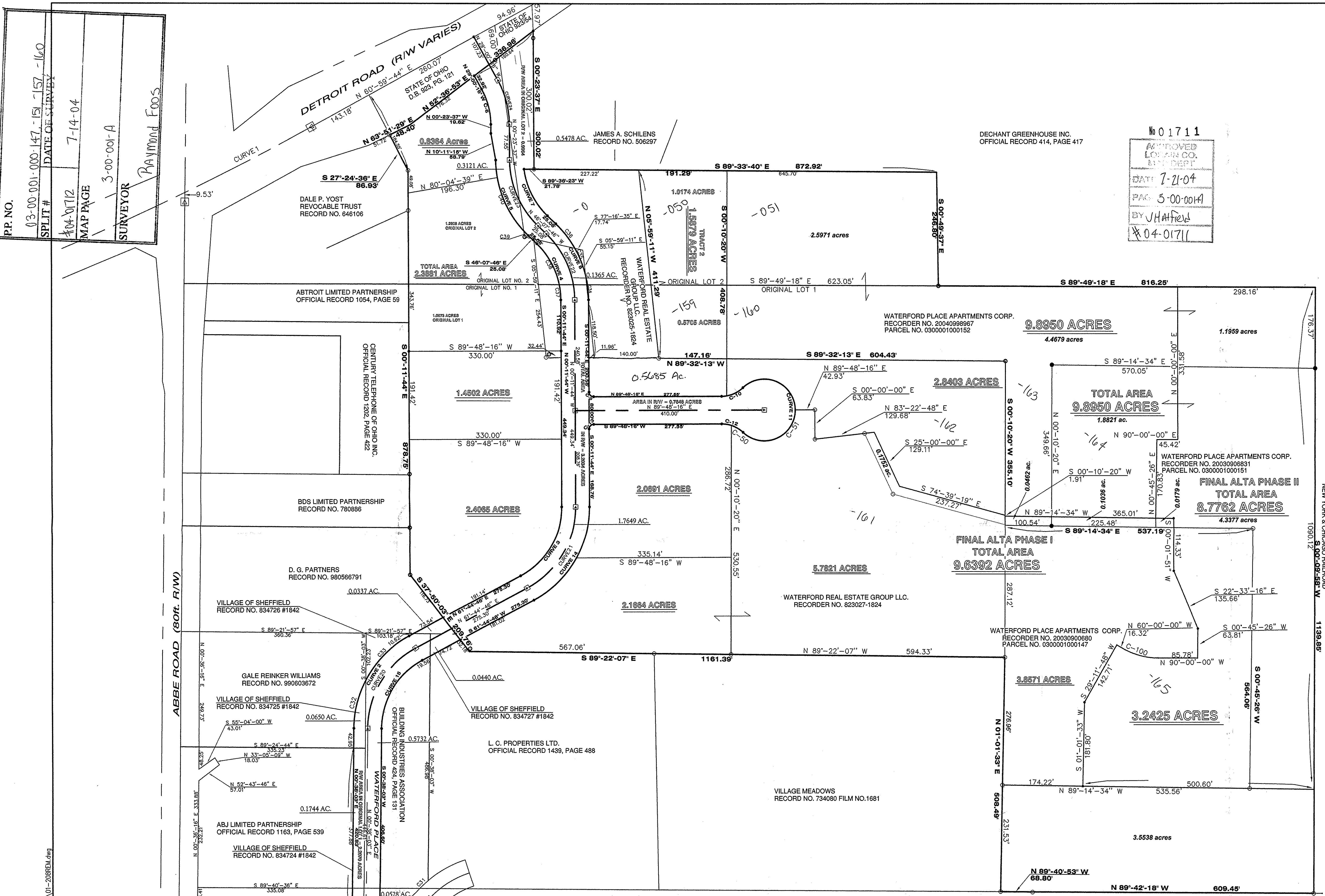
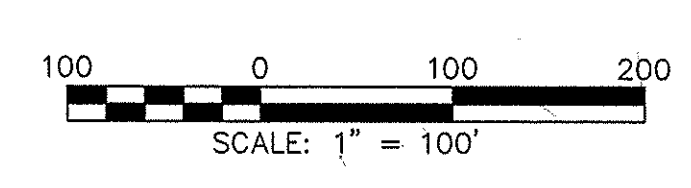


P.P. NO. 03-00-001-000-147-151-157-160  
 SPLIT # 7-14-04  
 MAP PAGE 3-00-001-A  
 SURVEYOR Raymond Foss

