

1 TITLE DESCRIPTION

A new survey and legal description must be approved by the municipality and county prior to deed transfer. (As to Parcels 6 and 7) Parcel No. 1: Situated in the City of Amherst, County of Lorain and State of Ohio, and known as being part of Original Amherst Township Lot Nos. 4 and 97, more particularly described as follows: Commencing at an iron pin in a monument box in the centerline of Quarry Road, 60 feet wide, this point being 623.13 feet North 31°21'25" East, measured along said centerline, from the intersection of Quarry Road and the Southerly line of Original Amherst Township Lot No. 97; thence the following three courses along the centerline of Quarry Road: North 0°20'15" East, 953.33 feet to an iron pin in a monument box; due North 352.55 feet to a point; North 1°44'10" West, 583.43 feet to a centerline of Milan Avenue, 66 feet wide; thence due East along the centerline of Milan Avenue 462.00 feet to the Westerly line of Original Amherst Township Lot No. 4; thence South 0°35'30" East, along the Westerly line of Original Amherst Township Lot No. 4, a distance of 2429.06 feet to a 7/8" iron pipe found at the Southwest corner of Original Amherst Township Lot No. 4; said point being the Southeast corner of Original Amherst Township Lot No. 97; thence North 89°26'26" West along the Southerly line of Original Amherst Township Lot No. 97 a distance of 5.84 feet to a 5/8" rebar with yellow "R.E. Warner & Associates" cap set; said rebar being set on the Easterly line of land conveyed to Mario Cipolla, Trustee by Consolidated Rail Corporation as recorded in Volume 1354, Page 914 of Lorain County Deed Records, and being as the Principal Place of Beginning thence continuing, North 89°26'26" West along the Southerly line of Original Lot No. 97, a distance of 50.13 feet to a 5/8" rebar with yellow "R.E. Warner & Associates" cap set on the Westerly line of said Cipolla lands; thence in the arc of a curve which deflects to the right a distance of 537.77 feet to a 7/8" iron pipe found; said arc passing through a 1" iron pipe found 0.62 East and 246.82 feet North of the Southerly line of O.L. 4; said curve having a radius of 955.37 feet, a central angle of 32°15'05" and a chord of 530.70 feet bearing North 20°55'12" East; thence North 34°53'28" East continuing in the Westerly line of lands conveyed to Mario Cipolla, a distance of 264.94 feet to a 5/8" rebar with yellow "R.E. Warner & Associates" cap set; thence South 48°25'40" East a distance of 50.34 feet to a 5/8" rebar with yellow "R.E. Warner & Associates" cap set; thence South 34°53'28" West along the Easterly line of lands conveyed to Mario Cipolla passing through a 7/8" iron pipe found at 16.70 feet, a distance of 260.03 feet to a 5/8" rebar with yellow "R.E. Warner & Associates" cap set; thence in the arc of a curve which deflects to the left a distance of 506.85 feet; said curve having a radius of 905.37 feet, a central angle of 32°04'32" and a chord of 500.26 feet which bears South 21°03'59" West, to the Principal Place of Beginning; containing 0.9008 acres of land, to be the same more or less. The basis of bearings is the centerline of Milan Avenue as aforementioned. This description prepared by R.E. Warner & Associates, Michael A. Straub, Professional Surveyor #7055, in November 1988 and is based on a field survey.

Parcel No. 2: Situated in the City of Amherst, County of Lorain and State of Ohio; and known as being part of Original Amherst Township Lot No. 4, more particularly described as follows: Commencing at an iron pin in a monument box in the centerline of Quarry road, 60 feet wide, this point being 623.13 feet North 31°21'25" East, measured along said centerline, from the intersection of Quarry Road and the Southerly line of Original Amherst Township Lot No. 97; thence the following three courses along the centerline of Quarry Road: North 0°20'15" East, 953.33 feet to an iron pin in a monument box; due North, 352.55 feet to a point; North 1°44'10" West, 583.43 feet to the centerline of Milan Avenue, 66 feet wide; thence due East along the centerline of Milan Avenue 462.00 feet to the Westerly line of Original Amherst Township Lot No. 4; Thence South 0°35'30" East, along the Westerly line of Original Amherst Township Lot No. 4, a distance of 300.00 feet to the Southwest corner of land conveyed to Mario and Marilyn Cipolla, by deed recorded in Volume 204, Page 31 of Lorain County Records, where set a 5/8" rebar with yellow "R.E. Warner & Associates" cap and being the Principal Place of Beginning;

Thence due East, along the Southerly line of land conveyed to Mario and Marilyn Cipolla 54.00 feet to a 5/8" rebar with yellow "R.E. Warner & Associates" cap set; Thence South 0°35'30" East parallel with the Westerly line of Original Amherst Township Lot No. 4, a distance of 352.26 feet to a 5/8" rebar with yellow "R.E. Warner & Associates" cap set; Thence South 11°19'08" East, 859.69 feet to a 5/8" rebar with yellow "R.E. Warner & Associates" cap set; thence South 48°25'40" East, 306.93 feet to a point on the Westerly line of a 50 feet wide strip of land conveyed to Mario and Marilyn Cipolla, by deed recorded in Volume 1354, Page 914 of Lorain County Records;

Thence South 34°53'28" West along the Westerly line of said 50 feet strip conveyed to Mario and Marilyn Cipolla, 264.94 feet to a 7/8" iron pipe found, the same being a point of curvature; Thence along a curve deflecting to the left, having a radius of 955.37 feet, and central angle of 17°11'26", a chord bearing and distance of South 28°27'02" West, 265.57 feet, and passing through a 1" iron pin found at 284.86 feet, a distance of 286.64 feet to a point on the Westerly line of Original Amherst Township Lot No. 4;

Thence North 0°35'30" West along the Westerly line of Original Amherst Township Lot No. 4 and the Easterly line of land conveyed to Mario and Marilyn Cipolla, by deed recorded in Volume 204, Page 29 of Lorain County Deed Records, 1883.86 feet to the Principal Place of Beginning; containing 3.8734 acres of land, be the same more or less. This description prepared by R.E. Warner & Associates, Michael A. Straub, Professional Surveyor #7055, in June, 1997 and is based on a field survey.

