

ALTA/NSPS LAND TITLE SURVEY

Situated in the City of Lorain, County of Lorain and State of Ohio and known as being part of Original Lot No. 5, Tract 2, Black River Township, Further known as being part of Block C in the Ashwood Acres Subdivision No. 2 as recorded in Volume 29, Page 10 of Lorain County Plat Records August 2021 SCALE 1"=50'

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION FROM COMMITMENT
 Situated in the City of Lorain, County of Lorain and State of Ohio: and known as being part of Block C in Ashwood Acres Subdivision No. 2 as recorded in Volume 29, Page 10 of Lorain County Plat Records, of part of Original Black River Township Lot No. 5, Tract No. 2 and more definitely described as follows:
 Beginning at the intersection of the centerline of Ashland Avenue, 60 feet wide with the centerline of Shaffer Drive, 60 feet wide, as shown by recorded plat in Volume 29, Page 10 of Lorain County Records;
 Thence North 88°36'32" East, along the centerline of Shaffer Drive, a distance of 161.23 feet to a point;
 Thence South 01°23'28" East, a distance of 30.00 feet to a point at the northeast corner of Sublot No. 52, in said Ashwood Acres Subdivision No. 2, recorded as aforesaid and the and the principle place of beginning;
 Thence North 88°36'32" East, along the southerly right of way of Shaffer Drive, a distance of 52.59 feet to a point of curvature;
 Thence continuing along the southerly right of way of Shaffer Drive in the arc of a circular curve deflecting to the right, a distance of 158.53 feet to a point of reverse curve, said curve has a radius of 408.09 feet, a central angle of 22°15'28" and a chord of 157.54 feet bearing South 80°15'44" East;
 Thence continuing along the southerly right of way of Shaffer Drive in the arc of a circular curve deflecting to the left, a distance of 181.87 feet to a point of tangency, said curve has a radius of 466.52 feet, a central angle of 22°20'10" and a chord of 180.73 feet bearing South 80°18'05" East;
 Thence continuing along the southerly right of way of Shaffer Drive, North 88°31'50" East, a distance of 259.77 feet to a point, said point being the northwest corner of land conveyed to the Citizens Home and Savings Association;
 Thence South 01°28'10" East, along the westerly line of said land so conveyed to the Citizens Home and Savings Association and the southerly extension thereof, a distance of 389.37 feet to a point;
 Thence South 88°36'20" West, a distance of 155.00 feet to a point;
 Thence South 01°15'30" East, a distance of 90.50 feet to a point;
 Thence South 88°36'05" West, a distance of 488.03 feet to a point, said point being the southeast corner of Sublot No. 55 in Ashwood Acres Subdivision No. 2, recorded as aforesaid;
 Thence North 01°23'28" West, along the easterly line of Sublots Nos. 55, 53, and 52, a distance of 544.74 feet to a point and the principle place of beginning;
 Containing within said bounds 7.0804 acres of land, be the same more or less, but subject to all legal highways. As surveyed by J.R. Foor & Associates in December of 1976.

LEGAL DESCRIPTION FROM SURVEY
 Situated in the City of Lorain, County of Lorain and State of Ohio, known as being part of Original Black River Township Lot No. 5, Tract 2. Further being part of Block C in Ashwood Acres Subdivision No. 2 as recorded in Volume 29, Page 10 of Lorain County Plat Records and more specifically defined as follows:
 Beginning at the centerline intersection of Ashland Avenue (60 feet wide) and Shaffer Drive (60 feet wide) as shown by said plat;
 Thence North 88°36'32" East, along said centerline of Shaffer Drive, 161.19 feet to a point;
 Thence South 01°29'32" East, 30.00 feet to a 1 inch iron pipe found in the Southerly sideline of said Shaffer Drive at the Northeastly corner of Sublot No. 52 in said subdivision, and the PRINCIPAL PLACE OF BEGINNING;

