

**LEGAL DESCRIPTION
(From Title Exam)**

Situated in the Township of Painesville, County of Lake and State of Ohio, and known as being part of Lots 6 and 7 in the Goodrich Survey in the Township of Painesville, County of Lake and State of Ohio, also as Lots 51 and 52 of original of Concord Township, and is bounded and described as follows:

Beginning in the east line of land of August M. Gilman and at a point North 54°02' West, a distance of 714.78 feet measured along the east line of land of W.G. Hawkins and said Gilman from the centerline of Mentor Avenue. Thence following the east line of land of said Gilman North 51°20' West, a distance of 546.24 feet to the centerline of Jackson Street. Thence following the centerline of Jackson Street North 49°27' East, a distance of 3.53 feet to the south right of way line of the N.Y.C. & S.L.R.R. Thence following said right of way line North 83°14' East, a distance of 783.88 feet to the west line of land of Fred Lyons. Thence following the west line of said Lyons land South 48°33' East, a distance of 484.80 feet. Thence by a line which bears South 84°07' West, a distance of 698.88 feet to the Point of Beginning and containing 7.90 acres, be the same, more or less, but subject to all legal highways.

Excepting from the foregoing the following described property:

Situated in the Township of Painesville, County of Lake and State of Ohio and known as being part of Original Lot No. 51, Tract No. 4 and is further bounded and described as follows:

Beginning in the easterly skyline at Hurst Road, 50 feet wide, at its intersection with the southerly line of land conveyed to Living Homes, Inc. by deed in Volume 705, Page 913 of the Lake County Deed Records, being also the northerly line of Sublot No. 29 in the Urbanhurst Ailment as recorded in Volume 707, Page 8 of Lake County Plat Records;

COURSE I Thence North 82°12'30" East, 108.13 feet to a point that is located 5.00 feet northerly, by normal measurement from said line of said allotment;

COURSE II Thence North 84°50'00" East, along a line parallel with said line of said allotment, 148.48 feet to the prolongation northerly of the easterly line of Sublot No. 29 in said allotment;

COURSE III Thence South 25°10'00" East, along said prolongation 5.00 feet to the northerly corner of said Sublot No. 29;

COURSE IV Thence North 84°50'00" West, along the northerly line of said Sublot No. 29, and along the northerly line of said Sublot No. 29, 254.21 feet to the Point of Beginning, containing 0.023 acres (1000 square feet) of land as calculated and described, June 1875, by Debevoise & Associates, Inc.

Also excepting the following:

PF Lake County Condominium Phase 1, filed in Volume V, Page 18; Phase 2 filed in Volume Z, Page 6 and Phase 2A, filed in Volume 1, Page 13 of Lake County Plat Records.

Notes Regarding Background Base Mapping:

Planimetric Mapping Based on
O.S.P.C.S North Zone NAD83
Vertical Datum NAVD88
Date of Mapping April 2000

Aerial Ortho Photo Mapping 2007

UTILITY INFO:

THE LOCATION 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, LDC INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF. THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

SURVEY LEGEND

Meas. = Measured Dct. = Deed
Plat = Subdivision Plat Rec. = Record
D.M. = Deed & Measured Act. = Actual

ENCROACHMENTS

Fence over easterly Property Line See Survey

UTILITY LEGEND

- Green Out
- Catch Basin
- Curb Inlet
- Yard Drain
- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Inlet MH
- Hot/Down Spout
- Water Valve
- Fire Hydrant
- Well
- Gas Valve
- Gas Meter
- Mailbox
- Guard Post
- Sign
- Guide Wire
- Power Pole
- Light Power Pole
- Light Pole
- Traffic Signal Pole
- Traffic Signal Box
- Electrical Box
- Telephone (SAC) Box
- Tree
- Pine Tree
- Bush
- Power Trans.

