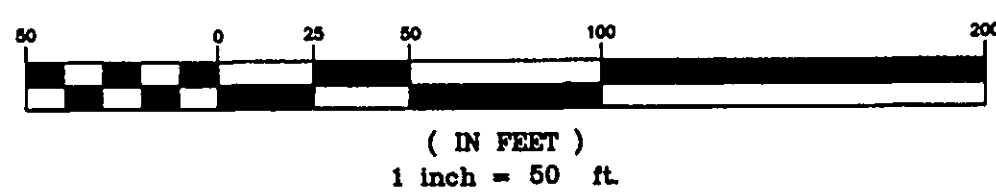


GRAPHIC SCALE



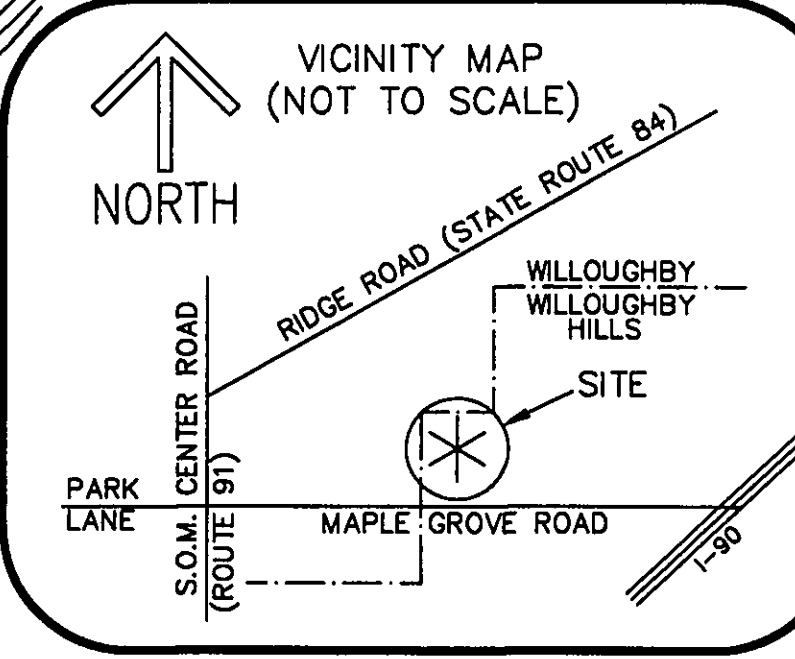
REFERENCES:

WILLOUGHBY LODGING LLC & BELICH & DEMARCO EASEMENT PLAT VOLUME 31, PAGE 30  
MAPLE GROVE CENTERLINE PLAT PLAT VOLUME 10, PAGE 32  
SURVEY BY AZTECH ENGINEERING & SURVEYING DATED APRIL, 2003  
RIGHT OF WAY VACATION PLAT BY AZTECH ENGINEERING & SURVEYING DATED APRIL, 2004

SCHEDULE B, SECTION II:  
& AGREEMENT RECORDED IN VOLUME 378, PAGE 502, OF LAKE COUNTY RECORDS. (NOT PLOTTABLE)

