

ALTA/ACSM LAND TITLE SURVEY

FOR

FIRST ACCEPTANCE TITLE AGENCY

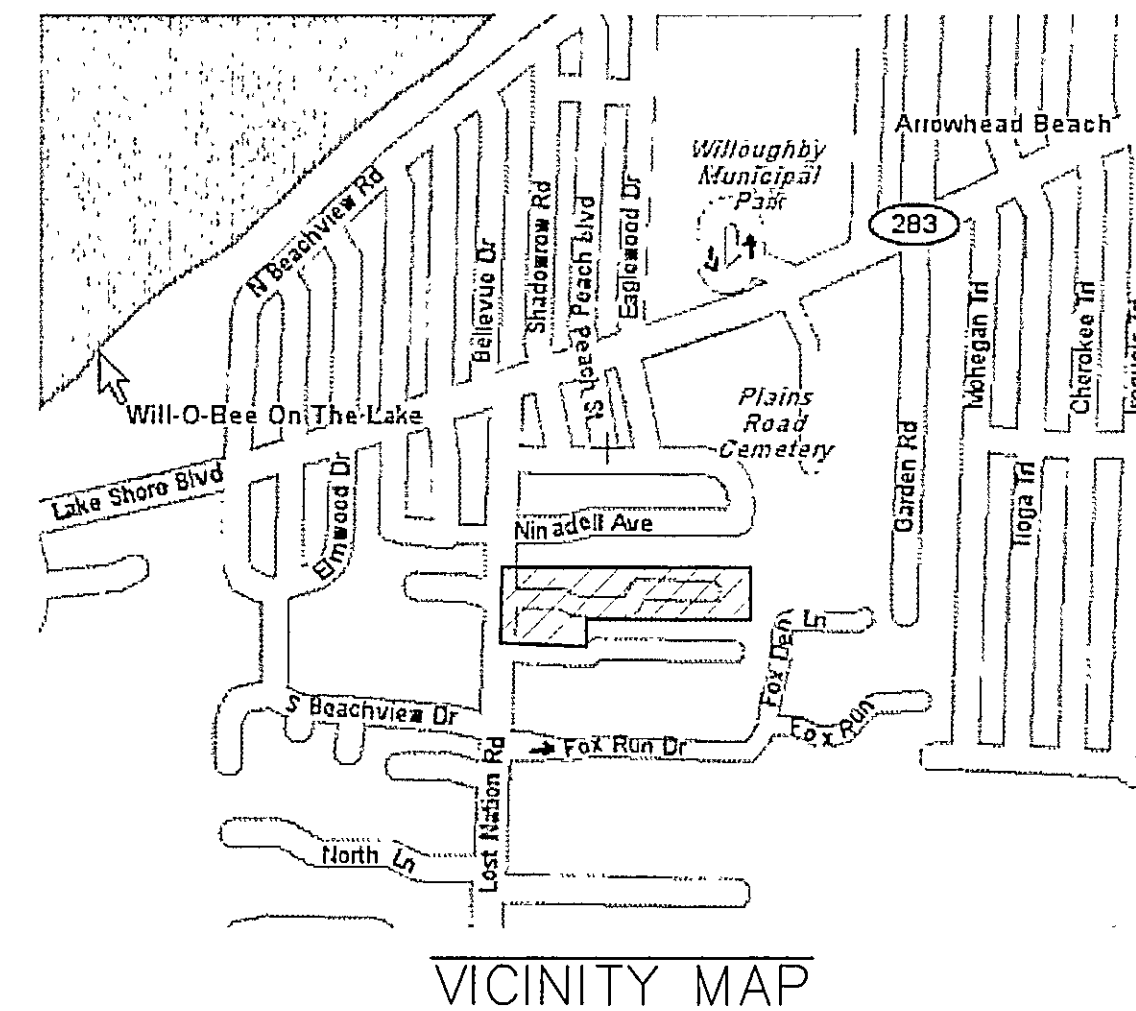
SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP
LOT No. 5 IN THE DOUGLAS TRACT

Order No: 202071035

Loan No:
 SCHEDULE B - SECTION 2
 EXCEPTION

The Policy or Policies to be issued will contain exception to the following unless the same are disposed of to the satisfaction of the Company.

- * Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- 2 Assessments, if any, not yet certified to the County Auditor
- 3 Rights or claims of parties other than Insured in actual possession of any or all of the property.
- 4 Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto the adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. Unfiled mechanic's or materialman's liens
- 5 Unfiled mechanic's or materialman's liens.
- 6 No liability is assumed for tax increases occasioned by retroactive revaluation change in land usage, or loss of any homestead exemption status for insured premises.
- 7 NOTE: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the Transaction.
- 8 Any effect upon the title to the land described in Schedule A hereof arising out of the filing of a petition with the Federal Bankruptcy Court, if any.
- 9 Any inaccuracy in the specific quantity of acreage contained on any survey if any or contained with the legal description of premises insured herein
- 10 Title to that portion of the insured premises within the bounds of any legal highways.
- 11 Covenants, Conditions, Restrictions, Easements, and Building Lines as shown, in Volume 204, Page(s) 76. Any covenant, condition or restriction referred to above indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction (1) is not in violation of state or federal law, (2) is exempt under 42 U.S.C. Section 3607, or (3) relates to a handicap, but does not discriminate against handicapped people.
- 12. Covenants, Conditions, Restrictions, Easements, and Building Lines as shown, in Volume 492, Page(s) 132. Any covenant, condition or restriction referred to above indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction (1) is not in violation of state or federal law, (2) is exempt under 42 U.S.C. Section 3607, or (3) relates to a handicap, but does not discriminate against handicapped people.
- 13 Easement to City of Willoughby recorded at Volume 589, Page 480 of the Lake County Records
- 14 Easement to The East Ohio Gas Company recorded at Volume 778, Page I of the Lake County Records.
- 15. Easement to The Ohio Bell Telephone Company recorded at Volume 778, Page 239 of the Lake County Records.
- 16. Easement to Media One of Ohio, Inc., recorded at Instrument #2002R008923 of the Lake County Records
- 17. The County Treasurer's General Tax records for the tax year 2006 are as follows:
 PPN: 27-B-055-E-00-001-0
 Taxes for the first half are PAID
 Taxes for the second half are LIEN
 Per half amount \$28,005.01
 LV \$181,270.00 TV \$1,088,740.00



VICINITY MAP

LEGAL DESCRIPTION OF EXHIBIT "A":

Situated in the City of Willoughby, County of Lake and State of Ohio and known as being part of Original Willoughby Township Lot Number Three (3) in Douglas Tract and also being Parcel of The Homeland Subdivision, recorded plat, Volume H, Page 21, Lake County Record of Plats and also being the Lake Forest Village Apartments as conveyed to Lake Forest Village LTD. (27-B-055-E-00-001-0) by Document Number 2002R015935 and by recorded deed, Volume 692, Page 479, Lake County Record of Deeds; and further bounded and described as follows:

Beginning on the relocated centerline of Lost Nation Road, width varies as shown on Centerline Plat for Lost Nation Road, recorded plat, Volume 18, Page 32, Lake County Record of Plats at a 1" iron pin monument found at Lost Nation Road centerline Road Station 167+0.00;

Thence N 00°24'30" E, 18.75 feet along said relocated centerline of Lost Nation Road to a point;

Thence S 86°22'37" E, 40.06 feet to a drill hole set at the principal place of beginning;

Thence N 00°24'30" E, 254.64 feet along the east right of way line of said Lost Nation Road and the east line of a parcel of land owned by the City of Willoughby (I25WD), recorded deed, Volume 367, Page 371, Lake County Record of Deeds to a capped 5/8" iron pin set;

Thence N 00°44'41" W, 111.39 feet continuing along said east right of way line of said Lost Nation Road to a capped (Lake Inc) 5/8" iron pin found (0.45 North, 0.33 feet East) on the south line of Sublot number 1 of The Homeland Subdivision, recorded plat, Volume H, Page 21, Lake County Record of Plats;