Parcel No. 3: Situated in the City of Amherst, County of Lorain and State of Ohio, Being known as parts of Original Amherst Township Lot Nos. 6 and 95 and more definitely described as follows: Beginning at a point in the centerline of Middle Ridge Road and being the Southwest corner of land conveyed to Wayne and Louise Meyers as recorded in Volume 934, Page 66 of Lorain County Deed Records.

Thence North 9°15' West along said Meyers Easterly line and also being the Easterly side line of the Consolidated Rail Corporation (Conrail) spur, a distance of 1,558.00 feet to an iron pipe set at a point of curve and passing thru an iron pipe found 31.03 feet North of said center line.

Thence in the arc of a curve deflecting to the right whose radius is 1,404.81' and whose chord bears North 4°11'37" West a chord distance of 247.63 feet to an iron pipe found at the Northerly line of Original Lot No. 6.

Thence North 89°27'30" West along the Northerly lines of Original Lot 6 and 95, a distance of 50.00 feet to an iron pipe set.

Thence along the Westerly side line of Conrail spur and the Easterly line of land conveyed to John and Aileen Yacow by deed recorded in Volume 992, Page 538 of Lorain County Deed Records, and being in the arc of curve deflecting to the left whose radius is 1,454.81 feet and whose chord bears South 4°11'57" East, a chord distance of 296.10 feet to an iron pipe set.

Thence South 9°15' East along said Yacow's Easterly line and the Conrail's spur Westerly line, a distance of 1,572.66 feet to the center line of Middle Ridge Road and passing thru an iron pipe set 31.03 feet North of said center line.

Thence North 64°25' East along the centerline of Middle Ridge Road, a distance of 52.10 feet to the place of beginning embracing 2.08 acres of land of which 1.77 acres lies in Original Lot No. 6 and 0.31 acres lies in Original Lot No. 95, as surveyed by McGinchy & Associated, Inc., Professional Engineer and Surveyors in November 1984.

Parcel No. 4: Situated in the Township of Amherst, County of Lorain and State of Ohio and being a part of Original Township Lot 96, bounded and described as follows:

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39093C0094D & 39093C0113D, WHICH BEARS AN EFFECTIVE DATE OF 8/19/2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

12 PARKING INFORMATION

Per zoning report, the subject property contains 459 homesites and 2 apartment units No striped parking was observed at the time of the survey However, per visual inspection, there appears to be space for a minimum of 2 parking spaces per site

1 TITLE DESCRIPTION

Beginning at a point on the Northerly line of Original Amherst Township Lot 96 and in the center of the Quarry Road, 60 feet in width, and on the Northerly line of premises as deeded to Seymour Norton by deed dated April 18, 1950, and recorded in Deed Volume 486, Page 206 of Lorain County Record of Deeds;

thence from this point North 89°30' East along the Northerly line of Lot 96, passing through an iron pin on the Easterly line of the Quarry Road, set 35.21 feet Easterly from the center of said road, a distance of 180 feet to an iron pin;

thence South 26°35' West a distance of 175 feet to an iron pin;

thence North 56°44' West, passing through an iron pin on the Easterly line of Quarry Road set 30.02 feet Easterly from the center of said road, a distance of 150 feet to a point in the center of said road;

thence North 31° 04' East along the center of the Quarry Road a distance of 85 feet to a point and the place of beginning of the premises herein described, containing within said bounds .431 acres of land as surveyed by J.W. Warden and Associates, Registered Surveyors, May 1, 1957.

Parcel No. 5: Situated in the Township of Amherst, County of Lorain and State of Ohio and being that part of O.L. 96 bounded and described as follows: Beginning at the centerline of Quarry Road at its intersection with the North line of O.L. 96; thence South 89°49' East along the North line of O.L. 96 a distance of 160.00 feet to the Northeast corner of property as conveyed to Hughey Leadingham by Deed found recorded in Volume 697, Page 189 of Lorain County Records of Deeds and the principal place of beginning of land hereafter described;

thence continuing South 89°49' East along the North line of O.L. 96 a distance of 584.85 feet to the West line of New York Central Railroad;

thence South 0°43'20" East along the West line of New York Central Railroad a distance of 1386.93 feet to a stone monument and the North line of property now or formerly owned by Richard Henry and Fern Cole as recorded in Deed Volume 515, Page 73 dated April 24, 1951 and recorded May 8, 1951;

thence South 89°19' West along the North line of the above mentioned property a distance of 1024.50 feet to the centerline of Quarry Road;

thence North 2°09' West along the centerline of Quarry Road a distance of 910.00 feet to a point;

thence North 31°04' East along the centerline of Quarry Road a distance of 489.10 feet to the Southwest corner of land so conveyed to Hughey Leadingham, et al, as aforesaid;

thence in an Easterly direction along the Southerly line of Leadingham property a distance of 150.00 feet to the Southeast corner thereof;

thence Northerly along the Easterly line of Leadinghams property a distance of 175.0 feet to the principal place of beginning and containing with said bounds about 31.12 acres of land.

