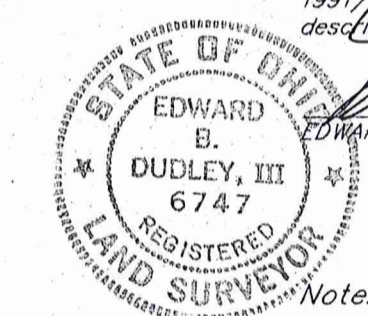


# ALTA/ACSM Survey of Berkshire Hills Apartments for Berkshire Hills Ltd. Great Lakes Financial Group Lawyers Title Insurance Corporation Federal Home Loan Mortgage Corporation

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Sublot Nos. 2, 3, 4, 11, 12 and 20 in Great Lot No. 35 of Burton Township.

### CERTIFICATION

This survey was made in November, 1996 of the premises specifically described in the Title Company's Commitment for Title Insurance No. 609936. I hereby declare to the Owners and the Title Company as follows: (a) that the above survey print is an accurate representation of the Premises based on a survey made upon the ground, showing (1) all walls, gates, openings or encroachments of the Premises or on the Premises; (2) the location of all easements, roadways or rights-of-way and setback lines, either of record as set forth in the Commitment or visible on the ground; (3) all dedicated highways providing access to the Premises; and (4) the size, type and location of all buildings and/or structures or improvements on the Premises; (5) that the existing utilities (i.e. storm, sanitary sewers, water, gas and electric) are available to the Premises; (6) that the title lines and lines of actual possession are the same, except as shown herein; (7) that no encroachments exist except as set forth herein. This plat and the survey on which it is based are made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys, jointly established and adopted by ACSM and by ALTA in 1991 (2002) and meet the accuracy requirements of an "Urban Survey" as defined therein. The premises described by this Commitment and the premises depicted herein are the same.



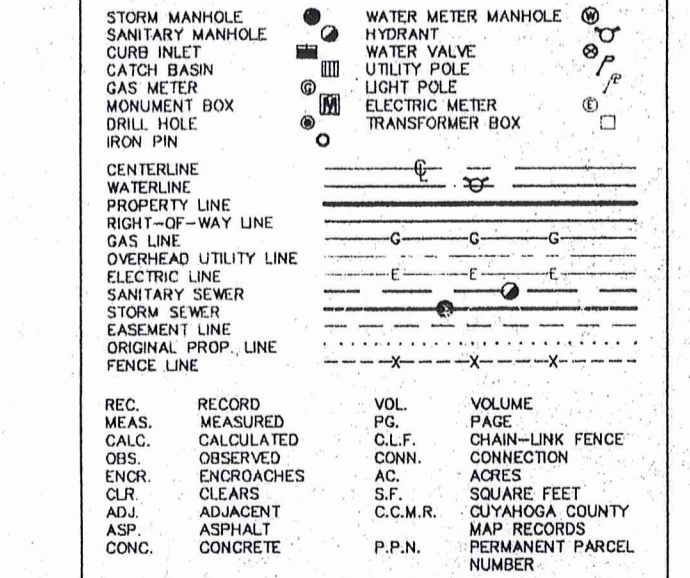
November 19, 1996 (Rev. 12-2-96)  
 EDWARD B. DUDLEY, III P.S. #6747  
 DATE

Note: Extents of pavement are approximate due to excessive snowfall at time of survey.  
 Note: Reservation in Volume 85, Pg. 37 for use of spring water cannot be accurately located.  
 Note: Legal descriptions of Parcel Nos. 1-5 are included as separate items.

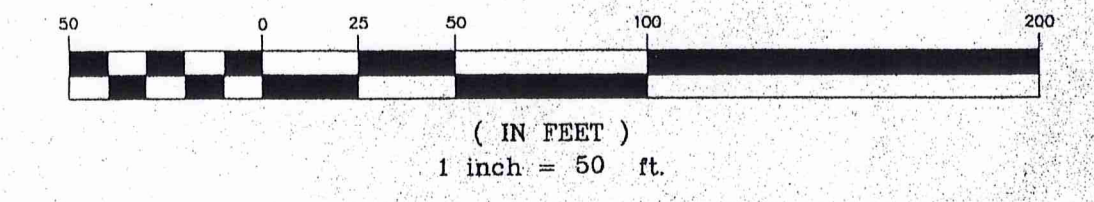
Address	Stories	Type	Square Feet
13745	1	Brick/Frame	6006
13750	2	Brick/Frame	4095
13752	1	Brick	2093
13754	1	Brick	2115
13755	1	Frame	6013
13756	1	Brick	2587
13758	1	Brick	2587
13759	1	Frame	5393
13775	1	Brick	6122
13785	1	Brick	8831
13795	1	Brick	6137
13800	1	Frame	8839
13801	1	Brick	2120
13802	1	Brick	2117
13803	1	Brick	2124
13804	1	Brick	2098
13805	1	Brick	2085
13806	1	Brick	2123
13807	1	Brick	2086
13808	1	Brick	2094
13809	1	Brick	1023
13810	1	Brick	6159
13812	1	Brick	2623
13820	1	Brick	6161
13830	2	Brick/Frame	4213
14380	1	Block	1535
14384	2	Frame	1651

