

**ZONING SUMMARY:**

PARCEL Subdivided into Multi-Family Low Rise Area Per Dwelling Unit=3,625sq.Ft. For Type SA Bldg. -1,088sq.Ft. For Type SC Bldg. -4,365sq.Ft. For Type SB Bldg.  
-Width Of Lot=108ft.  
-Front Yard Depth=40ft.  
-Rearyard=40ft.  
40 Feet plus 5 Feet For Each Story Of Highest Building.  
30 Feet plus 5 Feet For Each Story Of Highest Building.  
15 Feet plus 5 Feet For Each Story Of Highest Building.

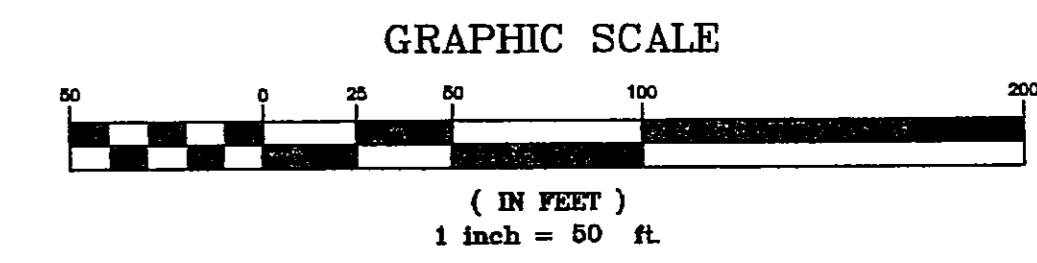
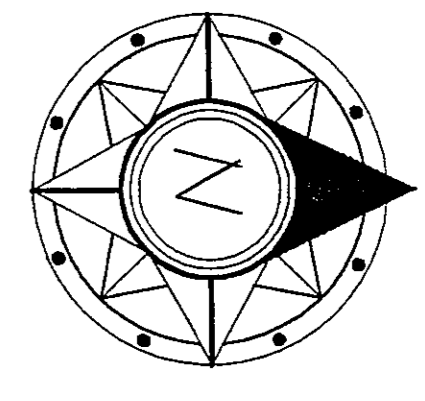
**SCHEDULE B- SECTION 2 ITEMS: (Commitment #239891, Dated Nov. 9, 2004.**

- 8. Access Rights, Vol.650, Pg.245, Recorded 8-5-66; -Affects Subject Parcel, And More Land
- 9. Access Easement & Rights, Vol.652, Pg.159, Recorded 8-30-66; -Affects Subject Parcel, And More Land
- 10. Easement Agreement, Vol.778, Pg.564, Recorded 9-18-69; -Does Not Affect Subject Parcel
- 11. Easement Agreement, Vol.778, Pg.570, Recorded 9-18-69; -Does Not Affect Subject Parcel
- 12. Easement Agreement, Vol.778, Pg.575, Recorded 9-18-69; -Does Not Affect Subject Parcel
- 13. Easement Agreement, Vol.778, Pg.580, Recorded 9-18-69; -Does Not Affect Subject Parcel
- 14. Easement Agreement, Vol.860, Pg.307, Recorded 1-27-72; -Does Not Affect Subject Parcel
- 15. Easement Agreement, Vol.860, Pg.314, Recorded 1-26-72; -Does Not Affect Subject Parcel
- 16. Easement Agreement, Vol.860, Pg.319, Recorded 1-26-72; -Does Not Affect Subject Parcel
- 17. Easement Agreement, Vol.860, Pg.380, Filed 5-30-73; -Affects Subject Parcel, And More Land

- 18. Ingress/Egress Easement, Vol.896, Pg.383, Recorded 5-30-73; -Does Not Affect Subject Parcel
- 19. Easement Agreement, Vol.896, Pg.386, Filed 5-30-73; -Does Not Affect Subject Parcel
- 20. Easement Agreement, Vol.896, Pg.389, Filed 5-30-73; -Does Not Affect Subject Parcel
- 21. Ingress/Egress Easement, Vol.896, Pg.392, Recorded 5-30-73; -Does Not Affect Subject Parcel
- 22. Ingress/Egress Easement, Vol.896, Pg.401, Recorded 5-30-73; -Does Not Affect Subject Parcel
- 23. Easement, Vol.896, Pg.404, Recorded 5-30-73; -Does Not Affect Subject Parcel
- 24. Ingress/Egress Easement, Vol.896, Pg.407, Recorded 5-30-73; -Does Not Affect Subject Parcel
- 25. Ingress/Egress Easement, Vol.896, Pg.410, Recorded 5-30-73; -Does Not Affect Subject Parcel
- 26. Watermain Easement, Vol.896, Pg.1389, Recorded 4-2-74; -Platted
- 27. Reservation & Easements, Vol.989, Pg.168, Filed 3-30-94; -Affects Subject Parcel, And More Land
- 28. Easement Agreement, Doc.#20033390, Filed 10-1-97; -Does Not Affect Subject Parcel
- 29. Rights & Easements, Doc.#200109318, Filed 3-15-01; -Does Not Affect Subject Parcel
- 30. Sanitary Sewer Line Agreement, Doc.#2004037411, Filed 8-6-04;