- COURSE I** Thence North 88°36'32" East, along said Southerly sideline, 52.59 feet to a point;
- COURSE II** Thence along the arc of said Southerly sideline deflecting to the right, 158.53 feet, said arc having a radius of 408.21 feet a central angle of 22°36'43" and a chord which bears South 79°43'11" East, 158.26 feet to a point;
- COURSE III** Thence along the arc of said Southerly sideline deflecting to the left, 180.77 feet, said arc having a radius of 466.52 feet a central angle of 22°20'10" and a chord which bears South 80°31'30" East, 179.64 feet to a point of tangency there;
- COURSE IV** Thence North 88°22'28" East, continuing along said Southerly sideline of Shaffer Drive, 260.92 feet to a 1 inch iron pipe found at the Northwestly corner of land conveyed to Genfed Financial Credit Union, Inc. by deed recorded in Instrument No. 2012-0415888 (PPN: 02-02-005-114-030);
- COURSE V** Thence South 01°27'46" East, along the Westerly line of said "Genfed Financial" and the Westerly line of the Salem Court Condominiums as shown by recorded plat Volume 37, Page 10 of Lorain County Plat Records, 389.37 feet to the Southwestly corner of said Condominium, witness 1 inch iron pipe found (0.34' E/ 0.50' N); said point lying in the Northernly line of land conveyed to Salem Court Condominiums Association, Inc. by Instrument No. 1986-0207264 (PPN: 02-02-005-114-059);
- COURSE VI** Thence South 88°36'20" West, along said Northernly line of said Salem Court Condominium Association, Inc., 155.00 feet to the Northwestly corner thereof, witness 1 inch iron pipe found (0.16' E);
- COURSE VII** Thence South 00°30'53" East, along the Westerly line of said Salem Court Condominium Association, Inc., 89.68 feet to a 1 inch iron pipe found in the Northernly line of Parcel 1 of land conveyed to SFEIR Enterprises, LLC, by Instrument No. 2007-0203332 (PPN: 02-02-005-114-052);
- COURSE VIII** Thence South 88°30'21" West, along the Northernly line of said parcel 1 of "SFEIR Enterprises" and the Northernly lines of the following parcels: Parcel 2 of "SFEIR Enterprises, Instrument No. 2007-0203332 (PPN: 02-02-005-114-048, John Barb, Jr., Instrument No. 1978-0906984 (PPN: 02-02-005-114-050), Robb Property Holdings, LLC, Instrument No. 2019-0713688 (PPN: 02-02-005-114-042) and Hoffman Family Investments, LLC, Instrument No. 1997-0465318 (PPN: 02-02-005-114-043), 488.06 feet to the Southeast corner of Sublot No. 55 in said Ashwood Acres Subdivision No. 2 (Witness a 1 inch iron pipe found 0.14' N);
- COURSE IX** Thence North 01°29'32" West, along the Easterly lines of Sublots No's 55, 54, 53 & 52 in said subdivision, 544.74 feet to the Principal Place of Beginning and containing 7.0816 acres (308,474 sq.ft.) of land, as calculated and described from a survey performed by William C. Vondra Jr., P.S. 7478 of LDC, Inc., Bearings refer to Ohio North NAD 83 (2011), Geoid 128 ODOT VRS Network;

