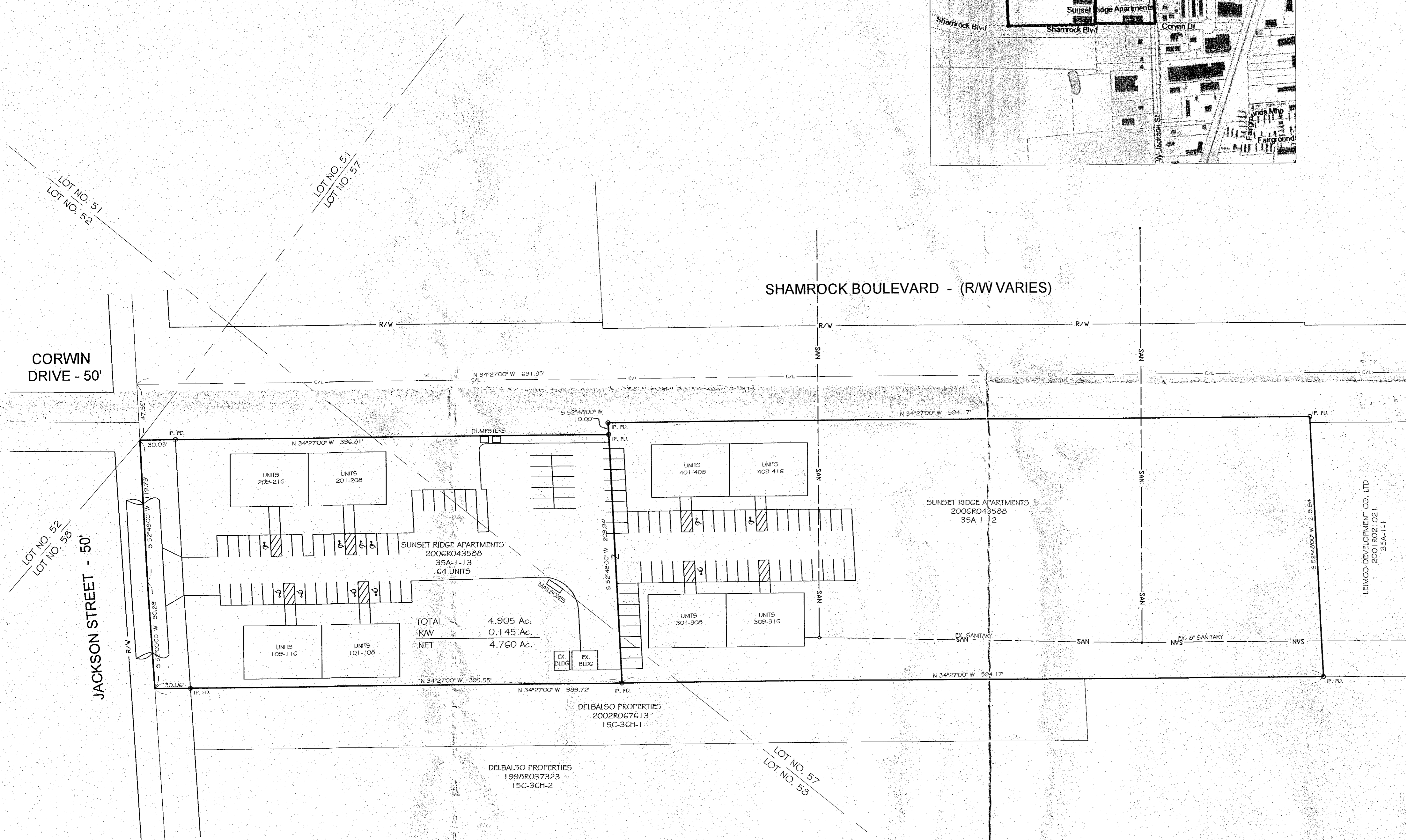
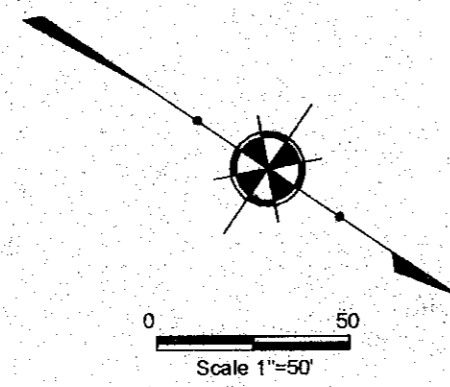