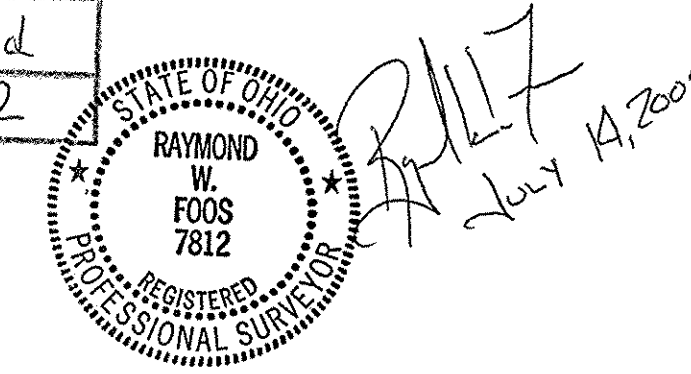


No 01711  
 APPROVED  
 DATE 7-21-04  
 BY J.H.H.



BASIS OF BEARINGS  
 BEARINGS SHOWN HEREON  
 ARE BASED ON THE CENTERLINE  
 OF ABBE ROAD WHICH WAS  
 ASSUMED N 00°-36'-16" E.

No 01712  
 APPROVED  
 DATE 7-22-04  
 BY J.H.H.



**RIGHT-OF-WAY CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING	CHORD LENGTH
CURVE 1	07°-44'-53"	225.00	30.43	15.24	S 81°-17'-38" W	S 30.40	30.40
CURVE 2	01°-06'-43"	230.00	249.32	135.78	N 31°-11'-25" E	S 233.95	233.95
CURVE 3	01°-26'-30"	170.00	113.78	102.03	N 30°-46'-31" E	S 174.99	174.99
CURVE 4	45°-56'-02"	170.00	136.29	72.04	N 23°-09'-45" E	S 132.67	132.67
CURVE 5	48°-44'-09"	230.00	183.60	97.00	N 23°-15'-41" W	S 178.78	178.78
CURVE 6	28°-36'-38"	190.00	178.89	49.89	S 14°-41'-58" E	S 179.07	179.07
CURVE 7	08°-00'-15"	170.00	115.36	60.00	S 28°-41'-23" E	S 113.16	113.16
CURVE 8	48°-56'-02"	230.00	184.39	97.47	S 23°-09'-45" E	S 179.49	179.49
CURVE 9	00°-00'-00"	100.00	15.71	10.00	S 45°-11'-44" E	S 15.14	15.14
CURVE 10	43°-37'-27"	67.00	51.01	26.81	N 67°-59'-32" E	S 49.79	49.79
CURVE 11	08°-14'-54"	67.00	37.51	70.30	S 00°-11'-44" E	S 67.00	67.00
CURVE 12	43°-37'-27"	67.00	51.01	26.81	N 68°-23'-00" W	S 49.79	49.79
CURVE 13	00°-00'-00"	100.00	15.71	10.00	S 44°-48'-18" W	S 14.14	14.14
CURVE 14	01°-56'-30"	230.00	248.65	138.04	S 30°-46'-31" W	S 233.72	233.72
CURVE 15	01°-06'-43"	230.00	249.32	135.78	S 31°-11'-25" W	S 233.95	233.95
CURVE 16	108°-00'-15"	225.00	31.43	15.74	S 73°-25'-04" W	S 31.41	31.41