**LEGAL DESCRIPTION**

OCTOBER 31, 2004  
LEGAL DESCRIPTION OF A 10.2321 ACRE PARCEL.  
Situated in the City of Willoughby Hills, County of Lake and State of Ohio and known as being part of Original Willoughby Township Lot No. 9, Tract No. 7.  
Beginning as a 1 inch iron pin found in a monument box at the intersection of the continuation of S.O.M. Center Road, 60 (city) feet wide (i.e., S.R. 91) and the extension of Maplegrove Road, 60 (city) feet wide. Thence North 89°29'00" West, along the extension of Maplegrove Road, a distance of 33.31 feet to a public. Thence South 1°29'00" East, along the westerly line of the extension of Maplegrove Road, a distance of 518.94 feet to the Principal Point of Beginning, and thence also being 8.91 feet North and 1.86 feet East of a 5/8" iron pin found and also being located on the corporation line between the City of Willoughby Hills and the City of Willoughby.  
The following 4 (four) courses are along the westerly line of said easement:  
COURSE I: Thence South 7°29'00" West, a distance of 274.90 feet to an iron pin set.  
COURSE II: Thence South 94°37'31" West, a distance of 311.81 feet to an iron pin set.  
COURSE III: Thence South 25°42'32" West, a distance of 409.94 feet to an iron pin set.  
COURSE IV: Thence South 56°50'00" West, a distance of 346.18 feet to an iron pin set at a corner of land covered by Pine Ridge Valley by deed recorded in Document No. 200134926 of Lake County Records (PPN-31A-14-5).  
COURSE V: Thence North 01°18'00" East, along the westerly line of said Pine Ridge Valley and the westerly line of land covered by Pine Ridge Apartments Co. II by deed recorded in Document No. 200109318 of Lake County Records (PPN-31A-14-01) and Parcel Company, LLC, by deed recorded in Document No. 20033390 of Lake County Records (PPN-31A-14-10), passing through iron pins set at 5.07 feet and 360.00 feet, a total distance of 1182.20 feet to an iron pin set at the northeast corner of said Parcel Company, LLC, and an iron pin also being located on the said corporation line.  
COURSE VI: Thence South 88°28'00" East, along said corporation line and also being the westerly line of land covered by Pine Ridge Apartments Co. II by deed recorded in Document No. 20033390 of Lake County Records (PPN-31A-14-10) and Parcel Company, LLC, by deed recorded in Document No. 20033390 of Lake County Records (PPN-31A-14-10), a distance of 223.84 feet to the Principal Point of Beginning and containing 10.2321 acres (145,711 square feet) of land according to a survey performed by Richard A. Thompson, P.S. No. 7388 of L.S.C. Inc. in October of 2004, subject to all legal highways and easements of record. All iron pins set at 5/8" and 1/2" inch long either with plastic, yellow cap stamped "L.S.C. Inc." Bearings and in this description are based on the certificate of Maplegrove Rd. South 89°29'00" East.