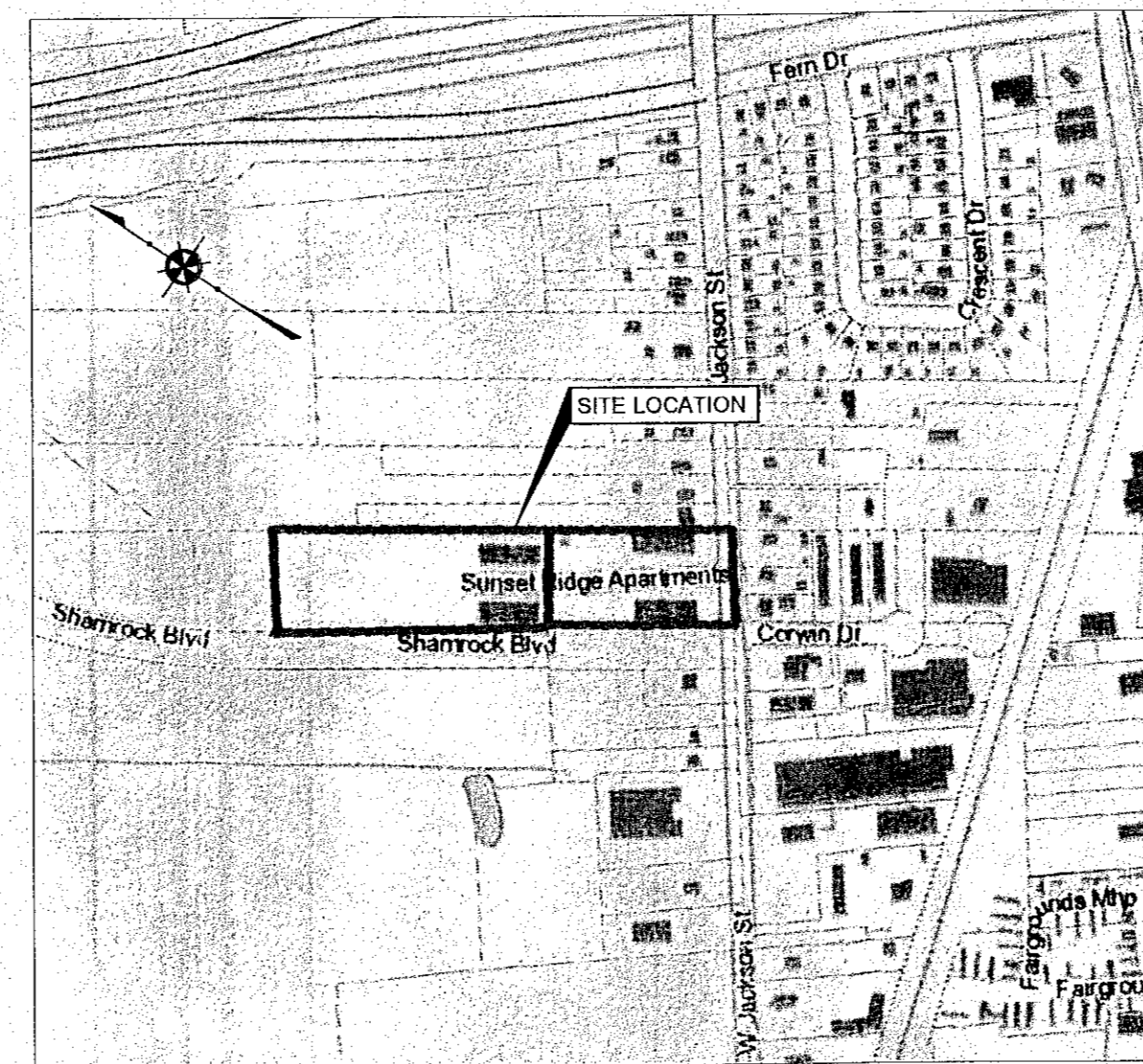