**CENTERLINE CURVE DATA**

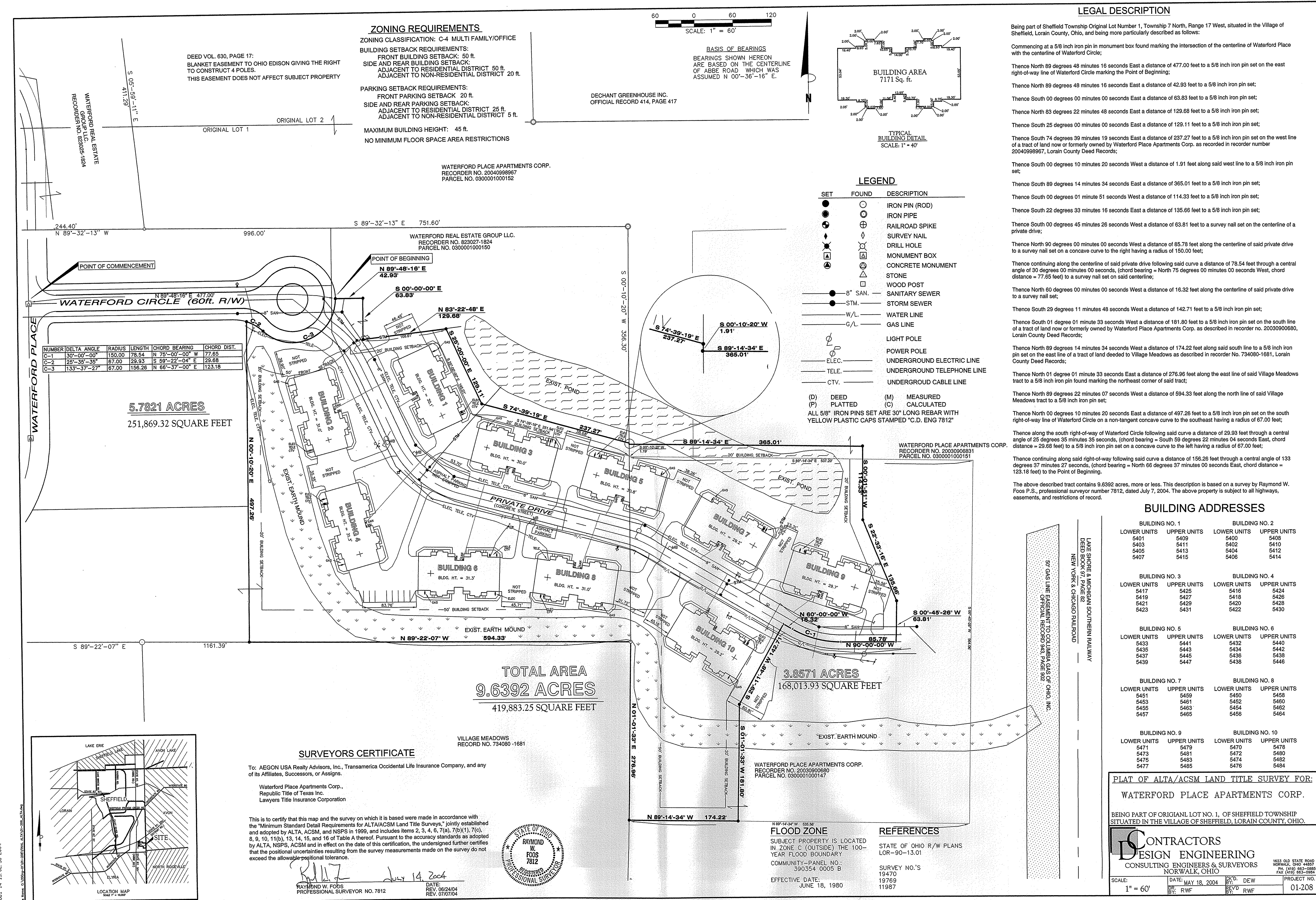
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING	CHORD LENGTH
CURVE 1	03°-04'-56"	5729.58	308.23	N 62°-32'-12" E	S 308.19	S 308.19	308.19
CURVE 2	01°-06'-43"	230.00	249.32	N 31°-11'-25" E	S 233.95	S 233.95	233.95
CURVE 3	01°-26'-30"	170.00	113.78	N 30°-46'-31" E	S 174.99	S 174.99	174.99
CURVE 4	45°-56'-02"	170.00	136.29	N 23°-09'-45" E	S 132.67	S 132.67	132.67
CURVE 5	48°-44'-09"	230.00	183.60	N 23°-15'-41" W	S 178.78	S 178.78	178.78
CURVE 6	28°-36'-38"	190.00	178.89	S 14°-41'-58" E	S 179.07	S 179.07	179.07
CURVE 7	08°-00'-15"	170.00	115.36	S 28°-41'-23" E	S 113.16	S 113.16	113.16
CURVE 8	48°-56'-02"	230.00	184.39	S 23°-09'-45" E	S 179.49	S 179.49	179.49
CURVE 9	00°-00'-00"	100.00	15.71	S 45°-11'-44" E	S 15.14	S 15.14	15.14
CURVE 10	43°-37'-27"	67.00	51.01	S 67°-59'-32" E	S 49.79	S 49.79	49.79
CURVE 11	08°-14'-54"	67.00	37.51	S 00°-11'-44" E	S 67.00	S 67.00	67.00
CURVE 12	43°-37'-27"	67.00	51.01	S 68°-23'-00" W	S 49.79	S 49.79	49.79
CURVE 13	00°-00'-00"	100.00	15.71	S 44°-48'-18" W	S 14.14	S 14.14	14.14
CURVE 14	01°-56'-30"	230.00	248.65	S 30°-46'-31" W	S 233.72	S 233.72	233.72
CURVE 15	01°-06'-43"	230.00	249.32	S 31°-11'-25" W	S 233.95	S 233.95	233.95
CURVE 16	108°-00'-15"	225.00	31.43	S 73°-25'-04" W	S 31.41	S 31.41	31.41

