

05-00-040-106-108

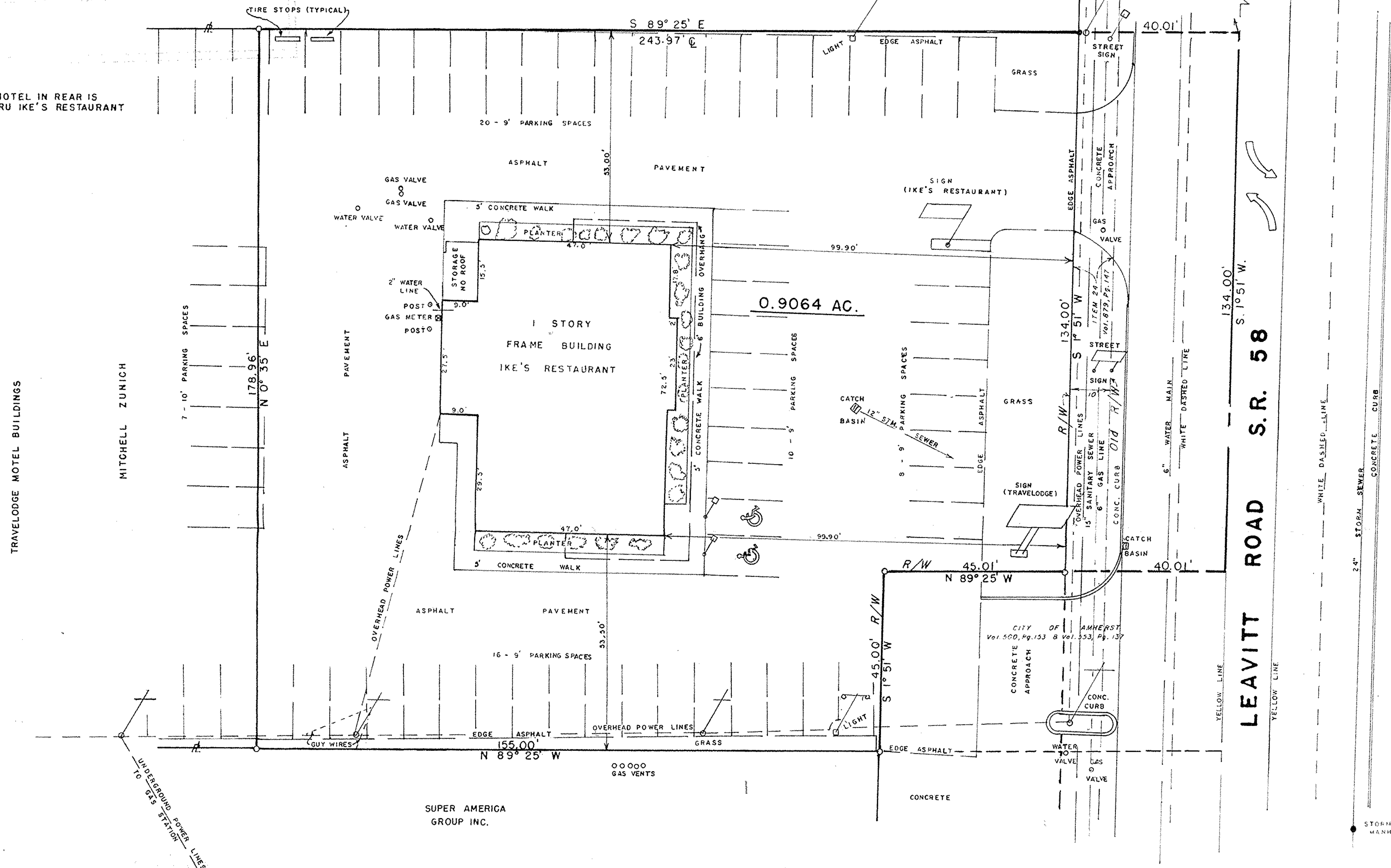
COOPER-FOSTER PARK ROAD

LORAIN CO. SAVINGS & TRUST CO.

Legal Description

Situated in the City of Amherst, County of Lorain, State of Ohio and known as being part of Original Amherst Township Lot No. 40 and more fully described as follows:  
 Commencing at a monument box found at the intersection of the centerline's of Leavitt Road (State Route 58) and Cooper-Foster Park Road;  
 Thence S. 1° 51' W., along the centerline of said Leavitt Road, 499.50 feet to the True Place of Beginning of land hereby described;  
 Thence continuing S. 1° 51' W., along the centerline of said Leavitt Road, 134.00 feet;  
 Thence N. 89° 25' W., 85.02 feet to an iron pipe;  
 Thence S. 1° 51' W., parallel to and 85 feet westerly at right angle from the centerline of said Leavitt Road, 45.00 feet to an iron pipe;  
 Thence N. 89° 25' W., 155.00 feet to an iron pipe;  
 Thence N. 0° 35' E., 178.96 feet to an iron pipe;  
 Thence S. 89° 25' E., 243.97 feet to the True Place of Beginning and containing 0.9064 of an Acre of land as surveyed in July 1992 by John M. Moore, Registered Surveyor #4883, State of Ohio, but subject to all legal highways.

