ALTA / ACSM LAND TITLE SURVEY

OF

ERIE SHORE LANDING APARTMENTS
5115 LAKE ROAD
PARCEL NO. 03-00-034-101-001
PARCEL NO. 03-00-035-102-029
PARCEL NO. 03-00-035-101-021
CITY OF SHEFFIELD LAKE
COUNTY OF LORAIN
STATE OF OHIO

FOR

GROSVENOR CAPITAL HOLDINGS LLC,
ITS SUCCESSORS AND ASSIGNS

BWIP ERIE SHORE OWNER LLC,

BWIP ERIE SHORE MEMBER LLC

FIRST AMERICAN TITLE
INSURANCE COMPANY

VISION TITLE AGENCY, LLC

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY
VISION TITLE AGENCY, LLC
COMMITMENT NO. 10096V, EFFECTIVE AUGUST 27, 2013

Situated in the City of Sheffield Lake, county of Lorain and state of Ohio and known as being all of Sublots 1, 2, 3, 4, 5, 6 and 7 and all of Sublots 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 and all of Block "H" and part of Sublot 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, part of Original Sheffield Township Lot 34 and 35, 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 72° 23' 00" West along the centerline of Lake Avenue, 174.47 feet to a point;

Thence North 0° 03' 00" East, 31.49 feet to a point on the northerly right of way of Lake Road;

Thence South 72° 23' 00" West along the northerly right of way of Lake Road, 215.00 feet to a 3 / 4" iron pin found at the curve turnout of Buckeye Road (40 feet wide);

Thence along said curved turnout deflecting to the right, an arc of 39.27 feet and a delta of 90° 00' 54", said curve having a radius of 25.00 feet, and a chord that bears North 62° 37' 00" West, 35.36 feet to a 3 /4" iron pin found (0.04 feet south and 0.03 feet east) on the easterly right of way of Buckeye Road;

Thence North 17° 37' 00" West along the easterly right of way of Buckeye Road, 155.42 feet to a point of curvature;

Thence along a curve deflecting to the left, an arc of 42.10 feet and a delta of 80° 24' 23", said curve having a radius of 30.00 feet, and a chord that bears North 22° 35' 10" East, 38.73 feet to a point on the southerly right of way of Cliff Drive (Vacated);

Thence North 17° 37' 00" West along the westerly line of said Sublot 7, 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 Sublots 1 through 7 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 seven (7) courses;

Course 1 Thence North 68°15' 00" East, 102.00 feet to a point;

Course 2 Thence North 34° 00' 00" East, 77.00 feet to a point;

Course 3 Thence North 41° 50' 00" East, 83.00 feet to a point;

Course 4 Thence North 65° 00' 00" East, 65.00 feet to a point;

Course 5 Thence North 74° 35' 00" East, 130.00 feet to a point;

Course 6 Thence North 70° 45' 00" East, 120.00 feet to a point;

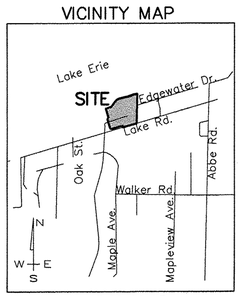
Course 7 Thence North 78° 21' 25" East, 80.14 feet to a point on the westerly line of the Border Cities Company's Sheffield on the Lake Allotment, as recorded in Volume 10, Page 30 of the Lorain County Record of Plats;

Thence South 00° 00' 00" West along the on the westerly line of the Border Cities Company's Sheffield on the Lake Allotment, 530.67 feet to a point on the centerline of said Lake Road;

Thence South 72° 22' 30" West along the centerline of Lake Road, 87.07 feet to the Place of Beginning and containing 6.0346 acres of land of which 0.9919 acres are in Original Sheffield Township Lot 34 and 5.0427 acres are in Original Sheffield Township Lot 35 of which 0.1801 acres are within the right of way of Lake Road surveyed in September of 2013 by Edward b. Dudley, P.S. No. 6747, of The Riverstone Company and described in March of 2014, and subject to all legal highways, restrictions, reservations and easements.

Excepting from the premises any part thereof resulting through the change in the shoreline of Lake Erie occasioned by other than natural causes or by natural causes other than accretion.

VICINITY MAP



NOT TO SCALE

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 10096V WITH AN EFFECTIVE DATE OF AUGUST 27, 2013 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY."

SCHEDULE B, SECTION II ITEMS

TABLE OF EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
VISION TITLE AGENCY, LLC
COMMITMENT NO. 10096V, EFFECTIVE AUGUST 27, 2013

9. Easement appearing in Deed Volume 753, Page 386 of Lorain County Records and shown on the ALTA survey prepared by Riverstone dated October 8, 2013.
(UTILITY POLE SHOWN HEREON.)

10. Easement appearing in Deed Volume 996, Page 271 of Lorain County Records and shown on the ALTA survey prepared by Riverstone dated October 8, 2013.
(UTILITY POLE SHOWN HEREON.)

