GENERAL NOTES

1. The bearing base for this survey originated from centerline of West Erie Avenue as S 55°39'00" W, recorded in land conveyed to Niederst Lakeshore LLC by deed dated May 27, 2005 and recorded in Instrument 20050072841 of Lorain County Recorder's Office.
2. This property has an area of 3.666 Acres or 159,718 Sq.Ft.
3. This property is designated by Lorain County, as Tax Map Parcel 0202020101001.
4. There was no observable evidence of cemeteries found at the time of this survey.
5. In response to Table A items 16, 17, and 18 there was no observable evidence of earth moving work, building construction or additions, no changes in right of way lines, recent street or sidewalk construction or repairs and no observable evidence of site use as a solid waste dump, sump, or sanitary landfill.
6. The Property has access via West Erie Avenue (State Route 6), which is a public right of way.
7. Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.
8. All buildings have house number 3910 West Erie Avenue, and are designated by their apartment numbers.
9. Relocated centerline and right-of-way of West Erie Avenue as shown on Ohio Department of Transportation Plans: Lorain County : Lor – 6 (6.417.94), Sheet Nos. 103 & 104.
10. Subject parcel is approximately 3109.20 feet west from the centerline of Wallace Lane.

SCHEDULE B – TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Chicago Title Insurance Company, Commitment No. 3008983, dated January 06, 2011 at 6:59 a.m.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

(8.) Easement for Highway Purposes to the State of Ohio recorded at Volume 650, Page 33 of the Lorain County Records. AFFECTS PROPERTY, AS SHOWN ON SURVEY.

(9.) Easement to Ohio Edison Company, filed for record June 20, 1963, in Volume 850, Page 339, of the Lorain County Records. AFFECTS PROPERTY, AS SHOWN ON SURVEY.

(10.) Intentionally deleted.

(11.) Excepting from the above described premises, any part thereof resulting through change in the course of the shore line of Lake Erie, occasioned by other than natural causes or by natural causes other than accretion. AFFECTS PROPERTY, AS SHOWN ON SURVEY, SHORELINE LOCATED IN JUNE 2010.

(12.) Rights of upper, lower and/or abutting riparian owners, the State of Ohio, the County, and/or the public in and to the waters of Lake Erie, and to the uninterrupted natural flow thereof free of pollution from the insured premises and subject to the possibilities of accretion or avulsion which might change boundaries established by said waters. AFFECTS PROPERTY, AS SHOWN ON SURVEY, LAKE ERIE AS OF JUNE 2010.

(13.) Rights, if any, of the property owners abutting the insured premises in and to the waters of the adjoining lake and in and to the bed thereof, also boating and fishing rights of property owners abutting the lake or stream of water leading thereto and therefrom. AFFECTS PROPERTY, AS SHOWN ON SURVEY, LAKE ERIE AS OF JUNE 2010.

(14.) Title to that portion of the insured premises within the bounds of any legal highways. AFFECTS PROPERTY, AS SHOWN ON SURVEY, WEST ERIE AVE. (STATE ROUTE 6) IS WITHIN PUBLIC RIGHT OF WAY AND CONTAINS 0.6507 ACRES. (DENOTED BY ▨ ON SURVEY)

POTENTIAL ENCROACHMENT NOTES

[A] Adjacent 4' concrete walk encroaches 3.9 feet.

[B] Subject's 6' vinyl fence encroaches 7'± and connects to adjacent gate.

ZONING NOTES

Zoned: R-2 – Residential District (Multiple Family)

Permitted Use Classification: Provide for medium to high density residential development of a variety of housing types.

Observed Use(s): Apartment Buildings 112 UNITS

Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the City of Lorain's Zoning Regulations Section 1149.02.

Zoning Regulations are subject to change and interpretation, for further information contact: City of Lorain (phone: 440-204-2045)
Contact's Name: Richard Klinar

Site Restrictions:

1. Minimum building setbacks:
   Front: 30 feet (min. provided: 45.6 feet)
   Side: Sum not > 10 feet (min. provided: 21.7 feet)
   Rear: 35 feet (min. provided: 96.5 feet)
2. Minimum lot size: 3,630 Sq.Ft. per unit = 9.333 Acres (min. provided: 4.317 Acres of which 0.651 Acres are within the R/W of West Erie Avenue)
3. Minimum lot frontage: n/a (min. provided: 290.00 feet)
4. Maximum building height: 35 feet (max. provided: 24.5 feet)
5. Maximum density: n/a (max. provided: 290.0 feet)
6. Maximum floor area ratio: 35 percent Maximum Lot Coverage

Parking Tabulation:

– Regular parking space calculations are based on exterior footprint of building at ground level and are further calculated using the formula of: 2.5 spaces per unit for Multi-Family.