Parcel No. 6: Situated in the City of Amherst, County of Lorain and State of Ohio: and known as being part of Original Amherst Township Lot No. 96 and known as being that portion of the right of way of railroad of Consolidated Rail Corporation, formerly Penn Central Transportation Company, known as the Main Line Buffalo to Chicago, and identified as Line Code 3600 in the records of the United States Railway Association and being that portion of railroad between the North and South line of Original Lot No. 96 Amherst Township and being a portion of railroad property as conveyed to Mario Cipolla, Trustee of the Mario Cipolla Irrevocable Trust Agreement by deed recorded in Deed Volume 1354 Page 910 of Lorain County Records and containing within said bounds 3.30 acres of land, be the same more or less.

Parcel No. 7: Situated in the Township of Amherst, County of Lorain and State of Ohio and known as being part of Original Lot 97 Amherst Township bounded and described as follows: Commencing at the intersection of the South line of Original Lot 97 Amherst Township and the centerline of Quarry Road;

thence North 31°21'35" East measured along said centerline a distance of 623.13 feet to a monument box;

thence North 0°20'15" East along said centerline a distance of 953.33 feet to an iron pin in a monument box;

thence due North 352.55 feet to a point;

thence due East in a line parallel to the centerline of Milan Avenue a distance of 462 feet to the West line of Original Lot 4 Amherst Township;

thence South 0°35'30" East along the Westerly line of Original Lot 4 Amherst Township 1845.63 feet to an iron pipe found at the Southwest corner of Original Lot 4 Amherst Township, also being the Southeast corner of Original Lot 97 Amherst Township;

thence North 89°26'26" West along the Southerly line of Original Lot 97 Amherst Township a distance of 799.34 feet to the centerline of Quarry Road and the principal place of beginning. Excepting therefrom about 0.13 acres of land as conveyed to Mario Cipolla and Marilyn Cipolla, Co-Trustees, fbo Mario Cipolla Trust, u.a.d. 01-09-78 by Document No. 900616692 of Lorain County Records.

Intending to convey herein 20.87 acres of land.

The land shown in this survey is the same as that described in Fidelity National Title Insurance Company Commitment No. GLW2401619, with an effective date of September 20, 2024.

2 TITLE INFORMATION

The Title Description and Schedule B items shown hereon are from Fidelity National Title Insurance Company Commitment No. GLW2401619, with an effective date of September 20, 2024.

13 LAND AREA

- Parcel 1 0,9007 Acre± 39,235 Sq.Ft.±
Parcel 2 3,8730 Acre± 168,707 Sq.Ft.±
Parcel 3 2,0862 Acre± 90,875 Sq.Ft.±
Parcel 4 0,4315 Acre± 18,798 Sq.Ft.±
Parcel 5 31,1501 Acre± 1,356,899 Sq.Ft.±
Parcel 6 2,7387 Acre± 119,299 Sq.Ft.±
Parcel 7 21,4606 Acre± 934,823 Sq.Ft.±
Total 62,6408 Acre± 2,726,636 Square Feet±

14 BUILDING AREA

- Building 1 1,462 Sq. Ft.±
Building 2 3,123 Sq. Ft.±
Building 3 3,238 Sq. Ft.±
Building 4 2,107 Sq. Ft.±
Building 5 580 Sq. Ft.±
Building 6 2,294 Sq. Ft.±
Building 7 1,611 Sq. Ft.±

10 BASIS OF BEARINGS

Bearings shown hereon are based on westerly line of Parcel 2, which bears N 00°35'30" W, per Instrument No. 2018-0670814.

11 SURVEYOR'S NOTES

- 1. There is direct vehicular and pedestrian access to the subject property via Quarry Road, a public right of way.
2. The address of the site is 7055 Quarry Road, Amherst, OH.
3. The location of utilities shown on the survey are from observed evidence or above ground appurtenances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
4. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
6. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
7. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, parking, party walls, easements, servitudes and encroachments are based on solely on above-ground, visible evidence, unless another source of information is specifically referenced hereon.
8. Building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
9. At the time of the survey, there were no party walls observed or designated by the client.

3 SCHEDULE "B" ITEMS

- Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.
12. Rights of the Consolidated Rail Corporation (Conrail), its successors or assigns, related to any railroad tracks or railroad right of way located on, over, across, or along the land due to condemnation, license, deed, possession or otherwise. DOES NOT AFFECT
13. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in deed from The Cleveland Quarries Company to William A. Bauer and Matilda E. Bauer, filed for record August 17, 1955, in Volume 637, Page 455, of the Lorain County, Ohio Records. AFFECTS, BLANKET IN NATURE; COVENANT LABELED (B) HAS EXPIRED.
14. Easement from Ward A. Bauer and Matilda E. Bauer to Ohio Edison Company, filed for record January 17, 1956, in Volume 652, Page 562 of the Lorain County, Ohio Records. AFFECTS, BLANKET IN NATURE
15. Roadside Right of Way to B Bar B Mobile Home Park, Inc. to Columbia Gas of Ohio, Inc., filed for record August 25, 1956, in Volume 932, Page 203 of the Lorain County, Ohio Records. MAY AFFECT, UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT
16. Easement and Right of Way from William A. Bauer and Mario Cipolla to Ohio Edison Company, filed for record November 14, 1957, in Volume 709, Page 7 of the Lorain County, Ohio Records. AFFECTS, BLANKET IN NATURE
17. Pipe Line Right of Way between Edna Miller and B Bar B Mobile Homes and The Ohio Fuel Gas Company, filed for record October 4, 1962, in Volume 833, Page 235 of the Lorain County, Ohio Records. MAY AFFECT, UNABLE TO DETERMINE FROM RECORD DOCUMENT; EASEMENT NOT SPECIFICALLY DESCRIBED
18. Easement from B-Bar-B Mobile Homes, Inc. to Ohio Edison Company, filed for record November 8, 1962, in Volume 835, Page 693 of the Lorain County, Ohio Records. As affected by Easement recorded January 6, 1966 in Volume 920, Page 229 of the Lorain County, Ohio Records. MAY AFFECT, UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT
19. Easement and Right of Way from B-Bar-B Mobile Homes, Inc. to Ohio Edison Company, filed for record June 10, 1969, in Volume 986, Page 661 of the Lorain County, Ohio Records. AFFECTS, BLANKET IN NATURE
20. Deed of Easement from B-Bar-B Mobile Home Inc. to Columbia Gas of Ohio, Inc. recorded October 15, 1969 in Volume 994, Page 141 of Lorain County, Ohio. MAY AFFECT, UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT
21. Underground Easement and Right of Way from Mario Cipolla and Evelyn Cipolla to Ohio Edison Company, filed for record June 26, 1975, in Volume 1126, Page 768 of the Lorain County, Ohio Records. AFFECTS, BLANKET IN NATURE
22. Distribution Easement and Right of Way from Mario Cipolla and Evelyn Cipolla to Ohio Edison Company, filed for record July 11, 1978, in Volume 1210, Page 640 of the Lorain County, Ohio Records. MAY AFFECT, UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT
23. Easement and Right of Way between Mario Cipolla and Evelyn Cipolla and Ohio Edison Company, filed for record October 17, 1978, in Volume 1219, Page 395 of the Lorain County, Ohio Records. MAY AFFECT, UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT
24. Right of Way from Mario Cipolla, Trustee of the Evelyn Cipolla Revocable Trust, to Columbia Gas of Ohio, Inc., filed for record July 5, 1990, in Volume 305, Page 187 of the Lorain County, Ohio Records. (as to Parcel 7) AFFECTS, AS SHOWN IN APPROXIMATE LOCATION
25. Easement from Mario and Marilyn Cipolla and Marilyn Cipolla Trustees to The City of Amherst, filed for record July 9, 1992, in Volume 565, Page 267 of the Lorain County, Ohio Records. MAY AFFECT, UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENT

REFERENCES

Instrument No. 2018-0670814 Plat Book 25, Page 82 Survey No. 21362 ALTA/NSPS Land Title Survey, titled Westwood Mobile Home Park, project no. 6480-18-4859, dated February 12, 2019

15 BUILDING HEIGHT

12±

8 ZONING INFORMATION

Zoning Jurisdiction: Amherst Township, OH & City of Amherst, OH Zoning Classification: R-MHP Manufactured Home Park (Amherst Township) I-1 Industrial (City of Amherst)

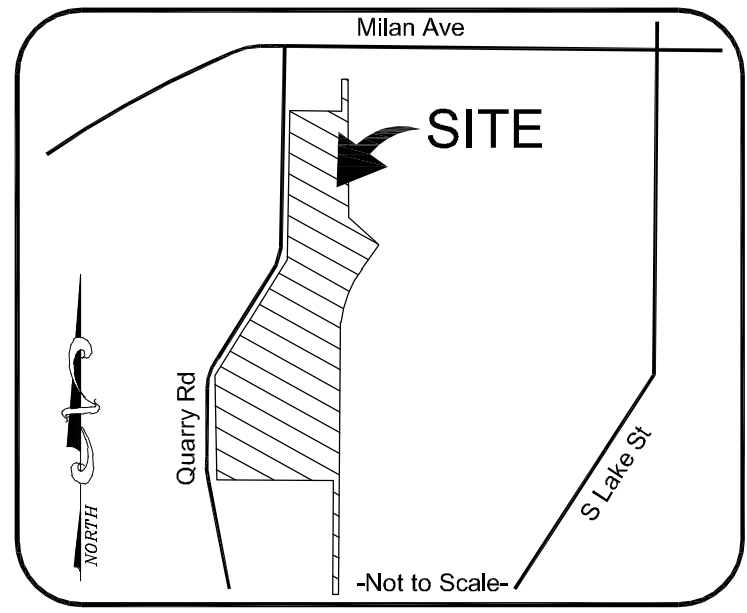
City of Amherst (I-1) Requirements Setback Lines: Front: 60' Side: 25' Rear: 25'

Maximum Building Height: 40' Minimum Floor Area: 5,000 Sq. Ft. Minimum Lot Frontage: 150'

Parking Requirements: Per § 1141.04(b)(3) of the City of Amherst zoning code, a property in the I-1 Industrial district must have a minimum of 1 parking space of not less than 200 SF exclusive of access drives or aisles, per 2 employees as determined for the highest attended work shift, such parking space to be of usable shape and condition.

Zoning Information has been provided by a zoning report by Armada Analytics, dated October 25, 2024, Job No. 0279760. Surveyor's Note: Setback lines shown hereon are based solely upon the information provided above, are to be used for reference purposes only and are subject to interpretation by the local zoning authority.

16 VICINITY MAP



6 CEMETERY

There is no observable evidence of cemeteries.

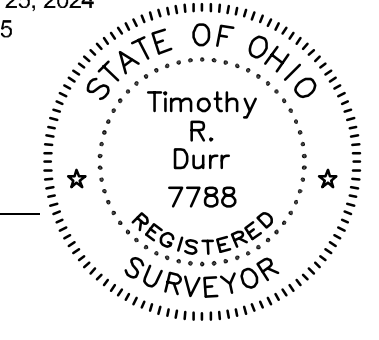
4 SURVEYOR CERTIFICATION

To: Berkadia Commercial Mortgage LLC and Federal Home Loan Mortgage Corporation, their successors and/or assigns; AP Legacy-Westwood LLC, a Delaware limited liability company; Fidelity National Title Insurance Company and Commercial Due Diligence Services:

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, 6(a), 7(c), 8, 9, 10, 16 and 19 of Table A thereof. The field work was completed on October 18, 2024.

Date of Preliminary Plat: October 25, 2024 Date of Final Plat: January 3, 2025

Signature of Timothy R. Durr, Registered Surveyor, PLS# 7788, in the State of Ohio.