11. Memorandum of Lease of Real Property appearing in Instrument No. 20120407290 of Lorain County Records.
(AFFECTS SUBJECT PROPERTY AND IS NOT A SURVEY MATTER AND NOT SHOWN HEREON.)

12. Subject Fence encroaches the easterly property line by a maximum distance of 1.7 feet over a distance of 47.9 feet as shown on the ALTA/ACSM Land Title Survey by Riverstone dated October 8, 2013.
(SHOWN HEREON)

13. Concrete Retaining Wall encroaches property line by 8.5 feet, 10.7 feet, 28.1 feet and the concrete breakwall area encroaches subject property by 15.7 feet and 22.6 feet as shown on the ALTA/ACSM Land Title Survey by Riverstone dated October 8, 2013.

14. Coal, oil, natural gas or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
(NOT A SURVEY MATTER AND IS NOT SHOWN HEREON.)

15. Anything herein to the contrary not withstanding, this policy, this policy shall not be construed to guaranty or insure the total quantity of land or acreage described in Schedule A herein.
(6.0346 ACRES 262,866 SQ.FT.)

16. Right, title or interest to any portion of the premises described in Schedule A lying below the "Ordinary High Water Mark" of Lake Erie (defined as 573.4 feet elevation), including land which was formerly the bed of Lake Erie and was created by fills, man-made jetties, bulkheads or artificial accretion or periodic determination by the Ohio Department of Natural Resources that the premises described in Schedule A is identified as being in Lake Erie Erosion Hazard Area pursuant to O.R.C. Section 1506.06.

PROPERTY AREA

TOTAL AREA	6.0346 ACRES	262,866 SQ.FT.
WITHIN LAKE ROAD RIGHT OF WAY	0.1801 ACRES	7,847 SQ.FT.
NET AREA-	5.8545 ACRES	255,019 SQ.FT.

UTILITY PROVIDERS

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

OUPS REFERENCE NO. A326802818
DATE: SEPTEMBER 25, 2013

CITY OF SHEFFIELD LAKE
WATER & SEWER DEPARTMENT
4750 RICHELIEU AVENUE
SHEFFIELD LAKE, OHIO 44054
(440) 949-6331
RECEIVED PLANS
(APPROXIMATE LOCATION OF WATER SHOWN HEREON, NO SEWER PLANS AVAILABLE)

COLUMBIA GAS OF OHIO
2834 STIEGLER RD
MEDINA, OH
(330) 722-7891
RECEIVED PLANS
(APPROXIMATE LOCATION SHOWN HEREON)

COLUMBIA GAS OF OHIO
2834 STIEGLER RD
MEDINA, OH
(330) 722-7891
RECEIVED PLANS
(APPROXIMATE LOCATION SHOWN HEREON)

OHIO EDISON, A FIRST ENERGY COMPANY
1910 WEST MARKET STREET
AKRON, OH 44313-6912
(330) 384-3861
CLEAR CONFIRMATION RECEIVED

CENTURYTEL OF OHIO, INC.
PLANT FACILITIES
1730 WEST 19TH STREET
LORAIN, OHIO 44052
(440) 244-8227
CLEAR CONFIRMATION RECEIVED

TIME WARNER CABLE
1804 EUCLID AVENUE
LORAIN, OHIO 44052
440-207-9853
(PLANS NOT RECEIVED)(NOT REQUIRED)

UTILITY NOTE

Utility Provider source information from plans provided by client, title company and utility provider and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted.

FLOOD NOTE

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 39093C-0127D, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 390355, IN LORAIN COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED." IF THE SUBJECT PROPERTY LIES WITHIN MORE THAN ONE FLOOD ZONE DESIGNATION, THE SURVEYOR SHALL PLOT THE FLOOD ZONE BOUNDARIES THAT AFFECT THE SUBJECT PROPERTY.

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. APPROXIMATE SCALED LOCATION FROM FEMA FLOOD MAPS.

AE REPRESENT AREAS SUBJECT TO 100-YEAR FLOOD WITH BASE FLOOD ELEVATION DETERMINED.

ZONING INFORMATION AND NOTES

CITY OF SHEFFIELD LAKE
609 HARRIS ROAD
SHEFFIELD LAKE, OHIO 44054

(ZONING REQUIREMENTS ARE SUBJECT TO INTERPRETATION, FOR FURTHER VERIFICATION OF ZONING INFORMATION CONTACT: CITY OF SHEFFIELD LAKE, FIRST AMERICAN TITLE INSURANCE COMPANY AND VISION TITLE AGENCY, LLC.)

GENERAL DESCRIPTION CHAPTER 1137
R-3 RESIDENTIAL DISTRICT

ADJACENT PROPERTY ZONING DISTRICT
R-2 RESIDENTIAL DISTRICT

USES PERMITTED 1137.01g
MULTI-FAMILY APARTMENT DWELLINGS

MINIMUM LOT AREA
125,100 Sq.Ft.