Note: All Garages are 1-story frame buildings

### LEGEND



### GRAPHIC SCALE



Curve Data:  
 ① R=36.50'  
 A=75.34'  
 C=62.68'  
 CB=S 20°58'08" W  
 ② R=194.26'  
 A=128.245'  
 C=123.79'  
 CB=N 63°02'00" E  
 S

Note:  
 1. Basis of Bearings: Volume 603, Page 358 (Garden Street)  
 2. All 5/8" iron pins capped by E.B. Dudley, P.L.S. 6747

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED (as noted)  
 PER R.C. 315.251  
 R.S. 1/8, 1997  
 GEOGA COUNTY ENGINEER



FLOOD CERTIFICATION:  
 Property hereon is situated in Zone "X", a minimum flood zone as shown on the Federal Flood Map Community Panel No. 390190-01008. Effective: November 4, 1998

PROPERTY AREA:	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5
Front:	1,0142	0,4570	3,6790	9,1202	0,8300
Square Feet:	44,177	19,906	160,258	391,276	36,155

ZONING: "R-3", Multi-Family  
 Setbacks:  
 Front: None  
 Rear: None  
 Sides: None

PARKING:  
 Standard Spaces: 245  
 Handicapped Spaces: 1  
 Garage Spaces: 32  
 Total Spaces: 278

Ford Lane 30'  
 (A Public Right-of-Way)

05-016200

**PARCEL NO. 1**

Situated in the Village of Burton, County of Geauga and State of Ohio, and known as being part of Sublot No. 12 in Great Lot No. 35 of Burton Township and bounded and described as follows:

Beginning at the intersection of the centerline of North Cheshire Street (width varies) and the centerline of Ford Lane (30.00 feet wide);

Thence North 87° 45' 40" West along the centerline of Ford Lane, 231.00 feet to the principal place of beginning;

Thence North 02° 29' 54" East, 368.10 feet, passing through a 5/8" iron pin set at 15.00 feet, to a 1 1/4" iron pipe found in the southerly property line of a parcel of land conveyed to L.J. Jr. and L.S. Lennon and recorded in Volume 992, Page 327 of Geauga County Deed Records;

Thence North 87° 18' 17" West passing through a 1" pinched iron pipe at 20.00 feet, 119.86 feet to a 1 1/2" iron pipe found in the northeast corner of property owned by Burton Lumber & Fuel Company as recorded in Volume 459, Page 666 of Geauga County Deed Records;

Thence South 02° 29' 54" West along the easterly property line of Burton Lumber & Fuel Company, 369.06 feet, passing through a 5/8" iron pin set at 354.06 feet, to a point on the centerline of Ford lane;

Thence South 87° 45' 40" East along the centerline of Ford Lane, 119.86 feet to the principal place of beginning and containing 1.0142 acres as calculated and described by The North Coast Engineering Company, Inc. (Edward B. Dudley, P.L.S. No. 6747) in November of 1996, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with P.L.S. No. 6747

Basis of Bearings: Volume 603, Page 358 (Garden Street)

Deed of Record: Volume 665, Page 948

96-387.Parcel1 (1-8-97)

SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251

R.S. 1/8, 1997  
GEAUGA COUNTY ENGINEER

**PARCEL NO. 2**

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Sublot No. 4 in Great Lot No. 35 of Burton Township and bounded and described as follows:

Beginning at a 5/8" iron pin found at the southeasterly corner of land conveyed to William C. and James W. Ronyak by deed recorded in Volume 766, Page 884 of Geauga County Deed Records, said point being on the westerly line of North Cheshire Street (width varies);

Thence South 02° 29' 54" West along the westerly line of North Cheshire Street, 49.77 feet to a 5/8" iron pin set;

Thence North 87° 36' 27" West, 400.00 feet to a point;

Thence North 02° 29' 54" East, 49.77 feet to a 5/8" iron pin set at a point on the southerly line of land conveyed to aforesaid Ronyak;