Key to CDS ALTA Survey

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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated by: FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES 3550 W. Robinson Street, Third Floor Norman, Oklahoma 73072 Office: 405-253-2444 website: www.firstamcdfs.com Toll Free: 888.322.7371

Table with 2 columns: Field Name and Value. Fields include Drawn By: BB, Surveyor Ref.No.: B-240945, Approved By: TRD, Field Date: 10.18.24, Scale: 1"=100', Date: 11.4.24, Revision: Comments, Date: 12.10.24, Revision: Surveyed Legals Zoning, & Comments, Date: 12.20.24, Revision: Comments, Date: 1.5.25, Revision: County Comments.

Prepared For: Client Ref. No:

20 PROJECT ADDRESS 7055 Quarry Road Amherst, OH 44001

Project Name: Westwood Estates MHC CDS Project Number: 24-10-0086





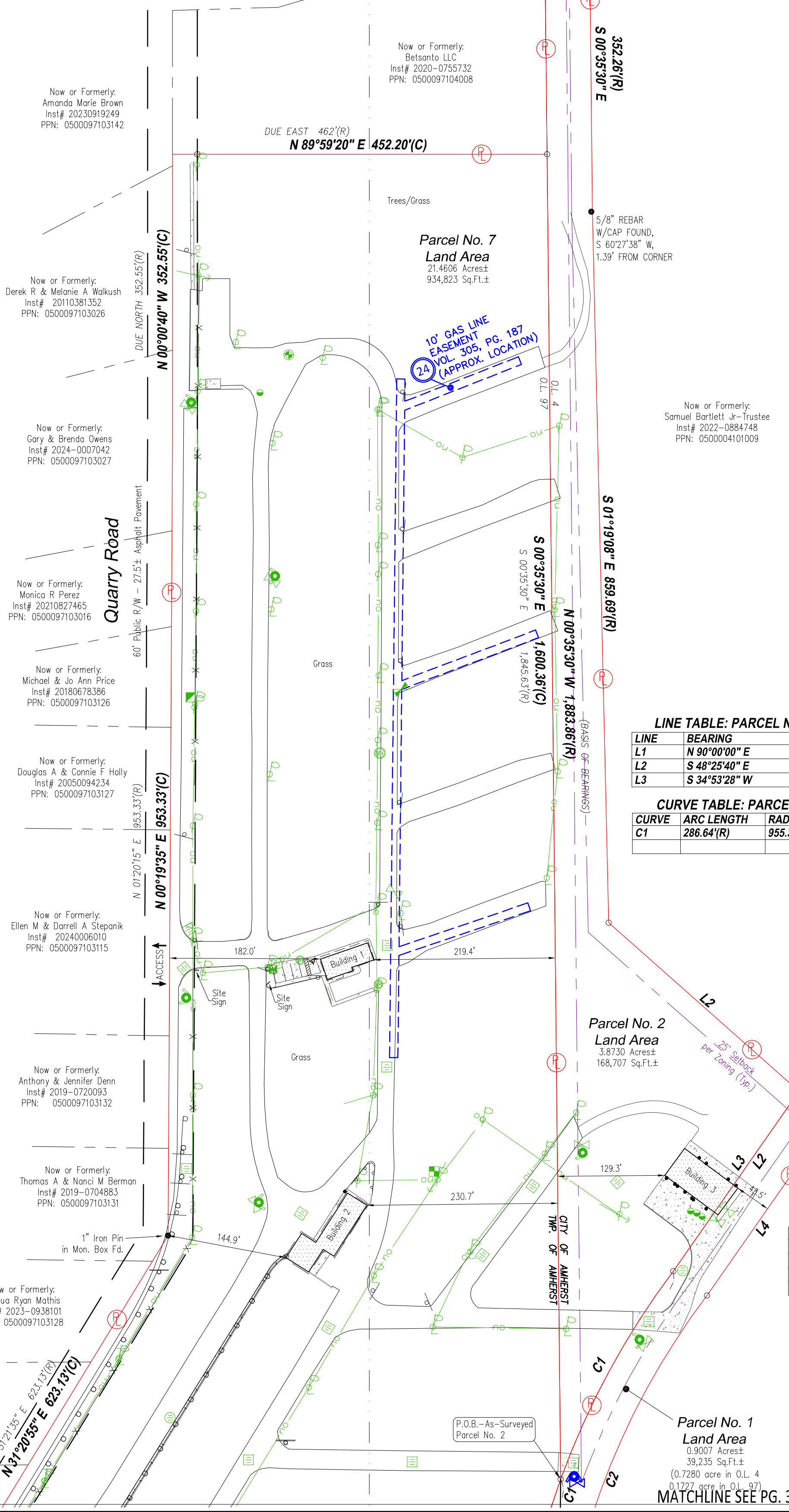
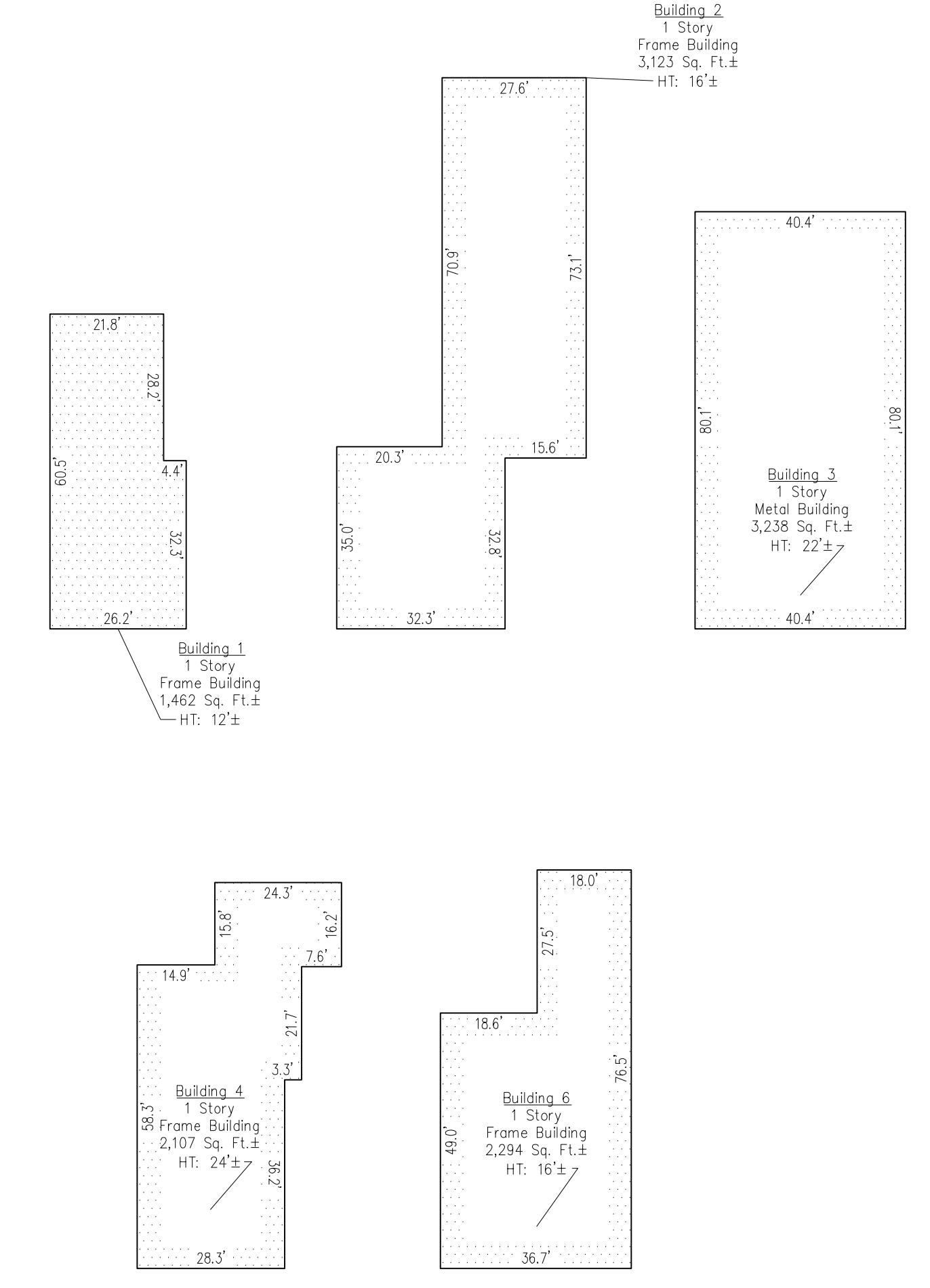
19 SURVEY DRAWING

