-1638846 bearing an effective date of January 2, 2012 at 7:30 a.m.

ALTA/ACSM LAND TITLE SURVEY

Seneca Grove Apartments Project

B&C Project No. 201101494, 001

Seneca Grove Apartments 707 Argonne Drive Painesville, OH

Based upon Title Commitment #1101-1638846 of First American Title Insurance Company bearing and effective date of January 2, 2012 at 7:30 a.m.

Surveyor's Certification

I hereby certify to the U.S. Department of Housing and Urban Development (HUD), Seneca Grove Apartments, Ltd., Millenia Housing Development, Ltd., PNC Bank, National Association, its successors and assigns, Columbia Housing SLP Corporation, its successors and assigns, First American Title Insurance Company and Bock & Clark

made an on the ground survey per record description of the land shown hereon located in the City of Painesville, Lake County, Ohio on 9/29/2011; and that it and these maps were made in accordance with the HUD Survey instructions and Report, form HUD-92457M, and the requirements for a 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 no encroachments, other than those shown hereon, either way across property lines; title lines and lines of actual possession are the same; and the premises are subject to a 100/500 year return frequency flood hazard, and such flood condition is shown on the Federal Flood Insurance Rate Map, Map No. 39085C0107F*

To: PNC BANK, NATIONAL ASSOCIATION, its successors and assigns; COLUMBIA HOUSING SLP CORPORATION, its successors and assigns; Seneca Grove Apartments, Ltd.; Millennia Housing Development, Ltd.; First American Title Insurance Company; and Bock & Clark Corporation. 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 2, 3, 4, 6b, 7a, 8, 9, 11b, 12, 13, 14, 16, 17, 18, 19, 20a, 20b and 21 of Table A thereof. The field work was completed on Sept. 28, 2011. Steven W. Clutter Registration No. 7655 7855

In the State of Ohio Date of Survey: September 28, 2011 Date of Last Revision: Jan. 24, 2012 Network Project No. 201101494-1

Survey Performed By:

SC LAND SURVEYING

6976 Secrest Circle Medina. OH 44256 (330) 636-6353

ps7655@aol.com

Page 1 of