SCHEDULE "B" ITEMS

- Being the same tract of land described in a title report by First American Title Insurance Company, Commitment File No.: 813212139, dated June 30, 2021 at 7:29 am
- Electric Line Easement granted to the Ohio Edison Company, recorded in Volume 1088, Page 621 of Lorain County Records. AFFECTS SUBJECT PARCEL AND MORE LAND - PLOTTED
 - The above Easement was amended by Instrument recorded in Volume 1091, Page 932 of Lorain County Records. AFFECTS SUBJECT PARCEL AND MORE LAND - PLOTTED
 - Electric Line Easement granted to the Ohio Edison Company, recorded in Volume 1091, Page 662 of Lorain County Records. AFFECTS SUBJECT PARCEL AND MORE LAND - PLOTTED SAME AS NO. 13
 - Easement granted to Harold A. West, recorded in Volume 1160, Page 12 of Lorain County Records. ABUTS & BENEFITS SUBJECT PARCEL - PLOTTED
 - Underground Facilities Easement granted to Ohio Edison Company, recorded in Volume 1161, Page 959 of Lorain County Records. AFFECTS SUBJECT PARCEL - BLANKET EASEMENT - "SOUTH OF SHAFFER DRIVE IN THE GRANTORS MULTIPLE RESIDENCE COMPLEX..."
 - Telephone Line Easement granted to The Lorain Telephone Company, recorded in Volume 1162, Page 282 of Lorain County Records. AFFECTS ENTIRE SUBJECT PROPERTY - BLANKET
 - Sanitary and Storm Sewer Easement granted to the City of Lorain, recorded in Volume 1169, Page 660 of Lorain County Records. ABUTS SUBJECT PROPERTY - PLOTTED
 - Sanitary and Storm Sewer Easement granted to the City of Lorain, recorded in Volume 1169, Page 663 of Lorain County Records. AFFECTS SUBJECT PROPERTY - PLOTTED
 - Sanitary and Storm Sewer Easement granted to the City of Lorain, recorded in Volume 1169, Page 666 of Lorain County Records. AFFECTS SUBJECT PROPERTY - PLOTTED
 - Not Survey Related
 - Drainage Channel Easement granted to Rhockel Investment Group, recorded in Lorain County Recorder's File No. 980567866. ABUTS SUBJECT PROPERTY - PLOTTED
 - Joint Easement (City of Lorain-Ohio Edison) as depicted on the plat reorded in Plat Volume 29, Page 10 of Lorain County Records. BENEFITS SUBJECT PROPERTY - PLOTTED

SURVEY NOTES

- 7.0804 Acres (Deed)
- 7.0816 Acres / 308,474 sq.ft. (Survey)
- Block "C" in the plat of Ashwood Acres No.2 Does not close
- Deed in Commitment Does not close
- Property is to be conveyed to Rhockel Investment Group Holding, LLC, a Delaware limited liability company.

ENCROACHMENTS

- NONE APPARENT
- LEGEND**
- Clean Out
 - Catch Basin
 - Curb Inlet
 - Yard Drain
 - Manhole
 - Sanitary Manhole
 - Storm Inlet MH
 - House/Down Spout
 - Water Valve
 - Water Meter
 - Fire Hydrant
 - Well
 - Gas Valve
 - Gas Meter
 - Mailbox
 - Guard Post
 - Sign
 - Guide Wire
 - Power Pole
 - Light Power Pole
 - Traffic Signal Pole
 - Traffic Signal Box
 - Electrical Meter (Wall Mounted)
 - Telephone (SAC) Box
 - Tree
 - Pine Tree
 - Bush
 - Monitoring Well
 - Gas Service Lids

AREA NOTES

Total land area: 7.0816 Acres / 308,474 sq.ft.
 Total area of all buildings: 50,841 sq.ft.
 50,841 / 308,474 = 16.4% coverage
 18(Units) x 7.09 ac. = 128 Units allowed
 168 Units total

ZONING

ZONING INFORMATION (As per report #21SF-0103 dated August 3, 2021) Property is considered "legal non-conforming"		
R-3 High Density Residential District		
Sect. #	Permitted Uses	PARKING
4.02	Multi - family Dwellings	4.03-1 2 spaces per unit + 25 spaces per unit for guests
4.03	Schedule	Notes
	Min Area	NA
	Min Lot Width	NA
	Min Lot Depth	NA
	Min Frnt Yard SB	30'
	Min rear Yard SB	35'
	Min side Yard SB	10'/20'
	Max. lot coverage	50% including accessory buildings
	Max. bldg hght.	35' or 2 1/2 stories
Conversations made with Drew Crawford, Lorain Zoning Administrator that no zoning issues are present for this parcel 200 W. Erie Ave. Lorain, Oh. 44052 (440) 204-2045		