**LOT CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
CURVE 30	28°-29'-53"	225.00	52.98	N 56°-09'-56" E	S 103.13	103.13
CURVE 31	08°-40'-20"	240.00	14.00	N 46°-15'-18" E	S 27.94	27.94
CURVE 32	28°-57'-45"	230.00	55.14	N 14°-05'-50" E	S 107.24	107.24
CURVE 33	34°-08'-58"	230.00	70.65	N 44°-40'-17" E	S 135.06	135.06
CURVE 34	13°-20'-40"	230.00	26.91	N 06°-52'-04" W	S 55.45	55.45
CURVE 35	13°-44'-29"	230.00	31.68	N 21°-25'-38" W	S 63.12	63.12
CURVE 36	18°-48'-53"	230.00	33.99	N 37°-43'-19" W	S 67.28	67.28
CURVE 37	11°-10'-58"	170.00	16.64	N 05°-47'-13" W	S 33.13	33.13
CURVE 38	34°-48'-43"	170.00	53.95	N 28°-45'-14" W	S 100.53	100.53
CURVE 39	03°-35'-09"	230.00	7.20	N 44°-20'-11" W	S 14.39	14.39
CURVE 40	42°-09'-00"	230.00	88.53	N 21°-28'-08" W	S 185.41	185.41
CURVE 50	28°-36'-38"	67.00	29.23	S 89°-22'-07" E	S 29.68	29.68
CURVE 51	133°-37'-27"	67.00	156.26	N 66°-37'-09" E	S 123.18	123.18

**PLAT OF SURVEY FOR:**  
**WATERFORD REAL ESTATE LLC**  
 BEING PART OF ORIGINAL LOT NO. 1, AND ORIGINAL LOT NO. 2  
 OF SHEFFIELD TOWNSHIP, SITUATED IN THE VILLAGE OF SHEFFIELD,  
 LORAIN COUNTY, OHIO.

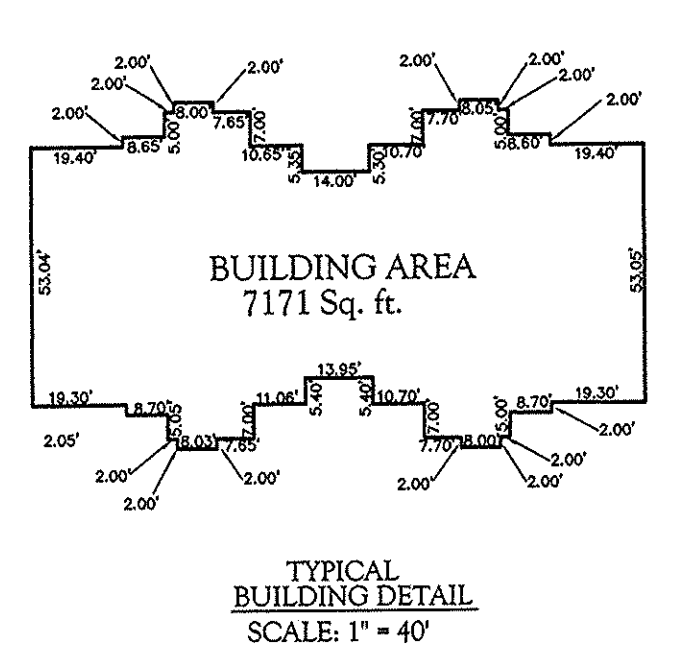
**CONTRACTORS**  
**DESIGN ENGINEERING**  
 CONSULTING ENGINEERS & SURVEYORS  
 NORWALK, OHIO



