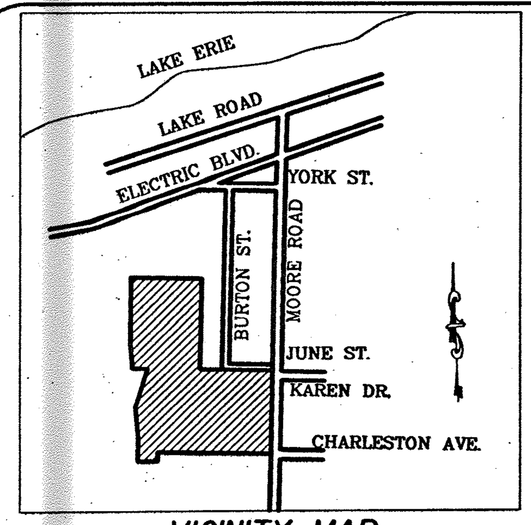
BOUNDARY SURVEY
FOR
AMERICAN LANDMARK, LTD.
JANUARY, 2004

SITUATED IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 6

ZONING CLASSIFICATION: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT



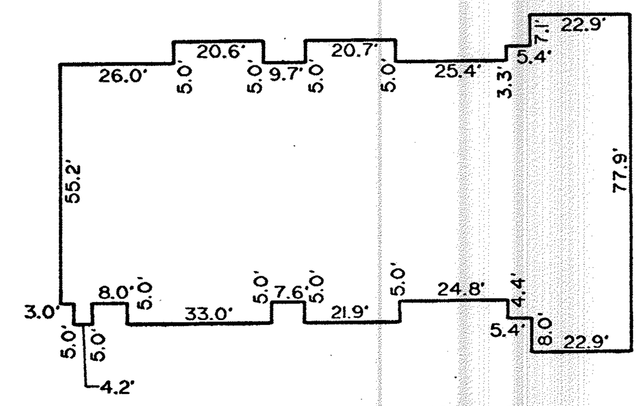
VICINITY MAP
NOT TO SCALE

FLOOD CERTIFICATION:
BY REVIEWING OF THE FIRM (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL No. 3906028, WITH AN EFFECTIVE DATE OF 11/2/77, WE HAVE PLACED THE SUBJECT PROPERTY IN ZONE 'C', AN AREA OF MINIMAL FLOODING WHICH IS NOT LOCATED IN A FLOOD HAZARD AREA.

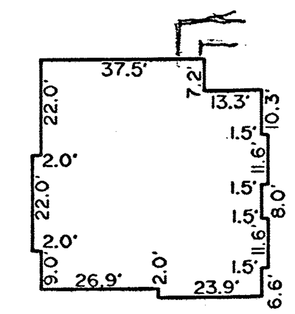
ACCESS EXISTS TO MOORE ROAD

⊗ = 5/8" IRON PIN SET (I.D. GUTOSKEY 7567)