SCHEDULE "B" ITEMS

1. Easement of record in Volume 860, Page 456, Recorder's Office, Lake County, Ohio, (PLOTTED)
2. Easement of record in Volume 871, Page 1088, Recorder's Office, Lake County, Ohio, (PLOTTED)
3. Easement of record in Volume 1028, Page 718, Recorder's Office, Lake County, Ohio, (PLOTTED)
4. Easement of record in Volume 1029, Page 908, Recorder's Office, Lake County, Ohio, (PLOTTED)
5. Easement of record in Volume 1029, Page 148, Recorder's Office, Lake County, Ohio, (PLOTTED)
17. Notice of Order and Judgment Affecting Interest in Real Estate, Doc#2006016783 Recorder's Office, Lake County, Dated 05-10-2006, (Not PLOTTED - Applies to Norfolk Southern Railway)

ZONING:

R-4 Residential Medium-Density Dwelling

BASIS OF BEARINGS

PER RECORD DEED OF SUBJECT PROPERTY

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN "ZONE" - B "A MINIMUM FLOOD ZONE AS SHOWN ON THE FEDERAL FLOOD MAPS COMMUNITY PANEL NO. 300771-0047C, Dated 01/02/81

PIN: 11-A-018-C-03-001-0
404 MENTOR AV
HANEY GLEN & LORI I
DOCUMENT: 2002R034421

PIN: 11-A-018-D-00-043-0
ACREAGE: 4.26
DOCUMENT: 1998R058278

25,090 sq. ft.
0.5760 acres

CERTIFICATION

TO: Chicago Title Insurance Company, AG Real Estate Group Inc., Citizens Bank and RG Apartments, LLC.

This is to certify that the map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of the survey does not exceed that which is specified therein.

Richard A. Thompson Jr.
REGISTERED PROFESSIONAL SURVEYOR

6-18-08
DATE

RONALD A. THOMPSON JR., P.E. #7388
DATE

**ALTA - ACSM Land Title Survey
of Pepper Tree Apartments**

SITUATED IN THE TOWNSHIP OF PAINESVILLE, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 51, TRACT 4, TOWNSHIP 11 NORTH, RANGE 8 WEST OF THE CONNECTICUT WESTERN RESERVE SURVEY.

April 2008 SCALE 1"=40'

LAND DESIGN consultants
www.landscape.net

ENGINEERS PLANNERS SURVEYORS
8885 East Avenue Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
(440) 354-6938 FAX: (440) 255-9575

L.D.C. Inc. d.b.a.

DATE: 6/18/08
SCALE: HOR. 1"=40'
VERT. _____
FILENAME: ALTA
COMPUTER S: _____
TAB NAME: ALTA

SHEET OF
1 / 1
CONTRACT No.
AGREA1-0801

**LEGAL DESCRIPTION
(From Survey)**

LEGAL DESCRIPTION OF A 0.5760 ACRE PARCEL.

Situated in the Township of Painesville, County of Lake and State of Ohio, and known as being part of Lot 51, Tract 4, Township 11 North, Range 8 West of the Connecticut Western Reserve Survey;

Beginning at the intersection of the centerline of Jackson Street, 60 (60') feet wide, and the southerly line of land conveyed to Norfolk Southern Combined Railroad (P.P.N. 11-8-999-0-00-300-A);

COURSE I Thence North 82°06'40" East, along the south line of said Norfolk Southern Combined Railroad, 753.88 feet to an angle point thereat, said point being 0.04 feet South and 0.41 feet East of a 1/2 inch iron pin found;

COURSE II Thence North 48°41'07" East, along the south line of said Norfolk Southern Combined Railroad and the southwest line of land conveyed to Glen and Lori Haney by deed recorded in Document No. 2002R034421 of Lake County Records (P.P.N. 11-A-018-C-03-001-0), passing through a 6/8 inch iron pin set (I.D. "LDC,INC.") at 153.40 feet, a total distance of 308.38 feet to a 6/8 inch iron pin set (I.D. "LDC,INC.") and being the Principal Place of Beginning;

COURSE III Thence South 48°41'07" East, continuing along the southwest line of said Haney, 152.59 feet to a 5/8 inch iron pin set (I.D. "LDC,INC.");

COURSE IV Thence South 84°42'57" West, along the northerly line of an easement and right of way, recorded in Volume 871, Page 1088 of Lake County Plat Records, 214.89 feet to a 6/8 inch iron pin set (I.D. "LDC,INC.") at the southeast corner of land conveyed to Pepper Tree Village Condominium Phase II as recorded in Volume Z, Page 6 of Lake County Plat Records;

COURSE V Thence North 50°10'00" West, along the east line of said Pepper Tree Village Condominium Phase II, 63.50 feet to a 5/8 inch iron pin set (I.D. "LDC,INC.") at an angle point thereat;

COURSE VI Thence North 12°21'47" West, along the east line of said Pepper Tree Village Condominium Phase II, 152.32 feet to a 5/8 inch iron pin set (I.D. "LDC,INC.") at the southeast corner of land conveyed to Pepper Tree Village Condominium Phase II as recorded in Volume 1, Page 18 of Lake County Plat Records;

COURSE VII Thence North 70°38'13" East, along a south line of said Pepper Tree Village Condominium Phase II, 60.00 feet to a 5/8 inch iron pin set (I.D. "LDC,INC.");

COURSE VIII Thence North 12°21'47" East, along a west line of said Pepper Tree Village Condominium Phase II, 118.87 feet to the Principal Place of Beginning and containing 0.5760 acres (25,090 square feet) of land according to a survey performed by Richard A. Thompson, Jr., P.S. No. 7388 of L.D.C. Inc. in April of 2008, subject to all legal highways and easements of record.