**ZONING REQUIREMENTS**

ZONING CLASSIFICATION: C-4 MULTI FAMILY/OFFICE  
 BUILDING SETBACK REQUIREMENTS:  
 FRONT BUILDING SETBACK: 50 ft.  
 SIDE AND REAR BUILDING SETBACK: 20 ft.  
 ADJACENT TO RESIDENTIAL DISTRICT 50 ft.  
 ADJACENT TO NON-RESIDENTIAL DISTRICT 20 ft.  
 PARKING SETBACK REQUIREMENTS:  
 FRONT PARKING SETBACK: 20 ft.  
 SIDE AND REAR PARKING SETBACK:  
 ADJACENT TO RESIDENTIAL DISTRICT 25 ft.  
 ADJACENT TO NON-RESIDENTIAL DISTRICT 5 ft.  
 MAXIMUM BUILDING HEIGHT: 45 ft.  
 NO MINIMUM FLOOR SPACE AREA RESTRICTIONS

DECHANT GREENHOUSE INC.  
 OFFICIAL RECORD 414, PAGE 417



**LEGEND**

- IRON PIN (ROD)
- IRON PIPE
- ⊕ RAILROAD SPIKE
- ⊙ SURVEY NAIL
- ⊙ DRILL HOLE
- ⊙ MONUMENT BOX
- ⊙ CONCRETE MONUMENT
- ⊙ STONE
- ⊙ WOOD POST
- SAN. SANITARY SEWER
- ST.M. STORM SEWER
- W/L WATER LINE
- G/L GAS LINE
- LIGHT POLE
- ELEC. UNDERGROUND ELECTRIC LINE
- TELE. UNDERGROUND TELEPHONE LINE
- CTV. UNDERGROUND CABLE LINE

**LEGAL DESCRIPTION**

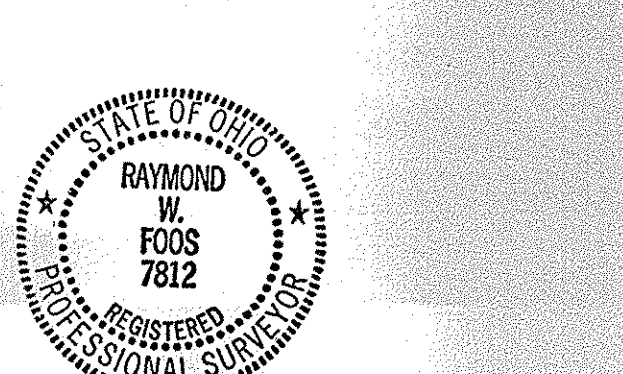
Being part of Sheffield Township Original Lot Number 1, Township 7 North, Range 17 West, situated in the Village of Sheffield, Lorain County, Ohio, and being more particularly described as follows:  
 Commencing at a 5/8 inch iron pin in monument box found marking the intersection of the centerline of Waterford Place with the centerline of Waterford Circle;  
 Thence North 89 degrees 48 minutes 16 seconds East a distance of 477.00 feet to a 5/8 inch iron pin set on the east right-of-way line of Waterford Circle marking the Point of Beginning;  
 Thence North 89 degrees 48 minutes 16 seconds East a distance of 42.93 feet to a 5/8 inch iron pin set;  
 Thence South 00 degrees 00 minutes 00 seconds East a distance of 63.83 feet to a 5/8 inch iron pin set;  
 Thence North 83 degrees 22 minutes 48 seconds East a distance of 129.68 feet to a 5/8 inch iron pin set;  
 Thence South 25 degrees 00 minutes 00 seconds East a distance of 129.11 feet to a 5/8 inch iron pin set;  
 Thence North 74 degrees 39 minutes 19 seconds East a distance of 237.27 feet to a 5/8 inch iron pin set on the west line of a tract of land now or formerly owned by Waterford Place Apartments Corp. as described in recorder no. 2003090880, Lorain County Deed Records;  
 Thence South 00 degrees 10 minutes 20 seconds West a distance of 1.91 feet along said west line to a 5/8 inch iron pin set;  
 Thence North 89 degrees 14 minutes 34 seconds East a distance of 365.01 feet to a 5/8 inch iron pin set;  
 Thence South 00 degrees 01 minute 51 seconds West a distance of 114.33 feet to a 5/8 inch iron pin set;  
 Thence North 22 degrees 16 minutes 16 seconds East a distance of 135.66 feet to a 5/8 inch iron pin set;  
 Thence South 00 degrees 45 minutes 26 seconds West a distance of 63.81 feet to a survey nail set on the centerline of a private drive;  
 Thence North 90 degrees 00 minutes 00 seconds West a distance of 85.78 feet along the centerline of said private drive to a survey nail set on a concave curve to the left having a radius of 150.00 feet;  
 Thence continuing along the centerline of said private drive following said curve a distance of 78.54 feet through a central angle of 37 degrees 27 seconds, (chord bearing = North 75 degrees 00 minutes 00 seconds West, chord distance = 77.65 feet) to a survey nail set on said centerline;  
 Thence North 80 degrees 00 minutes 00 seconds West a distance of 16.32 feet along the centerline of said private drive to a survey nail set;  
 Thence South 29 degrees 11 minutes 48 seconds West a distance of 142.71 feet to a 5/8 inch iron pin set;  
 Thence North 01 degree 01 minute 33 seconds West a distance of 181.80 feet to a 5/8 inch iron pin set on the south line of a tract of land now or formerly owned by Waterford Place Apartments Corp. as described in recorder no. 2003090880, Lorain County Deed Records;  
 Thence North 89 degrees 14 minutes 34 seconds West a distance of 174.22 feet along said south line to a 5/8 inch iron pin set on the east line of a tract of land formerly owned by Village Meadows as described in recorder no. 734080-1881, Lorain County Deed Records;  
 Thence North 01 degree 01 minute 33 seconds East a distance of 278.96 feet along the east line of said Village Meadows tract to a 5/8 inch iron pin found marking the northeast corner of said tract;  
 Thence North 89 degrees 22 minutes 07 seconds West a distance of 594.33 feet along the north line of said Village Meadows tract to a 5/8 inch iron pin set;  
 Thence North 00 degrees 10 minutes 20 seconds East a distance of 497.26 feet to a 5/8 inch iron pin set on the south right-of-way line of Waterford Circle on a non-tangent concave curve to the left having a radius of 67.00 feet;  
 Thence along the south right-of-way of Waterford Circle following said curve a distance of 29.93 feet through a central angle of 25 degrees 35 minutes 35 seconds, (chord bearing = South 59 degrees 22 minutes 04 seconds East, chord distance = 29.88 feet) to a 5/8 inch iron pin set on a concave curve to the left having a radius of 67.00 feet;  
 Thence continuing along said right-of-way following said curve a distance of 156.26 feet through a central angle of 133 degrees 37 minutes 27 seconds, (chord bearing = North 66 degrees 37 minutes 09 seconds East, chord distance = 123.18 feet) to the Point of Beginning.  
 The above described tract contains 9.6392 acres, more or less. This description is based on a survey by Raymond W. Foss P.S., professional surveyor number 7812, dated July 7, 2004. The above property is subject to all highways, easements, and restrictions of record.

