

Legal Description  
For  
LAKESIDE TEN APARTMENTS  
Sheffield Lake, Ohio  
May 17, 1988

Situated in the City of Sheffield Lake, County of Lorain, State of Ohio, and known as being part of Original Lot 34 and 35, Sheffield Township, and more fully described as follows:

Also known as being all of Lots 1 through 7 and all of Lots 11 through 20 and all of Block "H" and part of Lot 10 in Block "A" of The Border Cities Company's Shore Subdivision and Buckeye Country Club as recorded in Volume 10, Page 30 of the Lorain County Record of Plats 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, a 60 foot wide right-of-way and the east line of Original Lot 35;

Thence South 72° 23' 00" West a distance of 174.47 feet to a point;

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

Thence South 72° 23' 00" West along the northerly line of Lake Road, a distance of 215.00 feet to a point of curvature;

Thence northwesterly along the arc of a curve to the right whose central angle is 90°, radius is 25.00 feet, tangent is 25.00 feet, chord is 35.36 feet, a distance of 39.27 feet to a point on the easterly line of Buckeye Road, a 40 foot wide right-of-way;

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

Thence northeasterly along the arc of a curve to the left whose central angle is 80° 24' 21" radius is 30.00 feet, tangent is 25.35 feet, chord is 38.73 feet, a distance of 42.10 feet to a point on the south side of Cliff Drive vacated;

Thence North 17° 37' 00" West along the west line of said Lot 7, a distance of approximately 145 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 Lot 7 through Lot 1 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 Deed, a distance of about 690 feet to a point;

Thence South along the West line of the Border Cities Company's Sheffield On The Lake Allotment, as recorded in Volume 11, Page 7 of the Lorain County Record of Plat, a distance of about 532 feet to a point on the centerline of Lake Road;

Thence South 72° 22' 30" West along the centerline of Lake Road, a distance of 87.07 feet to the place of beginning and containing 6.1 acres of land, more or less, but subject to all legal highways, easements and restrictions of record.

FORM OF SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to The South Shore Investment Property Inc. (Borrower), National Title Company (Title Company), Leader Mortgage Company (Lender), and Federal Home Loan Mortgage Corporation (Lender) that: (i) the drawing hereon is a correct representation of a Location Survey made by the undersigned as of the date shown hereon; (ii) the perimeter of the survey was established by field measurements; (iii) all the property surveyed and described is contiguous along the entire boundary thereof, and is enclosed within the perimeter shown; and (iv) the right-of-way line of Lake Road is contiguous to the perimeter of the property surveyed. The undersigned further certifies that there are no encroachments or easements or possessory interests (other than those of the owner) or gaps or overlaps relating to the property surveyed other than as shown hereon as determined by Title Commitment (National Title Company) dated May 17, 1988.

*Joseph Graham*  
Joseph Graham, P.S., Surveyor's No. 6100

NOTE:  
LEGAL DESCRIPTION FOR PROPOSED  
PARKING INGRESS & EGRESS EASEMENT'S  
ARE NOT FROM AN ACTUAL FIELD SURVEY.

LEGAL DESCRIPTION FOR PROPOSED  
PARKING INGRESS & EGRESS EASEMENT'S  
ARE NOT FROM AN ACTUAL FIELD SURVEY.

Legal Description  
For  
PROPOSED PARKING, INGRESS AND EGRESS EASEMENT  
LAKESIDE TEN APARTMENTS  
Sheffield Lake, Ohio  
May 17, 1988

Situated in the City of Sheffield Lake, Lorain County, Ohio and known as being part of Original Lot Nos. 34 and 35 and being further bounded and described as follows:

Beginning in the centerline of Lake Road and the centerline of Buckeye Drive, as shown by the Border City Company's Shore Subdivision and Buckeye Country Club, as shown in Volume 10, Page 30 of Lorain County Records of Plats;

Thence North 17° 38' West in the centerline of Buckeye Drive, a distance of 255.00 feet to the centerline of Cliff Drive;

Thence North 72° 22' East in the centerline of Cliff Drive, a distance of 45.00 feet to a point;

Thence North 17° 38' West in the Westly line of Sublot No. 7 of Border City Company's Shore Subdivision and Buckeye Country Club, a distance of 155.00 feet to a point at the low water of Lake Erie, as established by international agreement at Father's Point, Quebec, in 1955, said low water mark being at an elevation of 568.60 feet; Thence North 68° 15' East 102.00 feet to the principal place of beginning;

Thence North 72° East 310 feet to an angle point;

Thence South 87° 59' 41" East 179.98 feet to the easterly line of Lakeside Ten Apartments;

Thence due North along said easter line 154 feet to a point;

Thence South 78° 21' 25" West 80.41 feet to a point;

Thence South 70° 45' West 120.00 feet to a point;

Thence South 74° 35' West 130.00 feet to a point;

Thence South 65° 00' West 65 feet to a point;

Thence South 41° 50' West 83 feet to the principal place of beginning containing 1.0893 acres of land, being the same, more or less, but subject to all legal highways.