NOTE:  
 TRAVELODGE MOTEL IN REAR IS ACCESSED THRU IKE'S RESTAURANT PARCEL.



20415  
 APPROVED  
 LORAIN CO.  
 MAP DEPT.  
 DATE 7-1-93  
 PAGE 5-00-040-B  
 BY T. McNeil  
 VOID AFTER 20415

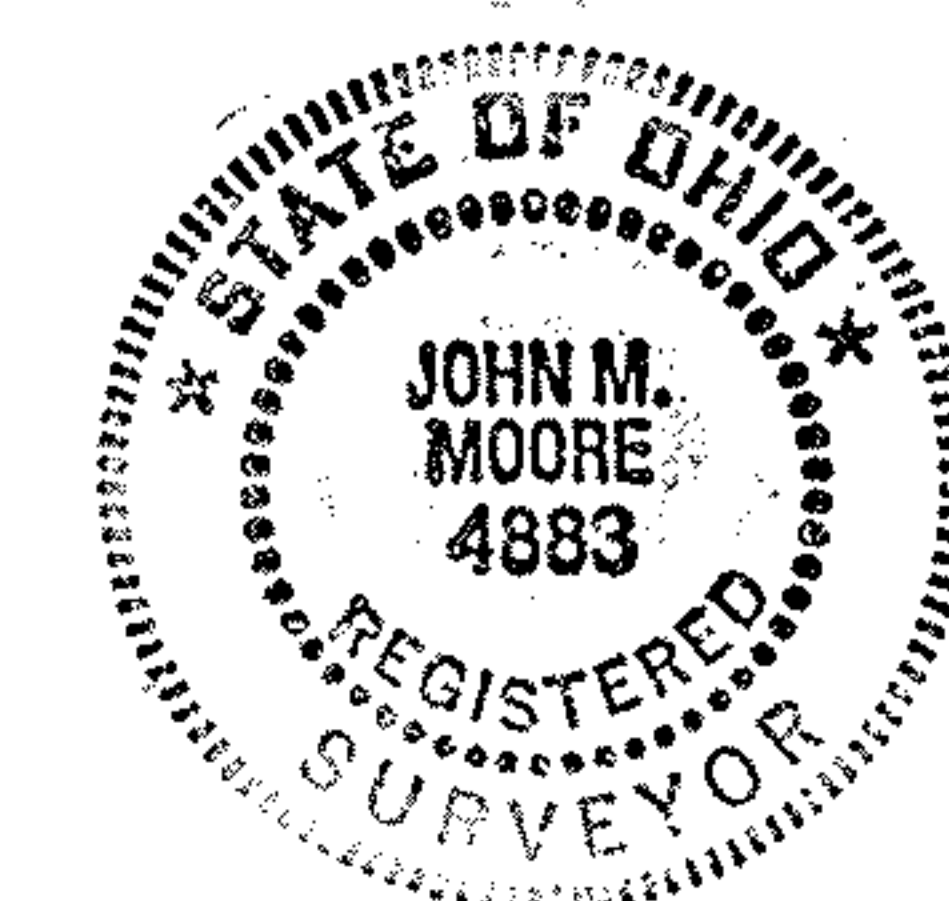
SCALE 1"=20' JULY, 1992  
 ○ INDICATES IRON PIPE SET  
 ● INDICATES IRON PIPE FOUND

CERTIFICATE

I, the undersigned, hereby certify to CNL Income Fund XI, Ltd. and Lawyers Title Insurance Corporation that this print of survey is based on a survey made by John M. Moore, Civil Engineer, Registered Surveyor No. 4883, on July 15, 1992, and that this print of survey correctly shows the location of all buildings, structures, improvements, utility lines, and waterways situated on the property herein described; and that except as shown hereon, there are no visible easements, rights-of-way or encroachments across said property, no easements or rights-of-way of which the undersigned has been advised, no party walls or encroachments upon adjoining property, streets or alleys by any of said buildings, structures, or other improvements, and no cemeteries or family burying grounds upon the property herein described. I further certify that the property abuts an accessible street or that there is ingress and egress to and from the property, the property is not located in a flood hazard area as designated by the United States Department of Housing and Urban Development or a 100 year flood plain as designated by the United States Army Corps of Engineers; the boundary line dimensions as shown on the survey map from a mathematically closed figure within ± 0.01 foot; except as shown on the survey map, the boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their most recent respective legal descriptions of record; this survey was made in accordance with the minimum standards adopted by A.L.T.A.; and on the date aforementioned, I found the following party (ies) to be in possession of the property in the indicated capacities:  
 IKE's Restaurant as tenant.

Dated: July 20, 1992

*John M. Moore*  
 Civil Engineer/Registered Surveyor No. 4883  
 State of Ohio



ALTA "AS BUILT" SURVEY  
 PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 40  
 NOW IN THE CITY OF AMHERST  
 LORAIN COUNTY, OHIO

OWNER: MITCHELL ZUNICH

PREPARED FOR: CNL INCOME FUND XI, Ltd. & LAWYERS  
 TITLE INSURANCE CORPORATION

PREPARED BY: SWIGART & MOORE  
 CIVIL ENGINEERS & SURVEYORS  
 313 SOUTH HIGH ST. AKRON, OHIO  
 PHONE 216-376-5421