7 POSSIBLE ENCROACHMENTS

At the time of survey there were no observable encroachments.

9 LEGEND

- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- R/W - Right-of-Way
- C.L. - Centerline
- Property Line
- Setback Line
- Easement Line
- Monumentation Found (as noted)
- Concrete Monument Found
- 5/8" Rebar Set
- Mag Nail Set
- Schedule B-Section II Item
- Calculated
- Measured
- Record
- Radius
- Arc
- Delta Angle
- Chord Length
- Chord Bearing
- Water Valve
- Hydrant
- Water Meter
- Manhole
- Clean Out
- Gas Valve
- Gas Meter
- Catch Basin (Square)
- Catch Basin (Round)
- Transformer
- Electric Meter
- Utility Box
- Cable Box
- Power Pole
- Power Pole w/ Light
- Traffic Pole
- Light Pole
- Guy Wire
- Utility Vault
- Overhead Utility Line
- Sign
- Bollard
- Fence
- Concrete Area
- No Parking Area
- Building Area



LINE TABLE: PARCEL NO. 2

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	54.00'(R)
L2	S 48°25'40" E	306.93'(R)
L3	S 34°53'28" W	264.94'(R)

CURVE TABLE: PARCEL NO. 2

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	286.64'(R)	955.37'(R)	17°11'26"(R)	S 28°27'02" W(R)	285.56'(C)	144.40'(C)
					285.57'(R)	

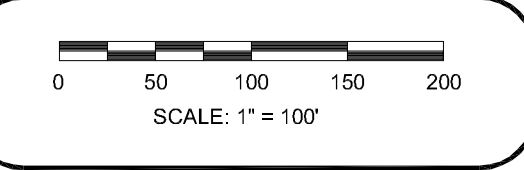
LINE TABLE: PARCEL NO. 1

LINE	BEARING	DISTANCE
L1	N 89°26'26" W	50.13'(R)
L2	N 34°53'28" E	264.94'(R)
L3	S 48°25'40" E	50.34'(R)
L4	S 34°53'28" W	260.03'(R)

CURVE TABLE: PARCEL NO. 1

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	537.77'(R)	955.37'(R)	32°15'05"(R)	N 20°55'12" E(R)	530.70'(R)	21
C2	506.86'(C)	905.37'(R)	32°04'36"(C)	S 21°04'05" W(C)	500.27'(C)	21
	506.85'(R)		32°04'32"(R)	S 21°03'59" W(R)	500.26'(R)	26

17 SCALE



Approved CDS Surveyor

**LMS SURVEYING LTD**

Professional Commercial & Residential Land Surveys  
 P.O. Box 65 • Sharon Center • OH • 44274  
 330.329.6812 / Surveys@LMSurveying.com

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021)

This Work Coordinated by:  
 FA Commercial Due Diligence Services Co.

