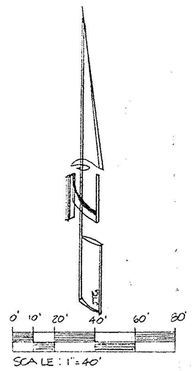
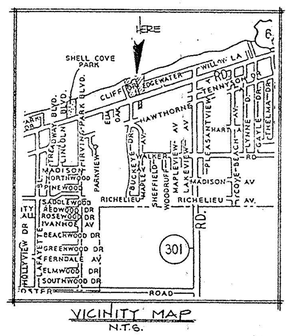
ALTA SURVEY
OF
LAKESIDE 10 APARTMENTS
FOR

GREAT LAKES FINANCIAL GROUP, LTD.
FEDERAL HOME LOAN MORTGAGE CORP.
SOUTH SHORE INVESTMENT PROPERTIES INC.
CHICAGO TITLE INSURANCE COMPANY
LORAIN COUNTY TITLE AGENCY





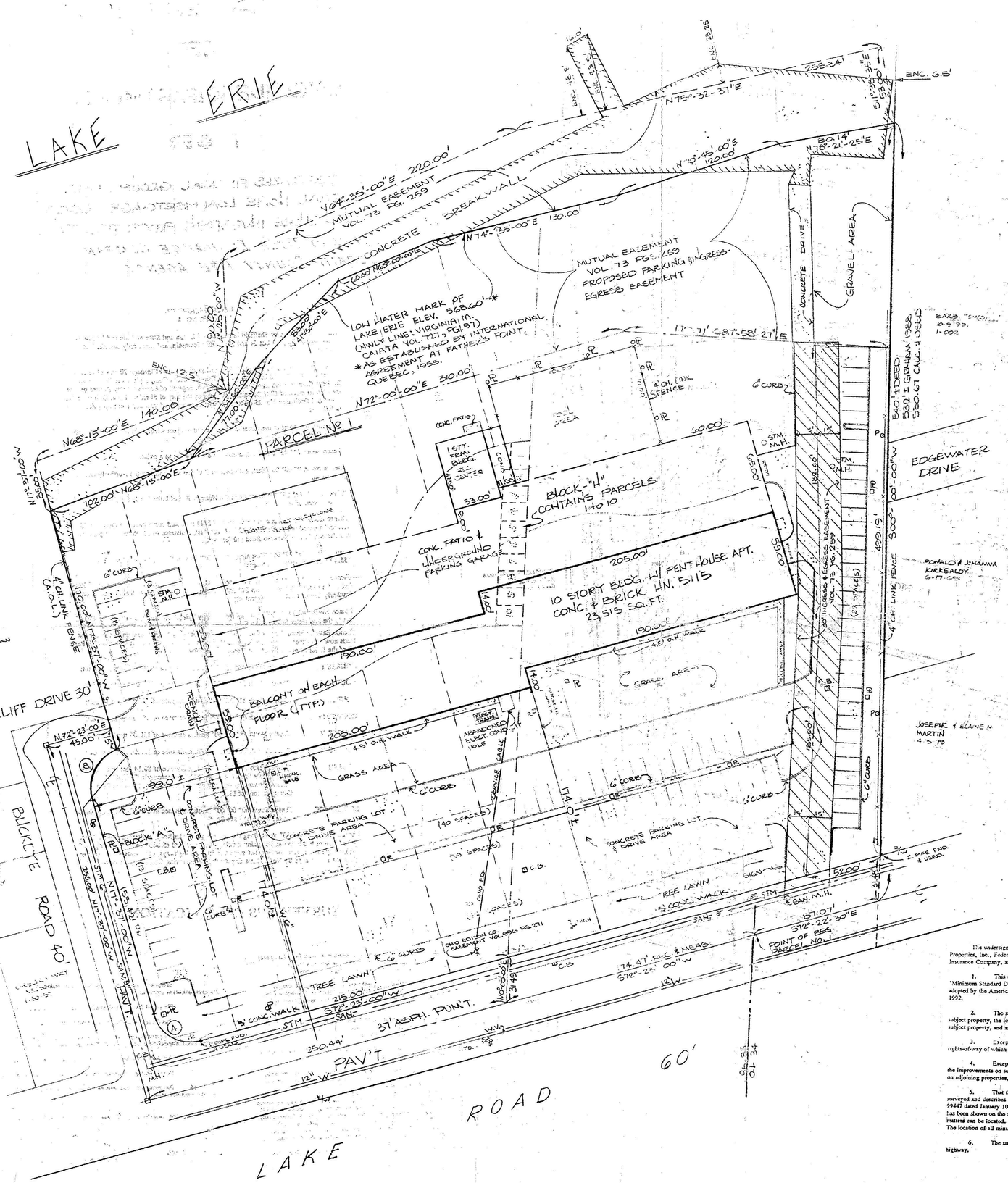
VICINITY MAP
N.T.S.