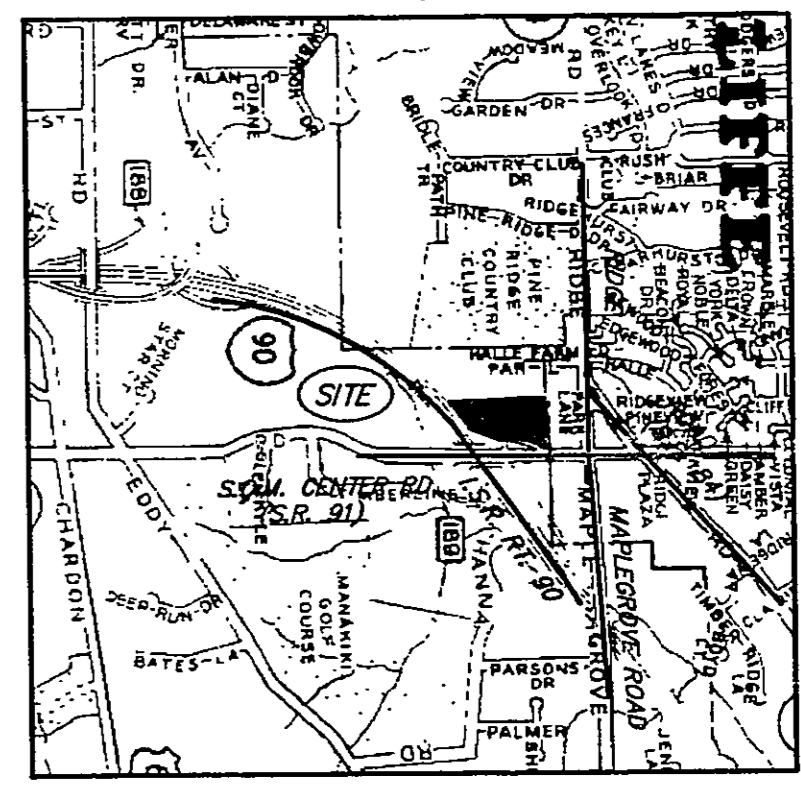
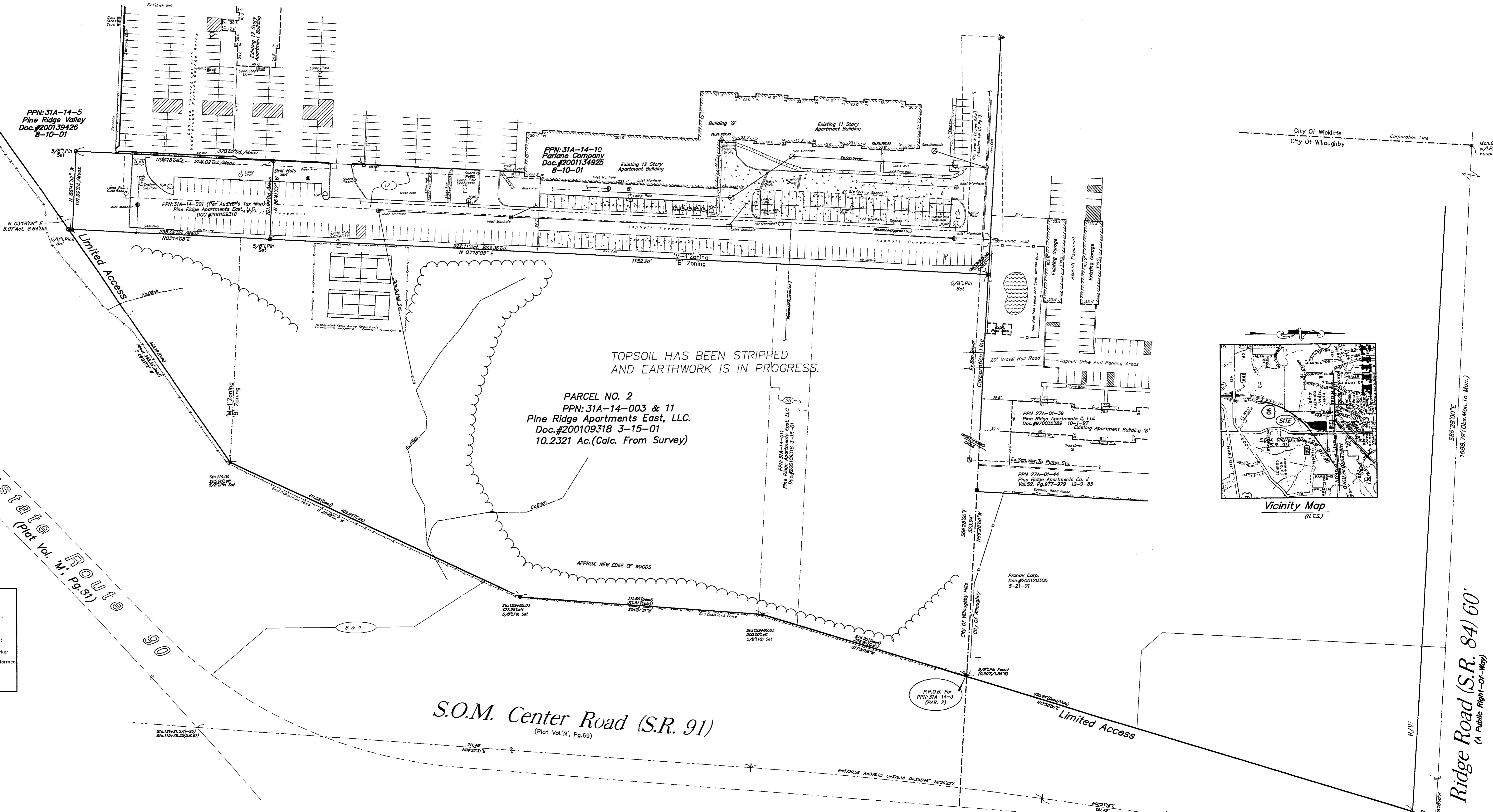