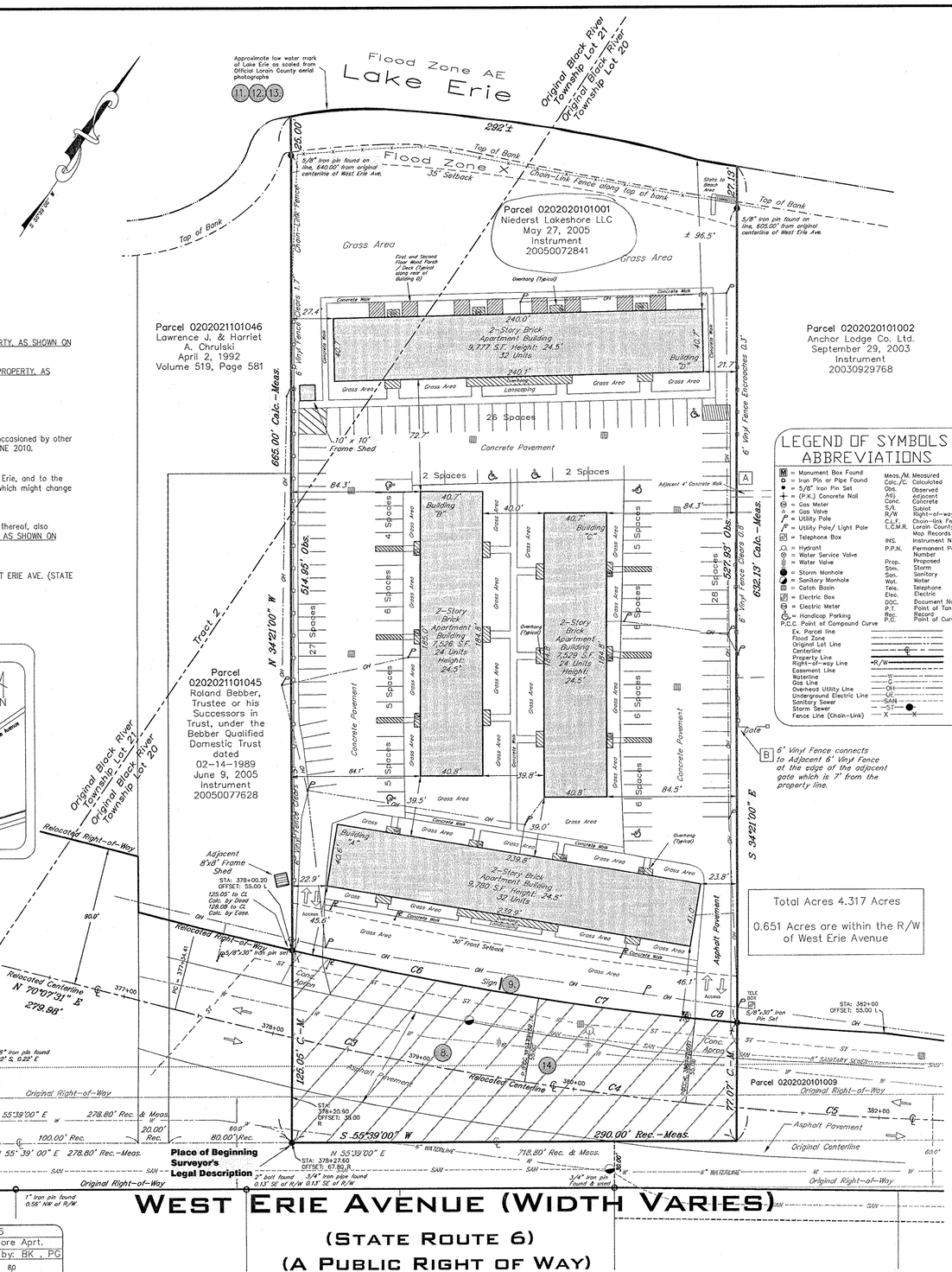
– Handicap spaces are calculated based on ADA requirements or local requirements, whichever is greater.