PARKING SPACES

270 TOTAL Parking Spaces
 -36 Spaces marked in BLUE striping in front of Handicap signs
 168(units) x 2.25(spaces)= 378 spaces required

CERTIFICATION

TO: Rhockel Investment Group Holding, LLC, a Delaware limited liability company, Sabal Capital II, LLC a Delaware limited liability company and/or SBOF SPV LLC, a Delaware limited liability company and its successor and/or assigns as both their respective interests may appear, Guardian Title & Surety Agency, Inc. and First American Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8(a), 8(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18 and 19, OF TABLE A THEREOF.
 DATE OF LAST REVISION: August 10th, 2021 FIELD WORK WAS COMPLETED ON July 6th, 2021.
 DATE: 8-10-21
 William C. Vondra Jr., P.S. 7478

UNIT AREAS

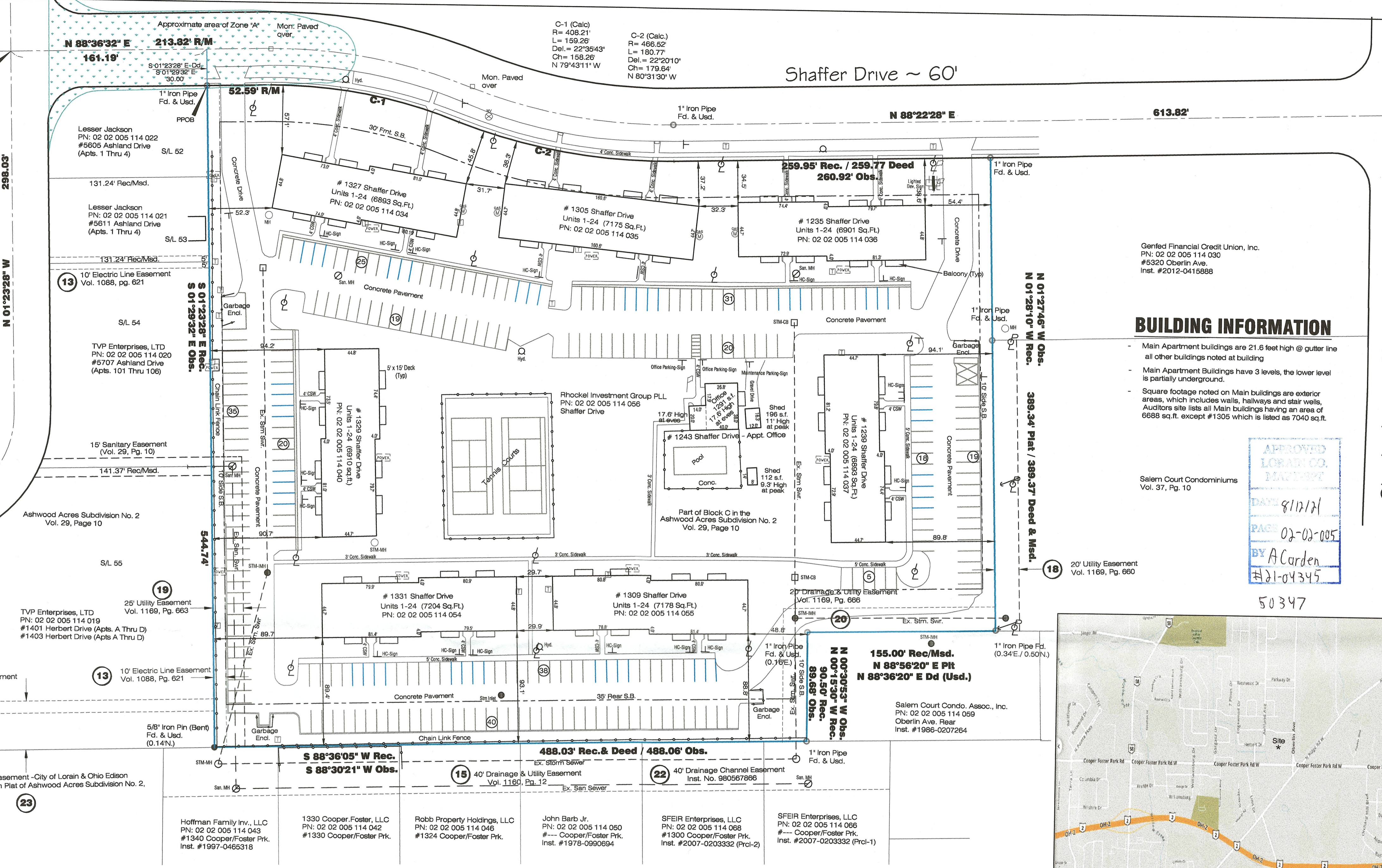
Std. 1 bedroom unit: 638 sq.ft.
 Std. 2 bedroom unit: 771 sq.ft.
 Del. 1 bedroom unit: 724 sq.ft.
 Del. 2 bedroom unit: 658 sq.ft.
 (Per Apartment Office)