**CDS COMMERCIAL DUE DILIGENCE SERVICES**

3550 W. Robinson Street, Third Floor  
 Norman, Oklahoma 73072  
 Office: 405.253.2444  
 Toll Free: 888.322.7371

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

7055 Quarry Road  
 Amherst, OH 44001

Project Name:  
 Westwood Estates MHC  
 CDS Project Number:  
 24-10-0086

MATCHLINE SEE PG. 3

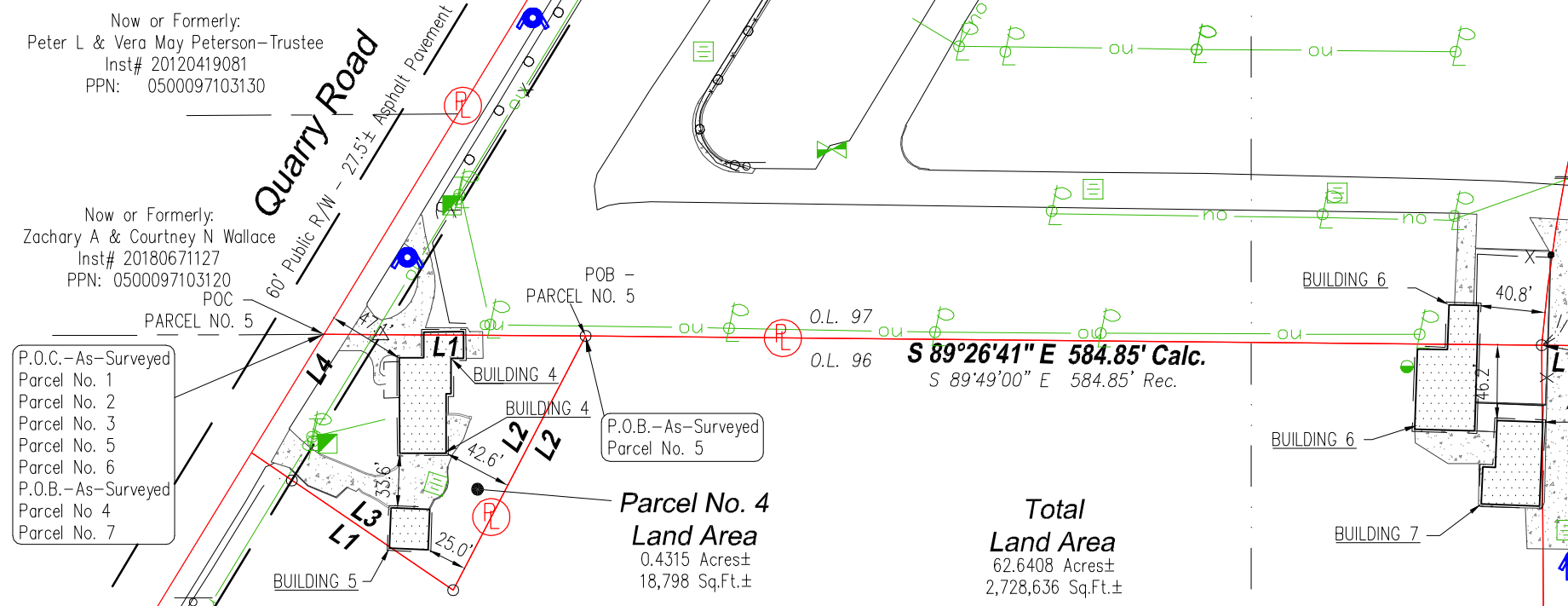
MATCHLINE SEE PG. 3



19 SURVEY DRAWING

**LINE TABLE: PARCEL NO. 4**

LINE	BEARING	DISTANCE
L1	S 89°35'33" E(C)	160.00(R)
L2	N 89°30'00" E(R)	175.00(R)
L3	S 27°29'27" W(C)	149.36(C)
L4	N 56°47'48" W(C)	150.00(R)
L4	N 56°44'00" W(C)	84.90(C)
L4	N 31°27'54" E(C)	84.90(C)
L4	N 31°04' E(R)	85(R)



**LINE TABLE: PARCEL NO. 5**

LINE	BEARING	DISTANCE
L1	S 55°47'48" E(C)	149.36(C)
L2	EASTERLY(R)	150.00(R)
L2	N 27°29'27" E(C)	175.00(R)
L2	NORTHERLY(R)	

**PARCEL NO. 7:**  
EXCEPTING THEREFROM  
INST. NO. 990616692

A=251.14' Calc.  
R=955.37' Rec.  
Δ=15°03'40" Calc.  
ChB=S 12°19'30" W Calc.  
(N 12°19'30" W Calc.)  
ChL=250.41' Calc.

**LINE TABLE: PARCEL NO. 3**

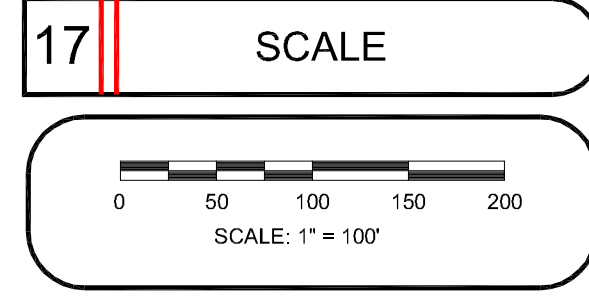
LINE	BEARING	DISTANCE
L1	N 89°27'42" E(C)	50.00(R)
L2	S 63°19'59" W(C)	52.10(C)
L2	N 64°25' E(R)	52.10(R)