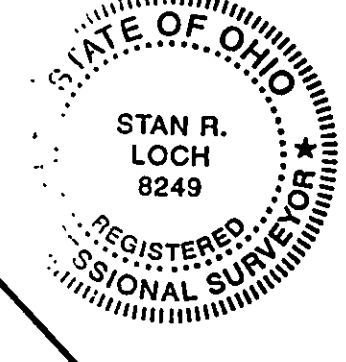
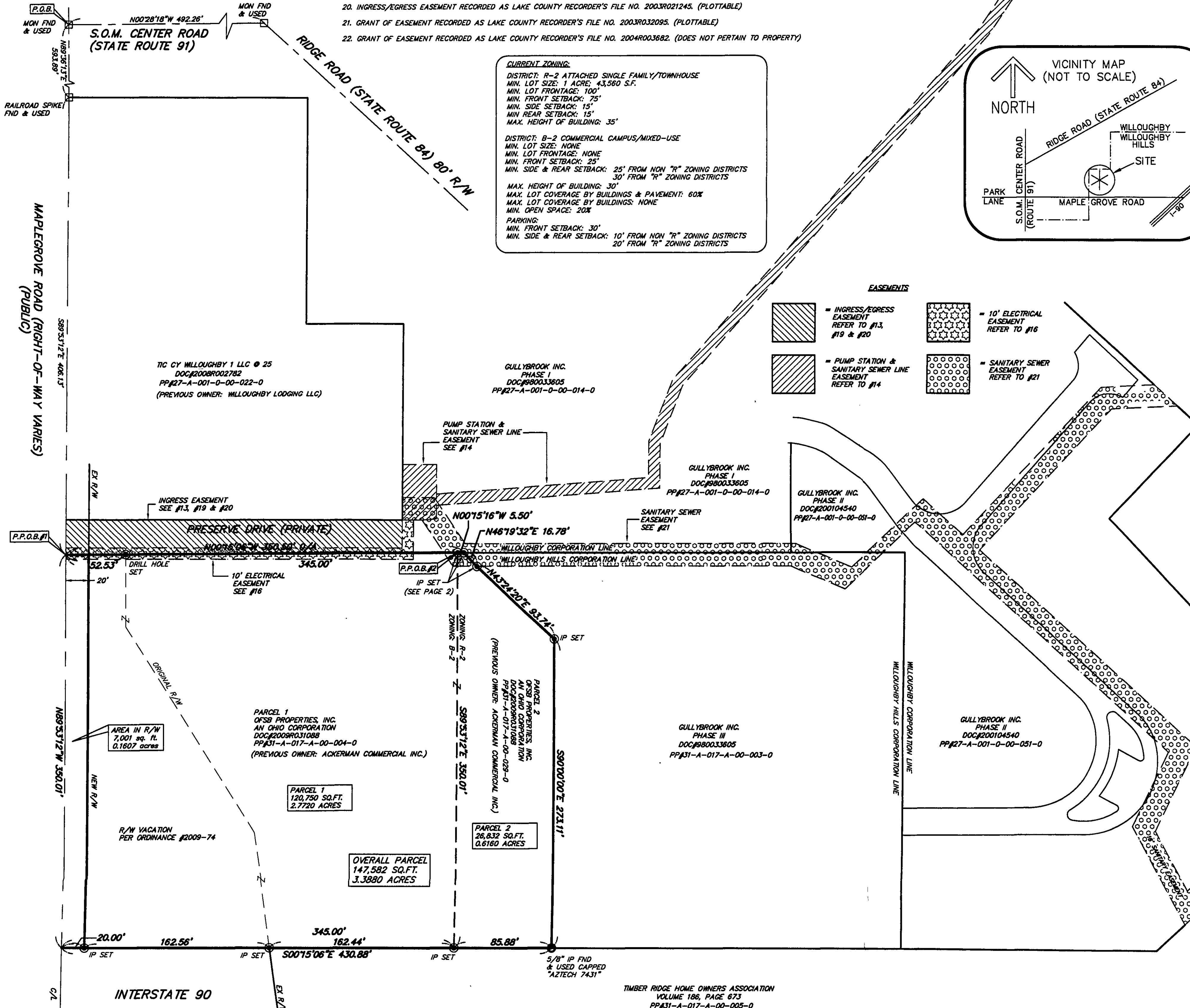
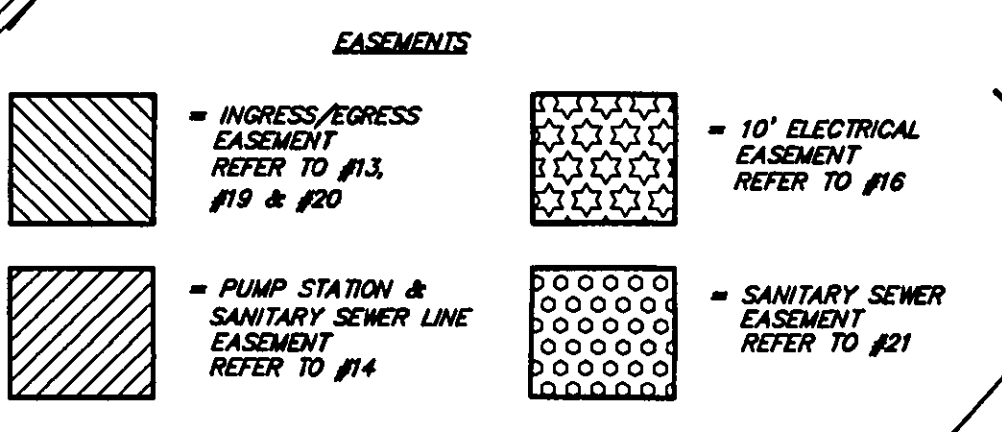
- 9. AFFIDAVIT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 970041803. (NOT PLOTTABLE)
- 10. EASEMENT RECORDED IN VOLUME 494, PAGE 354, OF LAKE COUNTY RECORDS. (AREA VACATED PER CITY ORDINANCE NO. 2009-74)
- 13. DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 980019158. (PLOTTABLE)
- AMENDMENT TO DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 2003R055046 AND REFILED AS FILE NO. 2003R073654.
- 14. PUMP STATION AND SANITARY SEWER LINE EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 980019162. (PLOTTABLE)
- FIRST AMENDMENT TO THE PUMP STATION AND SANITARY SEWER LINE EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 990335908.
- SECOND AMENDMENT TO THE PUMP STATION AND SANITARY SEWER LINE EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 200001057.
- THIRD AMENDMENT TO THE PUMP STATION AND SANITARY SEWER LINE EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 200021885.
- 15. AFFIDAVIT OF FACTS IN REGARDS TO EASEMENTS RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 980030214. (NOT PLOTTABLE)
- 16. UNDERGROUND EASEMENT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 980058537. (PLOTTABLE)
- 17. GRANT OF EASEMENT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 200150002. (DOES NOT PERTAIN TO PROPERTY)
- 18. GRANT OF EASEMENT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 200150204. (DOES NOT PERTAIN TO PROPERTY)
- 19. GRANT OF EASEMENT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 2003R021244. (PLOTTABLE)
- 20. INGRESS/EGRESS EASEMENT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 2003R021245. (PLOTTABLE)
- 21. GRANT OF EASEMENT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 2003R032095. (PLOTTABLE)
- 22. GRANT OF EASEMENT RECORDED AS LAKE COUNTY RECORDER'S FILE NO. 2004R003682. (DOES NOT PERTAIN TO PROPERTY)