Vicinity Map



TABLE A NOTES

- ADDRESSES SHOWN
- FLOOD NOTE SHOWN
- MEASURED HEIGHTS SHOWN AND NOTED TO THE LEFT
- GROSS AREA SHOWN BY RECORD & BUYER
- ZONING STATED
- BUILDINGS DIMENSIONS & SQUARE FOOTAGE SHOWN
- NOTED ON BUILDING
- STANTIAL FEATURES SHOWN
- SEE PARKING NOTE TO THE LEFT
- NO PARTY WALL DESIGNATED
- UTILITIES SHOWN FROM FIELD INVESTIGATION AND SITE DEVELOPMENT PLAN (SURFACE MATTERS ONLY)
- ADJOINERS SHOWN
- Property has direct vehicle & pedestrian access to Shaffer drive, a public highway
- NO CURRENT EARTH MOVING FOUND OR RECENT CONSTRUCTION
- NONE
- NO EVIDENCE OF SITE BEING USED AS A DUMP SITE



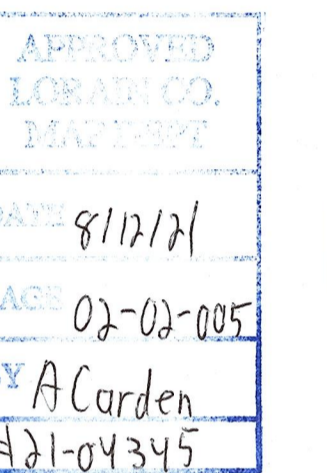
BUILDING INFORMATION

- Main Apartment buildings are 21.6 feet high @ gutter line all other buildings noted at building
- Main Apartment Buildings have 3 levels, the lower level is partially underground.
- Square footage noted on Main buildings are exterior areas, which includes walls, hallways and stair wells. Auditors site lists all Main buildings having an area of 6685 sq.ft. except #1305 which is listed as 7040 sq.ft.

Genfed Financial Credit Union, Inc.
 P.N: 02 02 005 114 030
 #5320 Oberlin Ave.
 Inst. #2012-0415888

Salem Court Condominiums
 Vol. 37, Pg. 10

20' Utility Easement
 Vol. 1169, Pg. 660



50347

LAND DESIGN consultants
 www.LDCinc.net
 ENGINEERS PLANNERS SURVEYORS
 9025 Osborne Drive Mentor, Ohio 44060
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 (440) 354-8938 FAX: (440) 255-9575

Pinebrook Towers Apartments
 Shaffer Drive
 City of Lorain - Lorain County - Ohio

DATE 8/10/2021
 SCALE: HOR. 1"=50'
 VERT. _____
 FILENAME ALTA-2021
 COMPUTER S:
 TAB NAME PLAT

ALTA-NSPS Land Title Survey

SHEET 1 OF 1
 CONTRACT No. RHOC11-2101