HEIGHT RESTRICTIONS 1137.02
MINIMUM 3 STORIES
MAXIMUM 10 STORIES

SETBACK REQUIREMENTS 1137.07b,c,d
FRONT- 45 FEET

SIDE- APARTMENT BUILDINGS SHALL SET BACK FROM THE INTERIOR LOT LINES NOT LESS THAN THE SUM OF THE HEIGHT OF THE BUILDING AND THE LENGTH OF THE WALL ADJACENT TO AND MOST NEARLY PARALLEL TO THE LOT LINE DIVIDED BY SIX FEET, BUT IN NO CASE SHALL THE SIDE YARD BE LESS THAN SIXTEEN FEET.

REAR- THERE SHALL BE A REAR YARD FOR A MAIN BUILDING OF NOT LESS THAN THE SUM OF THE HEIGHT OF THE BUILDING AND THE LENGTH OF THE WALL ADJACENT TO AND MOST NEARLY PARALLEL TO THE LOT LINE DIVIDED BY FOUR, BUT IN NO CASE SHALL THERE BE A REAR YARD OF LESS THAN TWENTY-FIVE FEET.

OBSERVED USE
241 APARTMENT UNITS

OBSERVED AREA
262,866 SQ.FT.
6.0346 ACRES

OBSERVED HEIGHT
102.7 Feet

OBSERVED SETBACKS
Front- 142.9 Feet
Side- 65.0 Feet
Rear- 210.4 Feet

PARKING REQUIREMENTS CHAPTER OR SECTION
Multi-family dwelling - Two and one-half spaces for each unit having two bedrooms or less, and one additional parking space for each additional bedroom in a unit in excess of two bedrooms. One space for each employee.

OBSERVED STRIPED PARKING

REGULAR	201
H/C	009
GARAGE	119
TOTAL	329

Note:

John Wiblin - Residential Building Offical stated that the Erie Shore Landing Apartments is legal non-conforming according to the PZR Report dated March 14, 2014.

SURVEYORS NOTES

1. AT THE TIME OF THE FIELD SURVEYING THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. AT THE TIME OF THE FIELD SURVEYING THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
3. AT THE TIME OF THE FIELD SURVEYING THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
4. AT THE TIME OF THE FIELD SURVEYING THERE WAS NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES.
5. AT THE TIME OF THE FIELD SURVEYING THERE WAS NO OBSERVABLE EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS.
6. OWNERSHIP OF FENCES ARE UNKNOWN UNLESS OTHERWISE NOTED.
7. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
8. ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS SURVEY AS FOUND AND/OR USED ARE IN GOOD CONDITION, UNDISTURBED, UNLESS OTHERWISE NOTED.
9. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE. I HEREBY CERTIFY I HAVE SURVEYED THE SUBJECT PREMISES AND PREPARED THIS DRAWING IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
10. THE RIVERSTONE COMPANY CARRIES PROFESSIONAL LIABILITY INSURANCE AS PART OF THE COMMERCIAL BUSINESS INSURANCE POLICY.
11. THE RIVERSTONE COMPANY WAS NOT PROVIDED A WETLANDS DELINEATION REPORT AT THE TIME OF THE SURVEY.
12. THE DEPICTION OF BLOCK "H" OF THE BORDER CITIES COMPANY'S SHORE SUBDIVISION AND BUCKEYE COUNTRY CLUB (VOLUME 10, PAGE 30) IS NOT SHOWN HEREON. THAT PORTION OF THE RECORD PLAT IS ILLEGIBLE AND CANNOT BE ACCURATELY REPRODUCED.

2011 ALTA/ACSM CERTIFICATION

To Grosvenor Capital Holdings LLC, its successors and assigns, BWIP Erie Shore Owner LLC, BWIP Erie Shore Member LLC, First American Title Insurance Company and Vision Title Agency, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7A, 7B, 7C, 8, 9, 11A, 11B, 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 24, 2013.

April 10, 2014

EDWARD B. DUDLEY, III P.S. NO. 6747 DATE

STATE OF OHIO
EDWARD B. DUDLEY, III
6747
REGISTERED
PROFESSIONAL SURVEYOR

REVISIONS

3/6/14	Certification
3/26/14	Kirtland Comments
4/01/14	Lender
4/02/14	Encroachment Notes
4/10/14	Legal

№ 03242
APPROVED
LORAIN CO.
MAP DEPT.
DATE 4/10/14
PARCEL 3-00-034 & 035
BY T. SULLIVAN
APPROVAL # 14-03242

DRAWN BY

BDK

SURVEYORS

BS

APPROVED

EBD PS NO. 6747

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

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ERIE SHORE LANDING APARTMENTS

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