PROPERTY HEREON IS IN MINIMUM FLOOD ZONE "C" AS SHOWN ON THE FEDERAL FLOOD MAPS COMMUNITY PANEL No.: 390355-0002 B

TOTAL PARKING SPACE:
PARCEL 1 = 179

ACREAGE:
PARCEL Nº 1 = 6.0431 AC
(5.8630 EXCLUSIVE OF RIGHT OF WAY)
PARCEL Nº 2 = 0.0981 AC

ZONING: R-3 MULTI-FAMILY, RESIDENTIAL



CURVE DATA

Ⓐ	Ⓑ
R = 25'	R = 30'
Δ = 90°-00'-00"	Δ = 80°-24'-21"
T = 25.00'	T = 25.35'
A = 39.27'	A = 42.10'
C = 35.36'	C = 38.73'
N = 62°-37'-00"W	N = 22°-38'-10"E

LEGAL DESCRIPTION
PARCEL NO. 1

Situated in the City of Sheffield Lake, County of Lorain and State of Ohio and known as being part of Original Lot 34 and 35, Sheffield Township, and more fully described as follows:

Also known as being all of Lots 1 through 7 and all of Lots 11 through 20 and all of Block "H" and part of Lot 10 in Block "A" of The Border Cities Company's Shore Subdivision and Buckeye Country Club as recorded in Volume 10, Page 30 of Lorain County Record of Plats and also so much of Cliff Drive as was vacated by the City of Sheffield Lake, Ordinance No. 61-67 and Ordinance No. 25-69 together with other parcels of land and more fully described as follows:

Beginning at a point in the centerline of Lake Road (60 foot wide) right-of-way and the East line of Original Lot 35;

Thence South 73° 23' 00" West, a distance of 174.47 feet to a point;

Thence North 0° 03' 00" East, a distance of 31.49 feet to a point on the Northerly line of Lake Road;

Thence South 72° 23' 00" West along the Northerly line of Lake Road, a distance of 215.00 feet to a point of curvature;

Thence along an arc of a curve a distance of 39.27 feet, said curve having a radius of 25.00 feet and a chord that bears North 62° 37' 00" West, a distance of 35.36 feet to a point on the Easterly line of Buckeye Road (40 feet wide);

Thence North 17° 37' 00" West along the Easterly line of Buckeye Road, a distance of 155.42 feet to a point of curvature;

Thence along an arc of a curve, a distance of 42.10 feet, said curve having a radius of 30.00 feet and a chord that bears North 22° 35' 10" East, a distance of 38.73 feet to a point on the Southerly line of Cliff Drive (vacated);

Thence North 17° 37' 00" West along the Westerly line of said Lot 7, a distance of 170.00 feet to the low water line of Lake Erie, as recorded in said The Border Cities Company's Shore Subdivision and Buckeye Country Club;

Thence Easterly along the low water line of Lake Erie of said Lot 7 through Lot 1 and the lands now or formerly owned by Virginia M. Caiata, as recorded in Deed Volume 727, Page 97 of the Lorain County Record of Deeds, the following courses:

COURSE I — Thence North 68° 15' 00" East, a distance of 102.00 feet to a point;

COURSE II — Thence North 34° 00' 00" East, a distance of 77.00 feet to a point;

COURSE III — Thence North 41° 50' 00" East, a distance of 83.00 feet to a point;

COURSE IV — Thence North 65° 00' 00" East, a distance of 65.00 feet to a point;

COURSE V — Thence North 74° 35' 00" East, a distance of 130.00 feet to a point;

COURSE VI — Thence North 70° 45' 00" East, a distance of 120.00 feet to a point;

COURSE VII — Thence North 78° 21' 25" East, a distance of 80.14 feet to a point on the Westerly line of the Border Cities Company's Sheffield On The Lake Allotment, as recorded in Volume 10, Page 30 of the Lorain County Record of Plats;

COURSE VIII — Thence South 00° 00' 00" West, a distance of 530.67 feet to a point on the centerline of Lake Road;

Thence South 72° 22' 30" West along the centerline of Lake Road, a distance of 87.07 feet to the place of beginning and containing 6.0431 Acres of land (5.8630 Exclusive of right-of-way), be the same, more or less, but subject to all legal highways, easements and restrictions of record as surveyed by North Coast Engineering & Surveying Co., Inc., in October, 1993.

SURVEYOR'S CERTIFICATION

The undersigned, being a registered surveyor of the State of Ohio declares to South Shore Investment Properties, Inc., Federal Home Loan Mortgage Corp., The Great Lakes Financial Group, Chicago Title Insurance Company, and Lorain County Title Agency, their successors and assigns, as follows:

1. This 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 the American Land Title Association and the American Congress on Surveying and Mapping in 1992.

2. The survey was made on the ground October 14, 1993 and correctly shows the area of the subject property, the location and type of all buildings, structures, and other improvements situated on the subject property, and any other matters situated on the subject property.

3. Except as shown on the survey, and after careful inspection, there are no visible easements or rights-of-way of which the undersigned has been advised.

4. Except as shown on the survey, there are no observable above ground encroachments (a) by the improvements on subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

5. That the property description as shown on the survey is an accurate description of the premises surveyed and describes the same property specifically described in the title insurance commitment number CLC-92447 dated January 10, 1994, issued by the Lorain County Title Agency. With respect to the subject property, has been shown on the survey, together with the appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all minimum setback provisions and restrictions of record referenced in such title commitment.

6. The subject property has access to and from a duly dedicated and accepted public street or highway.

7. Except as shown on the survey, the subject property does not serve an adjoining property for drainage, utilities or ingress or egress.

8. The record description of the subject property forms a mathematically closed figure.

9. That the address of the property is correct as shown.

10. The property shown on the survey lies within Zone C, a minimum flood zone as shown on the Federal Flood Insurance Rate Map, 390355-0002B effective date March 1, 1978.

11. That dimensions shown hereon are expressed in feet and decimal parts thereof;

12. That all bearings are related to an assumed meridian and are intended to indicate angles only;

13. That permanent monuments were found or set at all major corners of the boundary of the property indicated hereon.

The parties listed above are entitled to rely on the survey and the certificate as being true and accurate.

November 11, 1993
Date

Edward B. Dudley III
EDWARD B. DUDLEY III
P.L.S. 5747

The NORTH COAST Engineering & Surveying Co., Inc.
2570 Superior Ave., Suite 501 Clev., Ohio 44114 Tel. (216) 241-7070 Fax (216) 241-7071

93 333
Job No.