**CURVE TABLE: PARCEL NO. 3**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANG
C1	247.95(C)	1,404.81(R)	10°06'46"(C)	S 05°16'25" E(C)	247.63(R)	124.30
C2	256.49(C)	1,454.81(R)	10°06'06"(C)	N 04°11'37" W(R)	256.16(R)	128.58
				S 05°16'45" W(C)		
				N 04°11'57" E(R)		

9 LEGEND

- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- R/W - Right-of-Way
- C/L - Centerline
- Property Line
- Setback Line
- Easement Line
- Monumentation Found (as noted)
- Concrete Monument Found
- 5/8" Rebar Set
- Mag Nail Set
- Schedule B-Section II Item
- Calculated
- Measured
- Record
- Radius
- Arc Length
- Delta Angle
- Chord Length
- Chord Bearing
- Water Valve
- Hydrant
- Water Meter
- Manhole
- Clean Out
- Gas Valve
- Gas Meter
- Catch Basin (Square)
- Catch Basin (Round)
- Transformer
- Electric Meter
- Utility Box
- Cable Box
- Power Pole
- Power Pole w/ Light
- Traffic Pole
- Light Pole
- Guy Wire
- Utility Vault
- Overhead Utility Line
- Sign
- Bollard
- Fence
- Concrete Area
- No Parking Area
- Building Area



18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021)

This Work Coordinated by:  
FA Commercial Due Diligence Services Co.

**CDS COMMERCIAL DUE DILIGENCE SERVICES**

3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Office: 405.253.2444  
Toll Free: 888.322.7371

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

7055 Quarry Road  
Amherst, OH 44001

Project Name:  
Westwood Estates MHC

CDS Project Number:  
24-10-0086

Approved CDS Surveyor

**LMS SURVEYING LTD**

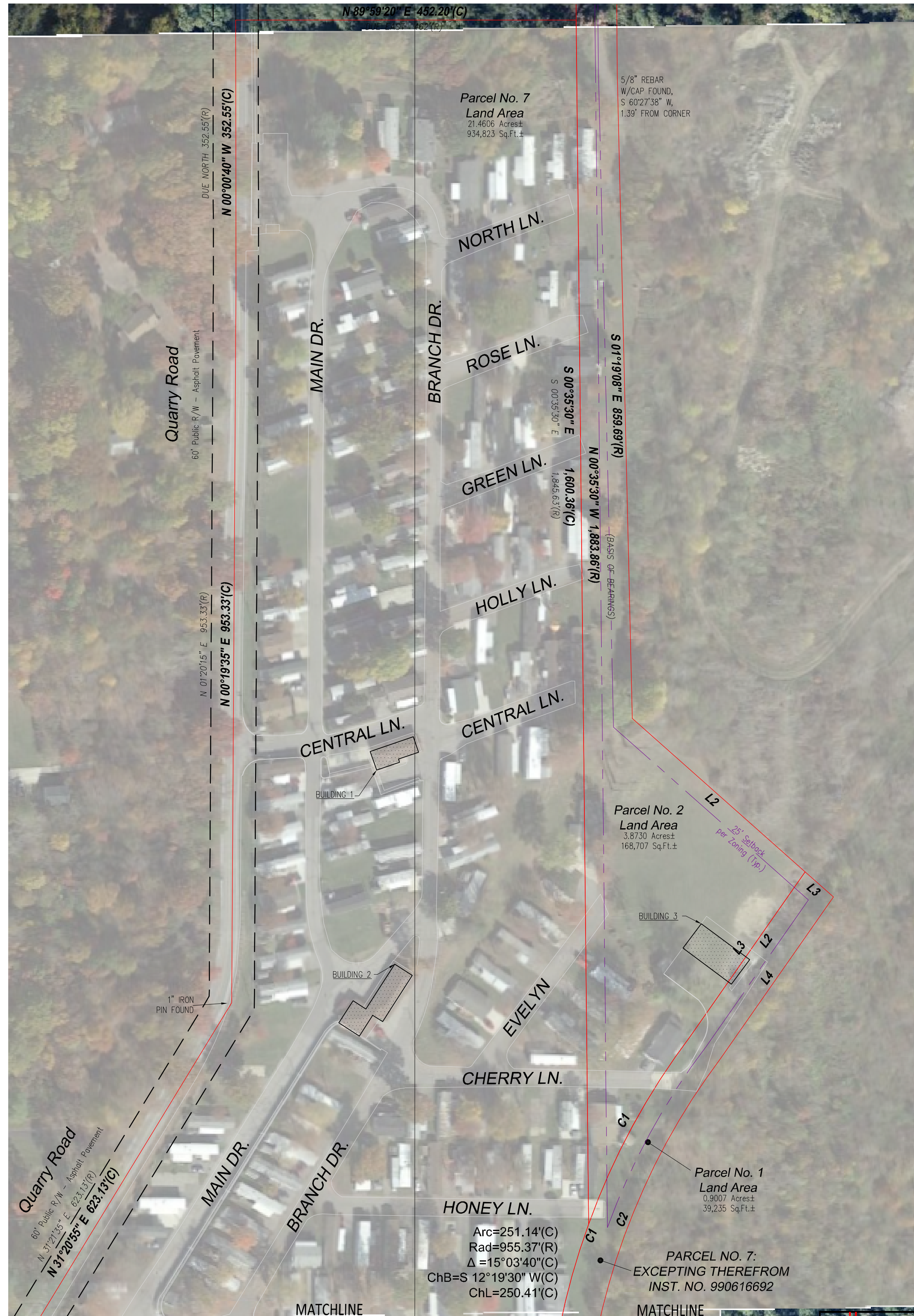
Professional Commercial & Residential Land Surveys  
P.O. Box 65 • Sharon Center • OH • 44274  
330.329.6812 / Surveys@LMSurveying.com



19 SURVEY DRAWING

9 LEGEND

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