Thence South 87° 36' 27" East along the southerly line of land so conveyed, 400.00 feet to the point of beginning and containing 0.4570 acres of land as calculated and described by The North Coast Engineering & Surveying Company (Edward B. Dudley, P.L.S. No. 6747) in November 1996, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with P.L.S. No. 6747

Basis of Bearing: Volume 603, Page 358 (Garden Street)

Deed of Record: Volume 798, Page 690-692

SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251

R.S. 1/8, 1997  
GEAUGA COUNTY ENGINEER

05-017300

**PARCEL NO. 3**

Situated in the Village of Burton, County of Geauga and State of Ohio, and known as being part of Sublots 3 and 4 in Great Lot No. 35 of Burton Township and bounded and described as follows:

Beginning at the intersection of the south line of said Sublot No. 4 and the westerly line of North Cheshire Street (width varies);

Thence North 02° 29' 54" East along the westerly line of North Cheshire Street, 181.00 feet to a 5/8" iron pin set in the northerly line of land conveyed to D.J. Dietz and C.L. Kempton by deed recorded in Volume 1027, Page 670 of Geauga County Deed Records and the true place of beginning;

Thence North 87° 36' 27" West along the northerly line of land so conveyed, 240.00 feet to a 5/8" iron pin set at the northwest corner thereof;

Thence South 02° 29' 54" West along the westerly line of land so conveyed, 56.00 feet to a 5/8" iron pin set at the southwest corner thereof;

Thence North 87° 36' 27" West, 794.33 feet to a 5/8" iron pin set;

Thence North 01° 05' 32" East, 186.81 feet to a 1/2" iron pin found at the southwest corner of land conveyed to William C. and James W. Ronyak by deed recorded in Volume 766, Page 884 of Geauga County Deed Records;

Thence South 87° 36' 27" East along the southerly line of land so conveyed, 638.91 feet to a 5/8" iron pin set;

Thence South 02° 29' 54" West, 49.77 feet to a point;

Thence South 87° 36' 27" East, 400.00 feet to a 5/8" iron pin set at the westerly line of said North Cheshire Street;

Thence South 02° 29' 54" West along the westerly line of land so conveyed, 81.00 feet to the true point of beginning and containing 3.6790 acres of land as calculated and described by The North Coast Engineering & Surveying Company, Inc. (Edward B. Dudley, P.L.S. No. 6747) in November 1996, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with P.L.S. No. 6747

Basis of Bearings: Volume 603, Page 358 (Garden Street)

Deed of Record: Volume 798, Page 690-692

96-387.P3 (1-9-97)  
SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251  
R.S. 1, 8, 1997  
GEAUGA COUNTY ENGINEER

05-002960

**PARCEL NO. 4**

Situated in the Village of Burton, County of Geauga and State of Ohio, and known as being parts of Sublots 2, 3, 4, 11 and 12 in Great Lot No. 35 and bounded and described as follows:

Beginning at the intersection of the centerline of North Cheshire Street (width varies) and the centerline of Ford Lane (30.00 feet wide);

Thence North  $87^{\circ} 45' 40''$  West along the centerline of Ford Lane, 231.00 feet to a point;

Thence North  $02^{\circ} 29' 54''$  East, 368.10 feet to a  $1 \frac{1}{4}''$  iron pipe found in the southerly property line of land conveyed to L.J. Jr. And L.S. Lennon by deed recorded in Volume 992, Page 327 of Geauga County Deed Records;

Thence North  $87^{\circ} 18' 17''$  West along the southern property line of land so conveyed to L.J. Jr. And L.S. Lennon, 20.00 feet to a  $1''$  pinched iron pipe found at the southwest corner thereof and the principal place of beginning;

Thence North  $02^{\circ} 29' 54''$  East along the westerly line of land so conveyed to L.J. Jr. and L.S. Lennon and the westerly line of lands conveyed to C. Town by deed recorded in Volume 667, Page 1241 of Geauga County Deed Records, M.E. Lapointe by deed recorded in Volume 729, Page 149 of Geauga County Records and A. and O. Telchinsky by deed recorded in Volume 682, Page 583 of Geauga County Deed Records, 333.55 feet to a  $5/8''$  iron pin set at the northwest corner of land so conveyed to A. and O. Telchinsky;

Thence North  $87^{\circ} 36' 27''$  West, 258.00 feet to a  $5/8''$  iron pin set ;

Thence North  $02^{\circ} 29' 54''$  East, 125.00 feet to a  $5/8''$  iron pin set;

Thence North  $87^{\circ} 36' 27''$  West, 558.32 feet to a  $5/8''$  iron pin set;

Thence North  $01^{\circ} 05' 32''$  East, 179.49 feet to a  $5/8''$  iron pin set on the southerly line of land conveyed to M. Luxemburg, Trustee, by deed recorded in Volume 1059, Page 1 of Geauga County Deed Records;