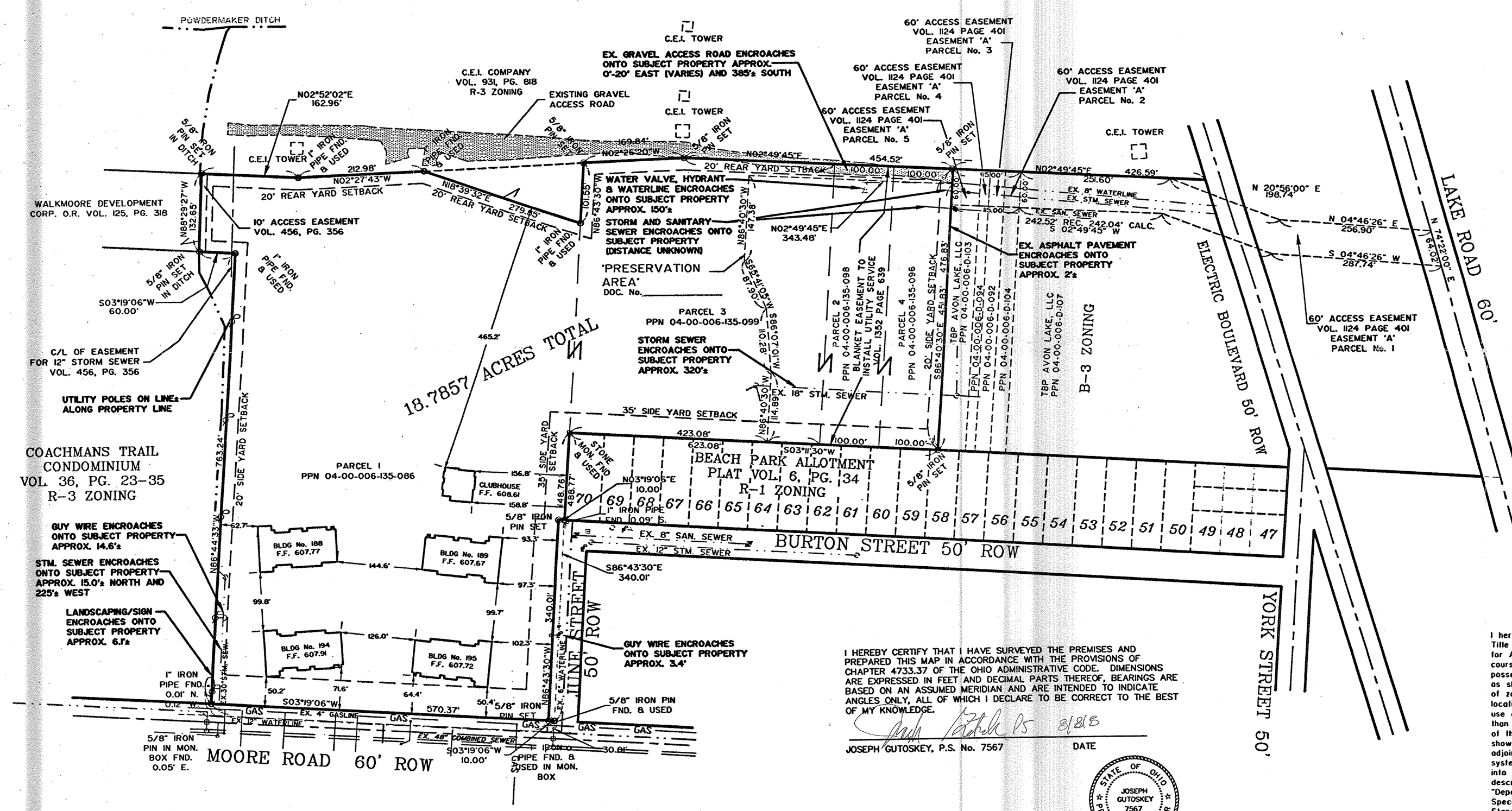
NOTE:
UTILITIES AND PAVEMENT LIMITS AND STRIPING WERE UNABLE TO BE DETERMINED AT TIME OF SURVEY DUE TO SNOW COVER ON THE GROUND.



TYPICAL BUILDING FOOTPRINT
NOT TO SCALE



CLUBHOUSE FOOTPRINT
NOT TO SCALE



Legal Description
18.7857 Acres

Situated in the City of Avon Lake, County of Lorain and State of Ohio and known as being part of Original Avon Township Section No. 6 and is more fully described as follows;

Beginning at a 5/8" iron pin found on the westerly right-of-way line of Moore Road (60 feet wide) in the south line of Beach Park Allotment as recorded in Volume 6, Page 34 of Lorain County Plat Records;

Thence **South 03° 19' 06" West**, along said west right-of-way line, **10.00** feet to 5/8" iron pin set and being the Principal Place of Beginning of the Parcel herein intended to be described;

Course I Thence continuing **South 03° 19' 06" West**, along said west right-of-way line, **570.37** feet to a point at the northeast corner of Coachmons Trail Condominiums as recorded in Volume 36, Pages 23-35 of Lorain County Plat Records, (witness a 1" iron pipe found 0.01 feet north and 0.12 feet west);

Course II Thence **North 86° 44' 33" West**, along said Condominium's north line, **763.24** feet to a 1" iron pipe found at said Condominium's northwest corner;