**Basis Of Bearings:**

Basis Of Bearings Used Refer To The Vacation Plat Of Pine Lane & Charles Drive, As Recorded in Vol. 47, Pg.7, Dated March 1905, 2001.

**Flood Zone Summary**

Lands Shown Lie In "Zone C", An Area Of Minimal Flooding, Per Fema's Firm Map For The City Of Willoughby Hills, Community Panel 350323 0003 B, With An Effective Date Of January 16th., 1980.



**LEGEND**

○ Clean Out	○ Water Valve	→ Guide Wire	○ Tree
□ Catch Basin	○ Water Meter	○ Power Pole	○ Pine Tree
□ Curb Inlet	○ Fire Hydrant	○ Light Power Pole	○ Bush
○ Yard Drain	○ Well	○ Light Pole	○ Yard Light
○ Manhole	○ Gas Valve	○ Traffic Signal Pole	○ Gasline Marker
○ Sanitary Manhole	○ Gas Meter	○ Traffic Signal Box	○ Power Transformer
○ Storm Manhole	○ Mailbox	○ Electrical Box	
○ Storm Inlet MH	○ Sign	○ Telephone (SAC) Box	

**SURVEYOR'S CERTIFICATION:**

I hereby certify to the Board of Municipalities, Pine Ridge Apartments East, LLC, U.S. Title Agency Inc. and Chicago Title Insurance Co. that the survey prepared by me entitled "Richard A. Thompson, P.S. No. 7388" was actually made upon the ground on 10/14/04, and that the information, sources and distances shown therein are correct; that the title lines and lines of actual possession are the same; that the area, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements; that there are no easements, encroachments or use affecting this property; that there are no other physical encroachments or encroachments of the same nature that those shown and depicted thereon; that all utility services required for the operation of the premises either enter the premises through adjacent public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjacent private land; that the survey shows the location and disposition of all storm drainage systems, the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other waterways is shown on this survey; and that the parcel described herein, do not lie within flood hazard areas as determined with the documents entitled "Department of Planning and Urban Development, Federal Insurance Administration - Special Flood Hazard Areas Map". This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" promulgated and adopted by ALTA and ACSM, jointly established and adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, the undersigned further certifies the proper field procedures, instrumentation and class of this certification, were employed in order to achieve results comparable to those outlined in the "Minimum Accuracy, Distance and Closure Requirements for Survey Measurements which control land boundaries for ALTA/ACSM Land Title Surveys."

Date: Jan 6, 2005  
Signature: [Signature]  
Registration No. 7388

EXISTING UNDERGROUND UTILITIES NOTE:  
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, 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, L.C.C. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.



REV. No.	DATE	BY	CHK'D

**LAND DESIGN consultants**  
www.LDcinc.net  
ENGINEERS · PLANNERS · SURVEYORS  
805 East Avenue, Wadsworth, Ohio 44080 1411 East 148th Street, Parma, Ohio 44131  
TEL: (440) 932-8603 FAX: (440) 932-8602  
(440) 324-8838 FAX: (440) 932-8625

Lands Shown Are Known As Being Part Of Original Willoughby Township Lot 9, In Tract 7, Situated Now In The City Of Willoughby Hills, County Of Lake, State Of Ohio.

DATE: 01/06/05  
SCALE: HOR. 1"=50'-0"  
VERT. 1"=10'-0"  
FILENAME: s:\lot-1-2004.dwg  
CHK'D BY: R.A.T.  
Field: S.A.S.

**Alta/Acsm Land Title Survey**  
Prepared For:  
**Goldberg Companies, Inc.**

SHEET 1 OF 1  
CONTRACT No. GOLDC1-0401