**BUILDING ADDRESSES**

BUILDING NO. 1		BUILDING NO. 2	
LOWER UNITS	UPPER UNITS	LOWER UNITS	UPPER UNITS
5401	5400	5409	5408
5403	5411	5402	5410
5405	5413	5404	5412
5407	5415	5406	5414

**SURVEYOR CERTIFICATE**

To: AEGION USA Realty Advisors, Inc., Transamerica Occidental Life Insurance Company, and any of its Affiliates, Successors, or Assignees.  
 Waterford Place Apartments Corp.,  
 Republic Title of Texas, Inc.,  
 Lawyers Title Insurance Corporation  
 This is to certify that this map 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, ACSM, and NSPS in 1999, and includes Items 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b), 13, 14, 15, and 16 of Table A thereof. Pursuant to the accuracy standard adopted by ALTA, NSPS, ACSM and in effect on the date of this certification, the undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance.  
 RAYMOND W. FOSS  
 PROFESSIONAL SURVEYOR NO. 7812  
 DATE: July 14, 2004  
 REV: 07/14/04



**FLOOD ZONE**

SUBJECT PROPERTY IS LOCATED IN ZONE C (OUTSIDE) THE 100-YEAR FLOOD BOUNDARY.  
 COMMUNITY-PANEL NO.: 390354-0005-B  
 EFFECTIVE DATE: JUNE 18, 1980

**REFERENCES**

STATE OF OHIO R/W PLANS LOR-90-13.01  
 SURVEY NO.'S 19470, 19769, 11937

**PLAT OF ALTA/ACSM LAND TITLE SURVEY FOR:**

**WATERFORD PLACE APARTMENTS CORP.**  
 BEING PART OF ORIGINAL LOT NO. 1, OF SHEFFIELD TOWNSHIP  
 SITUATED IN THE VILLAGE OF SHEFFIELD, LORAIN COUNTY, OHIO.

**CONTRACTORS**  
**DESIGN ENGINEERING**  
 CONSULTING ENGINEERS & SURVEYORS  
 NORWALK, OHIO

SCALE: 1" = 60'  
 DATE: MAY 18, 2004  
 BY: RWF