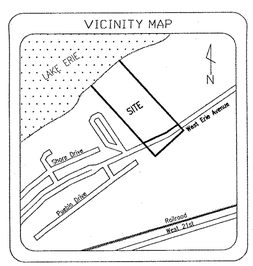
Total regular spaces required:	280	– provided:	128
Total handicap spaces required:	5	– provided:	7
Total combined spaces required:	285	– provided:	135

The City of Lorain was unable to locate a record of any variances for parking spaces. The number of parking spaces is a pre-existing condition, which is legal non-conforming as a result of recent code changes.

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 39093C-0103D and 0104D, which bears an effective date of August 19, 2008 and IS NOT in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community DOES currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.





LEGEND OF SYMBOLS & ABBREVIATIONS

= Monument Box Found	Meas./M.	Measured
= Iron Pin or Pipe Found	Calc./C.	Calculated
= 5/8" Iron Pin Set	Obs.	Observed
= (P.K.) Concrete Nail	Adj.	Adjacent
= Gas Meter	Conc.	Concrete
= Gas Valve	Sub.	Sublot
= Utility Pole	R/W	Right-of-way
= Utility Pole/ Light Pole	C.L.F.	Chain-link Fence
= Telephone Box	L.C.M.R.	Lorain County Map Records
= Hydrant	INS.	Instrument No.
= Water Service Valve	P.P.N.	Permanent Parcel Number
= Water Valve	Prop.	Proposed
= Storm Manhole	Strm.	Storm
= Sanitary Manhole	San.	Sanitary
= Catch Basin	Wat.	Water
= Electric Box	Tele.	Telephone
= Electric Meter	Elec.	Electric
= Handicap Parking	DOC.	Document No.
P.C.C. Point of Compound Curve	P.T.	Point of Tangency
	Rec.	Record
	P.C.	Point of Curvature

Ex. Parcel line
Flood Zone
Original Lot Line
Centerline
Property Line
Right-of-way Line
Easement Line
Waterline
Gas Line
Overhead Utility Line
Underground Electric Line
Sanitary Sewer
Storm Sewer
Fence Line (Chain-Link)

Total Acres 4.317 Acres

0.651 Acres are within the R/W of West Erie Avenue

LEGAL DESCRIPTION

Situated in the City of Lorain, County of Lorain and State of Ohio:
And known as being part of Original Black River Township Lot Nos. 20 and 21, Tract No.2, and bounded and described as follows:
Beginning in the center line of Lake Road, at a point which is North 55 deg. 39' East 278.8 feet from an iron pin at the intersection of the center line of said road with the Westerly line of said Black River Township Lot No. 20;
Thence North 34 deg. 19 1/2' West 49 feet to a monument; thence in the same course 495.45 feet to monument; thence in the same course to the low water mark of Lake Erie;
Thence Easterly along the low water mark of Lake Erie, to the Westerly line of lake conveyed to Anne E. & Aldythe Wheatley by deed recorded in Volume 315 Page 567 of Lorain County Records;
Thence Southerly along the Westerly line of said land so conveyed to Anne E. & Aldythe Wheatley as aforesaid to the center line of Lake Road;
Thence Westerly along the center line of Lake Road about 290 feet to the place of beginning; containing within said bounds 4.32 acres of land, be the same more or less but subject to all legal highways.
Excepting from the above described premises any part thereof resulting through change in the shore line of Lake Erie occasioned by other than natural causes or by natural causes other than accretion.
Excepting therefrom, however, so much of the above described premises as was conveyed to the Sandusky and Interurban Electric Railway Company by deed dated May 14, 1901, and recorded in Volume 90, Page 286 of Lorain County Deed Records.

SURVEYOR'S DESCRIPTION

Situated in the City of Lorain, County of Lorain and State of Ohio: and known as being part of Original Black River Township Lot Nos. 20 and 21, Tract No. 2 and bounded and described as follows:

Commencing at a 5/8" iron pin monument found at the intersection of the original centerline of West Erie Avenue (State Route 6) (Width Varies) and the westerly line of Original Black River Township Lot No. 20;

Thence North 55°39'00" East along the original centerline of West Erie Avenue, 278.80 feet to the southeasterly corner of land now or formerly conveyed to Roland Bebber, Trustee or his Successors in Trust, under the Bebber Qualified Domestic Trust dated 02-14-1989 (Parcel 0202021101045) by deed dated June 9, 2005 and recorded in Instrument Number 20050077628 of Lorain County Deed Records and being the PLACE OF BEGINNING of the premises herein described;