LEGAL DESCRIPTION OF A 3.4823 ACRE PARCEL.

Situated in the Township of Painesville, County of Lake and State of Ohio, and known as being part of Lot 51, Tract 4, Township 11 North, Range 8 West of the Connecticut Western Reserve Survey;

Beginning at the intersection of the centerline of Jackson Street, 60 (60') feet wide, and the southerly line of land conveyed to Norfolk Southern Combined Railroad (P.P.N. 11-8-999-0-00-300-A) and being the Principal Place of Beginning;

COURSE I Thence North 82°06'40" East, along the southerly line of said Norfolk Southern Combined Railroad, 753.88 feet to a southerly corner of said Norfolk Southern Combined Railroad, said corner being 0.04 feet South and 0.41 feet East of a 1/2 inch iron pin found;

COURSE II Thence South 48°41'07" East, along a westerly line of said Norfolk Southern Combined Railroad, 153.40 feet to a 6/8 inch iron pin set (I.D. "LDC,INC.") at a northerly corner of land conveyed to Pepper Tree Village Condominium Phase II as recorded in Volume Z, Page 6 of Lake County Plat Records;

COURSE III Thence South 70°38'13" West, along the north line of said Pepper Tree Village Condominium Phase II and land conveyed to Pepper Tree Village Condominium Phase II as recorded in Volume Y, Page 18 of Lake County Plat Records, 468.23 feet to a 5/8 inch iron pin set (I.D. "LDC,INC.") at the southwest corner of said Pepper Tree Village Condominium Phase II;

COURSE IV Thence South 54°14'33" East, along the west line of said Pepper Tree Village Condominium, 52.54 feet to a 5/8 inch iron pin set (I.D. "LDC,INC.") at an angle point thereat;

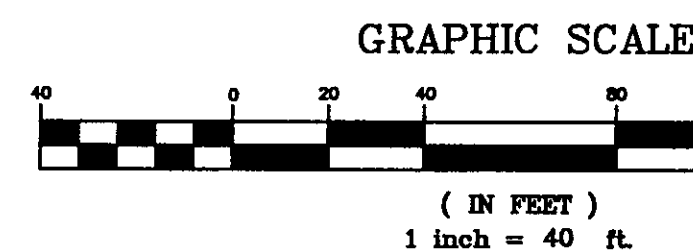
COURSE V Thence South 35°15'07" West, continuing along the west line of said Pepper Tree Village Condominium, 25.84 feet to a 5/8 inch iron pin set (I.D. "LDC,INC.") at an angle point thereat;

COURSE VI Thence South 19°21'47" East, continuing along the west line of said Pepper Tree Village Condominium, 227.15 feet to a 5/8 inch iron pin set (I.D. "LDC,INC.") at the southeast corner of said Pepper Tree Village Condominium;

COURSE VII Thence South 84°42'57" West, along the westerly subdivision of the south line of said Pepper Tree Village Condominium, 78.50 feet to a 5/8 inch iron pin set on the east line of land conveyed to Pepper Tree Condominium as recorded in Volume 48, Page 17 of Lake County Plat Records;

COURSE VIII Thence North 54°41'53" West, along the east line of said Peach Tree Condominium, passing through a 5/8 inch iron pin set (I.D. "LDC,INC.") at the southeast corner of said Peach Tree Condominium and also being on the centerline of said Jackson Street;

COURSE IX Thence North 49°27'00" East, along the centerline of said Jackson Street, 3.94 feet to the Principal Place of Beginning and containing 3.4823 acres (150,817 square feet) of land as surveyed by Richard A. Thompson, Jr., P.S. No. 7388 of L.D.C. Inc. in April of 2008, subject to all legal highways and easements of record.



6/20/08/08/01-08/02/08-11-A-08
6/20/08/08/01-08/02/08-11-A-08