Legal Description  
For  
PROPOSED INGRESS-EGRESS EASEMENT  
FOR ACCESS TO LAKE ERIE  
LAKESIDE TEN APARTMENTS  
Sheffield Lake, Ohio  
May 17, 1988

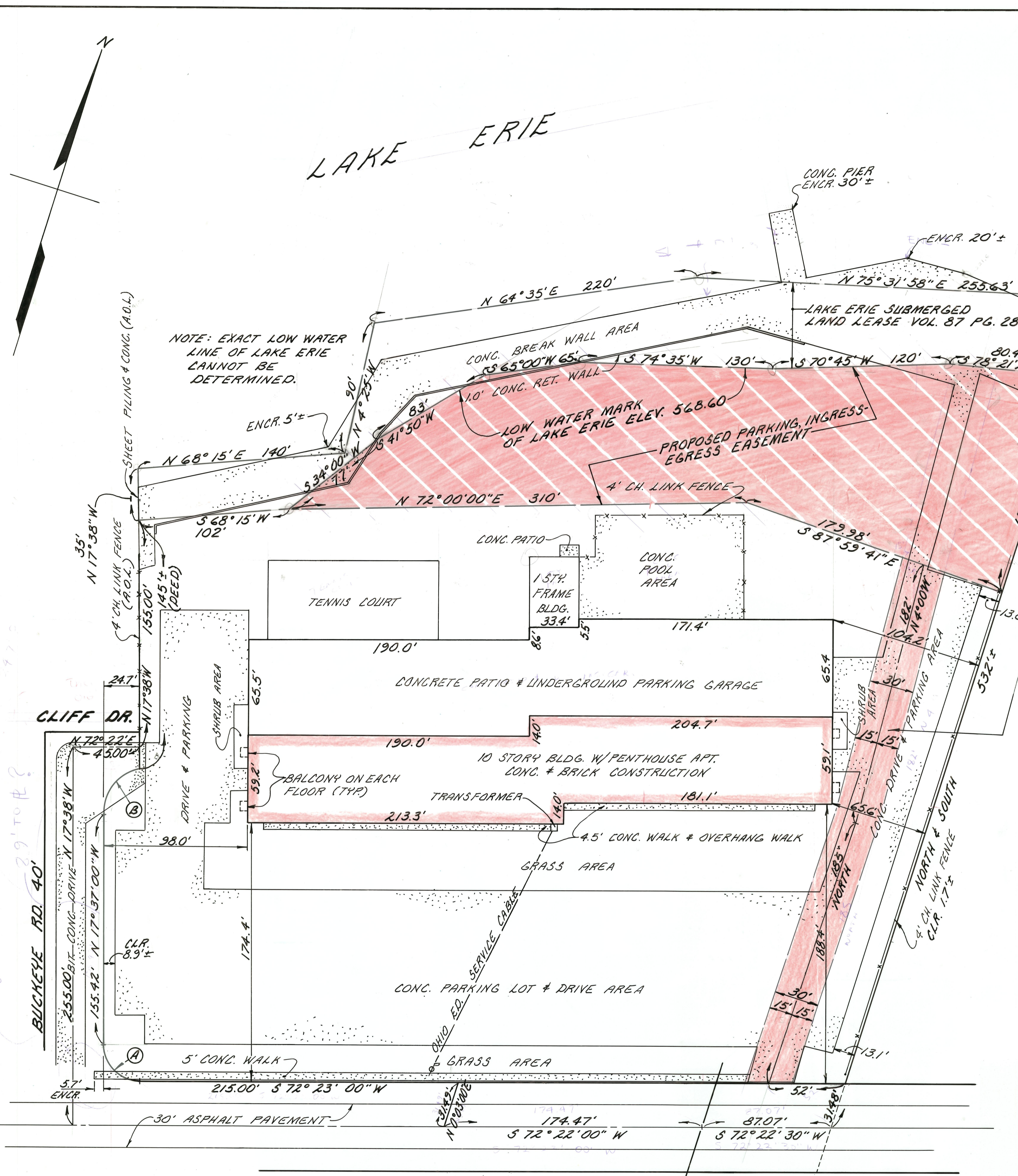
Situated in the City of Sheffield Lake, Lorain County, Ohio and known as being part of Original Lot No. 34 and being further bounded and described as follows:

Beginning on the southeasterly line of land conveyed to Lakeside Ten Apartments at its intersection with the northerly right-of-way line of Lake Road, 60 feet wide, Thence South 72° 22' 30" West along said right-of-way line 52.00 feet to the centerline of a 30 feet wide Ingress and Egress Easement and the principal place of beginning;

Said easement is described as being 15 feet wide measured at right angles easterly and westerly from the following described centerline;

Thence due North 185.00 feet to an angle point;

Thence North 4° West 182.00 feet to the termination of this easement, said easterly and westerly lines being foreshortened and lengthened as required by skewed right-of-way of Lake Road and the skewed southerly line of the proposed parking, Ingress and Egress Easement.



CURVE DATA

Ⓐ R=25'	Ⓑ R=30'
Δ=90°00'00"	Δ=80°24'21"
T=25.00'	T=25.35'
A=39.27'	A=42.10'
C=35.36'	C=38.73'
N 62°37'00"W	N 22°35'10"E

#50969

LOCATION SURVEY  
OF  
LAKESIDE TEN APARTMENTS  
SHEFFIELD LAKE, OHIO

DESIGNED	J.A.G.	DRAWN	J.T.O.	CHECKED
DATE	MAY 17, 1988	REVISED		SCALE 1"=40'