Thence North 34°21'00" West along the easterly line of land so conveyed and the easterly line of land conveyed to Lawrence J. & Harriet A. Chrulski (Parcel 0202021101046) by deed dated April 2, 1992 and recorded in Volume 519, Page 581 of Lorain County Deed Records and passing through a 5/8"x30" iron pin set on the relocated northerly right of way of West Erie Avenue at 125.05 feet and passing through a 5/8" iron pin found at the top of bank at 640.00 feet, a distance of 665.00 feet to the approximate low water mark of Lake Erie;

Thence in an easterly direction along the low water mark of Lake Erie, about 292 feet to the northwesterly corner of land conveyed to Anchor Lodge Co. Ltd. (Parcel 0202020101002) by deed dated September 29, 2003 and recorded in Instrument Number 20030929768 of Lorain County Deed Records;

Thence South 34°21'00" East along the westerly line of land so conveyed, passing through a 5/8" iron pin found at the top of bank of Lake Erie at 27.13 feet and passing through a 5/8" iron pin set on the curved northerly relocated right of way of West Erie Avenue at 555.07 feet, a distance of 632.13 feet to the original centerline of West Erie Avenue;

Thence South 55°39'00" West along the original centerline of West Erie Avenue, 290.00 feet to the PLACE OF BEGINNING and containing 4.317 acres of land of which 0.651 acres are within the right of way of West Erie Avenue as surveyed and described by Edward B. Dudley, P.S. 6747 of The Riverstone Company as surveyed in June 24, 2010, being the same more or less, but subject to all legal highways, reservations, restrictions, and easements.

All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"

Being the same tract of land described in a Title Report prepared by Chicago Title Insurance Company, Commitment No. 3008983, dated January 06, 2011 at 6:59 a.m.

CURVE TABLE

Curve	Radius	Length	Chord	Bearing	Delta
C3	2546.50'	233.34'	233.25'	N 67°30'01" E	5°15'00"
C4	1909.86'	105.83'	105.82'	N 63°17'16" E	3°10'30"
C5	2546.50'	233.34'	233.25'	N 59°04'31" E	5°15'00"
C6	2491.50'	163.93'	163.90'	S 66°45'37" W	3°46'11"
C7	1854.86'	102.79'	102.77'	S 63°17'16" W	3°10'30"
C8	2491.50'	27.45'	27.45'	S 61°23'05" W	0°37'52"

ALTA/ACSM LAND TITLE SURVEY

Lakeshore Colonial Apartments
Asset # 8832046 33
3910 West Erie Avenue
Lorain, Ohio

Surveyor's Certification

I hereby certified to: ORIX Capital Markets, LLC as Special Servicer for Wells Fargo Bank, N.A., as Trustee for the Holders of Banc of America Commercial Mortgage Inc. Commercial Mortgage Pass-Through Certificates, Series 2005-4, Chicago Title Insurance Company and MKAssociates, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes items 1-4, 6, 7(a), 7(b)(1), 7(c), 8-11(a), 13, 14 and 16-18 of Table A Optional Survey Responsibilities. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of Ohio, the relative positional accuracy of this survey does not exceed that which is specified therein.

Surveyor's Signature

STATE OF OHIO
EDWARD B. DUDLEY
6747
REGISTERED
PROFESSIONAL SURVEYOR

Registered Surveyor: Edward B. Dudley
Registration Number: 6747
In the State of: Ohio
Date of Last Field Survey: 06/24/2010
Date of Last Revision: 02/22/2011

PROJECT NAME:	Lakeshore Colonial Apts.	MKA PROJECT No.:	1003-11-1980R
ADDRESS:	3910 WEST ERIE AVENUE	CITY: LORAIN	STATE: OH

Survey Prepared By:

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2310 SUPERIOR AVENUE #110
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640

Surveyor's Drawing No.:	10-126
Surveyor's Site Ref:	Lake Shore Aprt.
Checked by: EBD	Drawn by: BK , PG

0 40 80
GRAPHIC SCALE: 1" = 40'

For Inquiries Concerning This Survey Contact MKA
National Coordinators of Land Survey Services
6593 Commerce Court – Warrenton, Virginia 20187
Phone: (540)428-3550 Fax: (540)428-3560
www.mkassociates.com
MKA A National Land Services Group

SHEET 1 OF 1

Copyright 2010 - MKAssociates, Inc. This product style and format is protected by copyright laws and all rights are reserved. The use of this style and format is strictly prohibited without written consent/permission of MKAssociates, Inc.

02-02-020-101-001
02-02-020-A
SCAN # 456625

APPROVED
LORAIN CO.
MAP DEPT.
DATE 2/24/11
CODE 2-02-020-A
BY T. SPILLMAN
JOB # 11-02241-D