CURRENT ZONING:  
DISTRICT: R-2 ATTACHED SINGLE FAMILY/TOWNHOUSE  
MIN. LOT SIZE: 1 ACRE, 43,560 S.F.  
MIN. LOT FRONTAGE: 100'  
MIN. FRONT SETBACK: 75'  
MIN. SIDE SETBACK: 15'  
MIN. REAR SETBACK: 15'  
MAX. HEIGHT OF BUILDING: 35'  
DISTRICT: B-2 COMMERCIAL CAMPUS/MIXED-USE  
MIN. LOT SIZE: NONE  
MIN. LOT FRONTAGE: NONE  
MIN. FRONT SETBACK: 25'  
MIN. REAR SETBACK: 30' FROM "R" ZONING DISTRICTS  
MAX. HEIGHT OF BUILDING: 30'  
MAX. LOT COVERAGE BY BUILDINGS & PAVEMENT: 60%  
MAX. LOT COVERAGE BY BUILDINGS: NONE  
MIN. OPEN SPACE: 20%  
PARKING:  
MIN. FRONT SETBACK: 30'  
MIN. SIDE & REAR SETBACK: 10' FROM NON "R" ZONING DISTRICTS  
MIN. SIDE & REAR SETBACK: 20' FROM "R" ZONING DISTRICTS