Thence N 89°42'30" E, (passing through a 5/8" capped (Coffman) iron pin found at 229.20 feet, a 3/4" iron pipe found (0.05 feet South) at 379.22 feet, a 3/4" iron pipe found at 529.06 feet, a 1" iron pipe found at 769.00 feet and a 3/4" iron pipe found (0.17 feet South) at 889.31 feet) 1069.39 feet along said Homeland Subdivision's south line to a 1/2" pipe found (0.10 feet South, 0.29 feet West) at the southeast corner of the said Homeland Subdivision, said corner also being on the west line of a parcel of land owned by City of Willoughby (27-B-055-0-00-005-0), recorded deed, Volume 628, Page 348, Lake County Record of Deeds, said line also being the dividing line between Original Lot No. 3 and Original Lot No. 5;

Thence S 0°09'30" W, (passing through a 1/2" iron pipe found at 181.78 feet at the northwest corner of a parcel of land owned by Friedman Properties Ltd. (27-B-055-0-00-012-0), recorded deed, Document No. 200103727, Lake County Record of Deeds), 199.09 feet along said Original Lot Line and said west line of the City of Willoughby and a west line of said Friedman Properties Ltd., to a capped (Lake Inc.) 5/8" iron pin found at the northeast corner of The Woodbridge Condominiums, recorded plat, Volume Z, Page 23, Lake County Record of Plats;

Thence S 89°39'24" W, 708.20 feet along the north line of said Woodbridge Condominiums to a capped (Lake Inc.) 5/8" iron pin found at a north corner of the said Woodbridge Condominiums;

Thence S 0°46'01" W, 186.69 feet along a west line of said Woodbridge Condominiums to a 5/8" iron pin found (bent, 0.06 feet North, 0.38 feet West) at a north corner of said Woodbridge Condominiums;

Thence N 87°28'22" W, 200.08 feet along a north line of said Woodbridge Condominiums to a 5/8" iron pin found (0.53 feet West) at a north corner of said Woodbridge Condominiums;

Thence N 86°22'37" W, 152.19 feet along a north line of said Woodbridge Condominiums to the principal place of beginning, and containing 6.3248 acres of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described April 3, 2007 by David W. Novak, P.S. No. 7507. Bearings used herein are to denote angular relationship only and do not represent true north

Property Address:
 1201 Lost Nation Road, Willoughby, OH

Order No.: 202071035
 Loan No:

SURVEYOR'S CERTIFICATION

I certify to First Acceptance Title Agency, Lawyers Title Insurance Corporation, and the Guardian Life Insurance Company of America, its subsidiaries and affiliates, that this survey made under my supervision on 3/15/2007 correctly shows the relation of the buildings and other structures to property lines of land indicated thereon, and that there are no encroachments or overlaps onto adjoining property of property covered by this survey or of buildings or structures located on said land, nor encroachment of adjoining buildings or structures onto said land, except as shown, noted and described on the survey; that the property shown and described herein has access to dedicated public streets abutting such property as shown on this plat; and that no part of the property lies within any existing flood hazard for flood plain area. I further certify that the property contains striped parking for 209 automobiles



David W. Novak
 DAVID W. NOVAK P.S. 7507 DATE April 19, 2007

UTILITY NOTE

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

REVISIONS	BY
ADDED BUILDING HEIGHT NOTE APRIL 19, 2007	DWN
REVISED LEGAL APRIL 19, 2007	DWN

Barrington
 CONSULTING GROUP, INC.
 9114 TYLER BLVD., MENTOR, OHIO 44060
 PHONE 440.205.1260 FAX 440.205.1262
 BCG@BarringtonCGI.com

LAKE FOREST VILLAGE, LTD.
HARRY & MARVIN FRIEDMAN
 23240 CHAGRIN BLVD. SUITE 180
 CLEVELAND, OHIO 44122
 PHONE: 216-832-1818

ALTA/ACSM SURVEY
PARKWAY APARTMENTS
 (FORMERLY LAKE FOREST VILLAGE)
 1201 LOST NATION ROAD, WILLOUGHBY, OHIO 44094
 COMMITMENT No. 202071035

DRAWN TDR
 CHECKED DWN
 DATE 3/16/07
 SCALE NONE
 JOB NO 07031
 SHEET 1/2