ALTA / ACSM LAND TITLE SURVEY

MADE FOR THE INSTANCE OF:

**CUYAHOGA TITLE SERVICES, LTD.
SUNSET RIDGE APARTMENTS LLC, CLYDE DUBEANSKY & CHRISTINA DUBEANSKY
YATES PROPERTY HOLDINGS LLC**

VICINITY MAP
Scale 1" = 400'



LEGAL DESCRIPTION :
Situating in the City of Painesville, County of Lake and State of Ohio and known as being part of Lot Nos. 57 and 58, Tract No. 4 said City and being further bounded and described as follows;
Beginning at the intersection of the centerlines of Jackson Street (50 feet wide) and Shamrock Boulevard (R/W Varies);
Thence North 52°48'00" East along the centerline of Jackson Street a distance of 47.55 feet to the principal place of beginning;
COURSE I: Thence North 34°27'00" West along the easterly right-of-way line of Shamrock Boulevard, passing thru a iron pin found at 30.03 feet, a distance of 396.81 feet to an angle point therein;
COURSE II: Thence South 52°48'00" West along the easterly right-of-way line of Shamrock Boulevard a distance of 10.00 feet to an angle point therein;
COURSE III: Thence North 34°27'00" West along the easterly right-of-way line of Shamrock Boulevard 594.17 feet to an iron pin found at the southeasterly corner of land conveyed to LEIMCO Development Co., Ltd. by Doc. No. 2001R021021 Of Lake County Official Records, Permanent Parcel No. 35A-1-1;
COURSE IV: Thence North 52°48'00" East along the easterly line and to the northeasterly corner of LEIMCO Development Co., Ltd. a distance of 219.94 feet to a 5/8" iron pin found on the westerly line of land conveyed to Delbalso Properties by Doc. No. 1998R037323 Lake County Official Records, Permanent Parcel No. 15C-36H-2;
COURSE V: Thence South 34°27'00" East along the westerly line of Delbalso Properties and the westerly line of Delbalso Properties by Doc. No. 2002R067613 Lake County Official Records, Permanent Parcel No. 15C-36H-1, passing thru an iron pin found at 959.66 feet, a distance of 989.72 feet to the centerline of Jackson Street;
COURSE VI: Thence South 52°00'00" West along the centerline of Jackson Street a distance of 90.28 feet to an angle point therein;
COURSE VII: Thence South 52°48'00" West along the centerline of Jackson Street a distance of 119.73 feet to the principal place of beginning and containing 4.905 acres of land, subject to all legal highways (0.145 of an acre) as surveyed and described by Harry S. Jones, Jr., Professional Surveyor No. 6343 in September 2015.

SCHEDULE B - SECTION 2 ITEMS

VOL. 789, PG. 750 (PLOTTED - SAME ITEM)
DOC. 2007R032159 (NOT RELEVANT - TEMPORARY EASEMENT FOR DRIVEWAY)
VOL. 897, PG. 928 (NOT RELEVANT TO THIS PROPERTY)

EXISTING ZONING

R-2

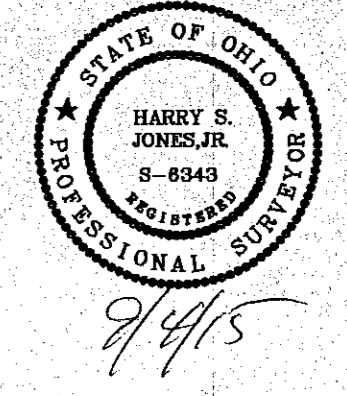
CERTIFICATION:

The undersigned hereby certifies to CUYAHOGA TITLE SERVICES, LTD. SUNSET RIDGE APARTMENTS LLC, CLYDE DUBEANSKY & CHRISTINA DUBEANSKY YATES PROPERTY HOLDINGS LLC and its successors and/or assigned and its subsidiaries and affiliates and CUYAHOGA TITLE SERVICES, LTD. that this map or plat and the survey on which it is based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the ALTA and the ACSM in 2011, and includes Items 1,2,3,4,6,7(a), 7(b)(1),7(c), 8,9,11,13,14,16,17,18 and 20 on Table A thereof, and (ii) pursuant to the AccuracyStandards (as adopted by ALTA and ACSM and in effect on the date of this certification of an Urban Survey.

I further certify that the property abuts a publicly dedicated street and that there is vehicular ingress and egress to and from the property; that the property description contained herein is the same property specifically described in CUYAHOGA TITLE SERVICES, LTD. Insurance Commitment No.15-6627 dated August 31st, 2015; that except as shown the property does not serve any other adjoining property for drainage, ingress and egress or any other purpose; that the property is located in Flood Zone "X" as shown by flood panel number 39085C0109F, dated 2/3/2010; that if the property shown on map or plat consist of more than one parcel, that the parcels are contiguous to each other without any gaps or gores; and that the existing utilities (i.e. storm, sanitary sewers, water, gas, and electric) are available to the property. That dimensions shown hereon are expressed in feet and decimal parts thereof; that all bearings are related to an assumed meridian and are intended to indicate angles only; that permanent monuments were found and set at all major corners of the boundary of the property indicated hereon.

Jones Surveying, LLC.
1924 Mentor Ave.
Painesville, Ohio 44077

By: *Harry S. Jones Jr.*
Harry S. Jones Jr. P.S.



Date: September 3, 2015

Revisions	
1	9/4/2015 (GMB)

ALTA / ACSM LAND TITLE SURVEY
1288 W. JACKSON STREET
PAINESVILLE - LAKE COUNTY - OHIO

Date: 9/3/2015
Scale: Hor. 1"=50'
Vert.
Filename: 15-075
Tab Name:
Computer:

Jones Surveying, LLC
ENGINEERS - SURVEYORS - PLANNERS
1924 MENTOR AVE., PAINESVILLE, OHIO
(PH.) 440-357-1811 (FAX) 440-357-9173
(E-MAIL) hjonessurveying@yahoo.com

Sheet	Of
1	1
Contract No.	
15-075	