LEGAL DESCRIPTION OF 2.7720 ACRE PARCEL (PARCEL 1)  
Sited in the City of Willoughby Hills, County of Lake, State of Ohio and being part of Lot 10, Tract 10 and being further bounded as described as follows:  
Beginning at a monument found in the intersection of centerlines of S.O.M. Center Road (State Route 91) and Maplegrove Road (R/W varies);  
Thence North 89°36'13" East along the centerline of said Maplegrove Road, a distance of 593.89 feet to a railroad spike found at an angle point;  
Thence South 89°53'12" East continuing along the centerline of said Maplegrove Road a distance of 406.13 feet to a point, said point being the City of Willoughby & the City of Willoughby Hills Corporation Line and also being the southeasterly corner of lands conveyed to TIC CY Willoughby 1 LLC @ 25 (PP#27-A-001-0-00-022-0) as recorded in Document No. 2008R002782 in the Lake County Deed Records and being the Principal Place of Beginning;  
Thence North 00°15'06" East along said Corporation Line and the easterly line of said TIC CY Willoughby 1 LLC @ 25, and also the easterly line of lands conveyed to Gullybrook Inc. Phase No. 1 (PP#27-A-001-0-00-014-0) as recorded in Document No. 980033805, passing through a drill hole set in the Original northerly R/W of Interstate 90 at a distance of 52.53 feet, a total distance of 345.00 feet to an iron pin set, said point being the southwesterly corner of lands conveyed to OSFB Properties, Inc. an Ohio Corporation (PP#31-A-017-A-00-029-0) as recorded in Document No. 2009R031088 of the Lake County Deed Records;  
Course II: Thence South 89°53'12" East along the southerly line of said OSFB Properties, a distance of 350.01 feet to an iron pin set, said point being in the westerly line of lands conveyed to Timber Ridge Homeowners (PP#31-A-017-A-00-005-0) as recorded in Volume 186, Page 673 of the Lake County Deed Records;  
Course III: Thence South 00°15'06" East along the westerly line of said Timber Ridge Homeowners passing through an iron pin set in the northerly R/W of said Interstate 90 at a distance of 162.44 feet and an iron pin set in the new northerly R/W of Maplegrove Road at a distance of 325.00 feet, a total distance of 345.00 feet to a point in the centerline of said Maplegrove Road;  
Course IV: Thence North 89°53'12" West along the centerline of said Maplegrove Road a distance of 350.01 feet to the Principal Place of Beginning.  
Said parcel containing 2.7720 acres or 120,750 sq. ft. of land (0.1607 acres or 7,001 sq. ft. of land within the R/W of Maplegrove Road) be the same more or less, but subject to all legal highways as surveyed and described in November, 2011 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings used herein are to an assumed meridian and are used to denote interior angles only. The intent of the above survey is to describe a parcel of land deeded to OSFB Properties, Inc. an Ohio Corporation (PP#31-A-017-A-00-004-0) as recorded in Document No. 2009R031088 of the Lake County Deed Records. All iron pins set are 5/8" x 30" rebar capped "Aztech 8249".