Thence South  $80^{\circ} 05' 17''$  West along the southerly line of land so conveyed, 228.00 feet to a  $5/8''$  iron pin found at a point of curvature;

Thence along a southwesterly curved line deflecting to the left, an arc of 75.34 feet, said curve having a radius of 36.50 feet, and a chord which bears South  $20^{\circ} 58' 08''$  West, 62.66 feet to a  $5/8''$  iron pin found at a point of reverse curvature;

Thence along the southerly curved easterly line of Garden Street, deflecting to the right, an arc of 126.245 feet, said curve having a radius of 184.26 feet, and a chord which bears South 18° 32' 09" East, 123.79 feet to a 5/8" iron pin found at a point of tangency;

Thence South 01° 05' 32" West along the easterly line of Garden Street, 70.53 feet to a 5/8" iron pin set at the northwesterly corner of land conveyed to J.R. Compton and J.M. Koyan by deed recorded in Volume 1012, Page 526 of Geauga County Deed Records;

Thence South 87° 45' 40" East along the northerly line of land so conveyed, 203.62 feet to a 5/8" iron pin set at the northeast corner thereof;

Thence South 01° 05' 32" West along the easterly line of land so conveyed and the easterly line of lands conveyed to J. A. Capstick by deed recorded in Volume 1022, Page 713 of Geauga County Deed Records, land conveyed to J. & M Dennis Living Trust by deed recorded in Volume 917, Page 153 of Geauga County Deed Records and land conveyed to H.J. & J.L. Gwinnup by deed recorded in Volume 734, Page 1283 of Geauga County Deed Records, 340.25 feet to a 5/8" iron pin found at the northwest corner of land conveyed to the Burton Lumber & Fuel Company by deed recorded In Volume 459, Page 664 of Geauga County Deed Records,;

Thence South 87° 18' 17" East along the northerly line of land so conveyed and the northerly line of land conveyed to Burton Lumber & Fuel Company by deed recorded in Volume 459, Page 666 of Geauga County Records, 805.13 feet to the place of beginning and containing 9.1202 acres of land as calculated and described by The North Coast Engineering & Surveying Company, Inc. (Edward B. Dudley, P.L.S. No. 6747) in November of 1996, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with P.L.S. 6747

Basis of Bearings: Volume 603, Page 358 (Garden Street)

Deed of Record: Volume 665, Page 748

96-387.Parcel 4 (1-8-97)

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251  
R.S. 1/8/1997  
GEAUGA COUNTY ENGINEER

05-003610

**PARCEL NO. 5**

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Sublot No. 4 in Great Lot No. 35 of Burton Township, further being known as part of a parcel of land conveyed to Berkshire Hills Limited by deed recorded in Volume 824, Page 14 of the Geauga County Deed Records, further bounded and described as follows:

Beginning at the southeast corner of said Sublot No. 4 and the westerly line of North Cheshire Street (width varies);

Thence North 87° 36' 27" West along the southerly line of a parcel of land conveyed to William E. and Joanne George by deed recorded in Volume 763, Page 231 and Volume 747, Page 1006 of Geauga County Deed Records, 186.76 feet to a 5/8" iron pin set at the southwest corner thereof and the principal place of beginning;

Thence North 87° 36' 27" West, 289.24 feet to a 5/8" iron pin set;

Thence North 02° 29' 54" East, 125.00 feet to a 5/8" iron pin set;

Thence South 87° 36' 27" East, passing through a 5/8" iron pin set at the southwest corner of land conveyed to D.J. Dietz and C.L. Kempton by deed recorded in Volume 1027, Page 67 of Geauga County Deed Records, and along the southerly line of land so conveyed, 289.24 feet to a 5/8" iron pin set at the northwest corner of land conveyed to aforesaid William E. and Joanne George;

Thence South 02° 29' 54" West, along the westerly line of land so conveyed to William E. and Joanne George, 125.00 feet to the principal place of beginning and containing 0.8300 acres of land as calculated and described by The North Coast Engineering & Surveying Company, Inc. (Edward B. Dudley, P.L.S. No. 6747) in November 1996, be the same, more or less, but subject to all legal highways.

Note: All 5/8" iron pins set and capped with P.L.S. 6747

Basis of Bearings: Volume 603, Page 358 (Garden Street)

Deed of Record: Volume 824, Page 14

96-387.Parcel5 (1-8-97)

SURVEY PLAT AND LEGAL  
DESCRIPTION APPROVED  
PER R.C. 315.251  
R.S. 1/8/1997  
GEAUGA COUNTY ENGINEER