Course III Thence **South 03° 19' 06" West**, along said Condominium's west line, **60.00** feet to a 5/8" iron pin set in a ditch;

Course IV Thence **North 88° 29' 27" West, 132.65 feet** to a 5/8" iron pin set in a ditch and in the east line of a parcel of land conveyed to the Cleveland Electric Illuminating Company as recorded in Volume 931, Page 818 of Lorain County Deed Records;

Course V Thence **North 02° 52' 02" East**, along said east line, **162.96 feet** to a 1" iron pipe found at an angle point in said line;

Course VI Thence **North 02° 27' 43" West**, along said east line, **212.98 feet** to a 1" iron pipe found;

Course VII Thence **North 18° 39' 32" East, 279.85 feet** to a 1" iron pipe found;

Course VIII Thence **North 86° 43' 30" West, 101.55 feet** to a 5/8" iron pin set in the east line of said Cleveland Electric Illuminating Company;

Course IX Thence **North 02° 26' 20" West**, along said east line, **169.84 feet** to a 5/8" iron pin set at an angle point therein;

Course X Thence **North 02° 49' 45" East**, along said east line, **454.52 feet** to a 5/8" iron pin set at the southwest corner of a parcel of land conveyed to TBP AVON LAKE, LLC;

Course XI Thence **South 86° 40' 30" East**, along said TBP Avon Lake LLC's south line, **476.83 feet** to a 5/8" iron pin set at said TBP AVON LAKE LLC's southeast corner and in the west line of said Beach Park Allotment;

Course XII Thence **South 03° 11' 30" West**, along said Allotments west line, **623.08 feet** to a stone monument found at said Allotments southwest corner;

Course XIII Thence **South 86° 43' 30" East**, along said Allotments south line, **148.67 feet** to a point at the Southeast corner of Sublot 70 in said Beach Park Allotment (witness a 1" iron pipe found 0.09 feet South);

Course XIV Thence **South 03° 19' 06" West, 10.00 feet** to a 5/8" iron pin set;

Course XV Thence **South 86° 43' 30" East, 340.01 feet** to the Principal Place of Beginning and containing **18.7857 Acres** of land as surveyed and described in July, 2002, by Joseph Gutoskey, P.S. 7567, be the same, more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are intended to indicate angles only.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

JOSEPH GUTOSKEY, P.S. No. 7567 — DATE 1/28/04

STATE OF OHIO — JOSEPH GUTOSKEY 7567 — REGISTERED PROFESSIONAL SURVEYOR

I hereby certify to KeyBank National Association, American Landmark, Ltd., and Guardian Title Insurance Company, that the survey prepared by me entitled "Foundation Survey for American Landmark, Ltd", was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements; that there are no easements, encroachments or use affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM".

By: Joseph Gutoskey, P.S. (No. 7567)

Date: 1/28/04

STATE OF OHIO — JOSEPH GUTOSKEY 7567 — REGISTERED PROFESSIONAL SURVEYOR

LEGEND

- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TRAFFIC LIGHT POLE
- EXISTING HYDRANT
- EXISTING WATER METER
- EXISTING GAS VALVE
- EXISTING CLEANOUT
- EXISTING O.B.T. MANHOLE
- EXISTING CURB INLET
- EXISTING WATER CONNECTION
- EXISTING WATER BOX
- EXISTING WATER METER MANHOLE
- EXISTING GAS TEST VALVE
- EXISTING PUBLIC TELEPHONE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING LOT LINE
- EXISTING OVERHEAD TRAFFIC SIGNAL LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING CHAIN LINK FENCE
- IRON PIN SET (GUTOSKEY, P.S. No. 7567)
- EXISTING MONITORING WELL
- EXISTING C.E.I. MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING SIGN
- EXISTING MAIL BOX
- EXISTING GAS METER
- EXISTING ELECTRIC METER

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

GUTOSKEY & ASSOCIATES INC.
Civil Engineers and Surveyors
10205 QUEENS WAY No. 6
CHAGRIN FALLS, OHIO 44023
Tel (440) 543-6900
Fax (440) 543-7176

CONTRACT No.
00-186

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