LEGAL DESCRIPTION OF 0.6160 ACRE PARCEL (PARCEL 2)  
Sited in the City of Willoughby Hills, County of Lake, State of Ohio and being part of Lot 10, Tract 10 and being further bounded as described as follows:  
Beginning at a monument found in the intersection of centerlines of S.O.M. Center Road (State Route 91) and Maplegrove Road (R/W varies);  
Thence North 89°36'13" East along the centerline of said Maplegrove Road, a distance of 593.89 feet to a railroad spike found at an angle point;  
Thence South 89°53'12" East continuing along the centerline of said Maplegrove Road a distance of 406.13 feet to a point, said point being the City of Willoughby & the City of Willoughby Hills Corporation Line and also being the southeasterly corner of lands conveyed to TIC CY Willoughby 1 LLC @ 25 (PP#27-A-001-0-00-022-0) as recorded in Document No. 2008R002782 in the Lake County Deed Records;  
Thence North 00°15'06" West along said Corporation Line and the easterly line of said TIC CY Willoughby 1 LLC @ 25, and also the easterly line of lands conveyed to Gullybrook Inc. Phase No. 1 (PP#27-A-001-0-00-014-0) as recorded in Document No. 980033805, passing through a drill hole set in the Original northerly R/W of Interstate 90 at a distance of 52.53 feet, a total distance of 345.00 feet to an iron pin set, said point being the northwesterly corner of lands conveyed to OSFB Properties, Inc. an Ohio Corporation (PP#31-A-017-A-00-004-0) as recorded in Document No. 2009R031088 of the Lake County Deed Records and being the Principal Place of Beginning;  
Course I: Thence North 00°15'06" West along said Corporation Line and the easterly line of said Gullybrook Inc. Phase I a distance of 5.50 feet to an iron pin set, said point being the southwesterly corner of lands conveyed to Gullybrook Inc. Phase III (PP#31-A-017-A-00-003-0) as recorded in Document No. 980033805 of the Lake County Deed Records;  
Course II: Thence North 46°19'32" East along the southerly line of said Gullybrook Inc. Phase III a distance of 16.78 feet to an iron pin set;  
Course III: Thence North +3°24'20" East continuing along the southerly line of said Gullybrook Inc. Phase III a distance of 93.74 feet to an iron pin set;  
Course IV: Thence South 90°00'00" East continuing along the southerly line of said Gullybrook Inc. Phase III a distance of 273.11 feet to a 5/8" iron pin found capped "Aztech 7431" in the westerly line of lands conveyed to Timber Ridge Home Owners Association (PP#31-A-017-A-00-005-0) as recorded in Volume 186, Page 673 of the Lake County Deed Records, said point being the southeasterly corner of said Gullybrook Inc. Phase III;  
Course V: Thence South 00°15'06" East along the westerly line of said Timber Ridge Homeowners a distance of 85.88 feet to an iron pin set, said point being the northeasterly corner of said OSFB Properties;  
Course VI: Thence North 89°53'12" West along the northerly line of said OSFB Properties a distance of 350.01 feet to the Principal Place of Beginning.  
Said parcel containing 0.6160 acres or 26,832 sq. ft. of land be the same more or less, but subject to all legal highways as surveyed and described in November, 2011 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings used herein are to an assumed meridian and are used to denote interior angles only. The intent of the above survey is to describe a parcel of land deeded to OSFB Properties, Inc. an Ohio Corporation (PP#31-A-017-A-00-029-0) as recorded in Document No. 2009R031088 of the Lake County Deed Records. All iron pins set are 5/8" x 30" rebar capped "Aztech 8249".



"I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), MARY ROSE ESTATES APARTMENTS, L.P., OHIO EQUITY FUND FOR HOUSING LIMITED PARTNERSHIP XXI, VANESSA L. WHITING, ESQ. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS THAT:  
I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE, STATE OF OHIO ON NOVEMBER 1, 2011 AND THAT IT AND THIS MAP WAS MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND REPORT FORM HUD-924574 AND THE REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY, AS DEFINED IN THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY".  
TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON: THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND THE PREMISES ARE FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. (39085 C 0181 F, PANEL 181 OF 208) OHIO. (FEBRUARY 3, 2010).

STAN LOCH REGISTERED SURVEYOR #8249 (DATE) 11-4-11

TO MARY ROSE ESTATES APARTMENTS, L.P., AND/OR ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, OHIO EQUITY FUND FOR HOUSING LIMITED PARTNERSHIP XXI, VANESSA L. WHITING, ESQ., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

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 1,2,3,4,6(B),7(A),7(B)(1),7(C),8,9,10(A),11(B),13,14,16-21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 1, 2011.

STAN LOCH REGISTERED SURVEYOR #8249 (DATE) 11-4-11

Table with columns: NO., DATE, DESCRIPTION, BY. Includes project information: ALTA/ACSM SURVEY FOR MARY ROSE ESTATES, 35253 MAPLE GROVE ROAD, PART OF LOT 10, TRACT 10, CITY OF WILLOUGHBY HILLS, LAKE COUNTY, STATE OF OHIO. Also includes surveyor contact info: AZTECH ENGINEERING and SURVEYING, Civil Engineering & Land Surveying, 6405 WARNER ROAD - SUITE 12, VALLEY VIEW, OHIO 44125, 440-602-9071, FAX: 216-368-0289.