

GENERAL NOTES

- The bearing base for this survey originated from Ohio State Plane Coordinates, North Zone, NAD 1983, 2011 Adjustment.
- This property has an area of 7,894 square feet or 0.1812 acres of land.
- This property is designated by Cuyahoga County, as Tax Map Parcel 685-18-040.
- There was no observable evidence of cemeteries found at the time of this survey.
- The property has access via Lennox Road, which is a public right of way.
- Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.
- Professional Liability Insurance Policy obtained by the Surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.
- The existing platted lot description is acceptable and a new metes and bounds legal is not required/recommended.
- "Plat A" referenced in A.P.N. 201205020413 is not part of the recorded document, Case No. 127782, Journal Vol. 194, Page 427.

SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Fidelity National Title Insurance Company, Commitment Order No. 508131675, dated September 13, 2013 at 6:59 a.m.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

There are no survey related Schedule B, Section II items in the above Title Commitment

POTENTIAL ENCROACHMENT/VIOLATION NOTES

- a Access over the southerly adjoining's parcel without the benefit of a known easement.
- b Overhead utility lines along the westerly line without the benefit of a known easement.

ZONING NOTES

Zoned: S-2 (Mixed Use District)
Permitted Use Classification: Yes, Multiple-Family Dwellings
Observed Use(s): Multiple-Family Dwellings

Existing site conditions appear from outside observations to fall within permitted uses as listed above in the City of Cleveland Heights' Zoning Regulations Chapter 1145. Zoning Regulations are subject to change and interpretation, for further information contact:
City of Cleveland Heights
Planning and Zoning
40 Severance Circle
Cleveland Heights, Ohio 44118
216.291.4444

- Minimum building setbacks:***
Front: (30') (min. provided: 11.8')
Side: (15') (min. provided: 4.8')
Rear: (15') (min. provided: 26.0')
- Minimum lot size: 1,750 sf/Unit (7,894)
- Minimum lot frontage: (60') (68.0')
- Maximum building height: (45') (max. provided: 40.0')
- Maximum density: (25 Units/Acre)
- Maximum floor area ratio: (700 sf/Unit)

Parking Tabulation:
- Parking Ratio: One Enclosed and One Surface Area per Unit.

Parking:
Regular Parking Spaces: 05
Handicapped Spaces: 00
Total Parking Count: 05

*** The setbacks per the current zoning code have not been plotted. The property is considered Legal, non-conforming according to the City of Cleveland Heights Planning and Zoning Department.

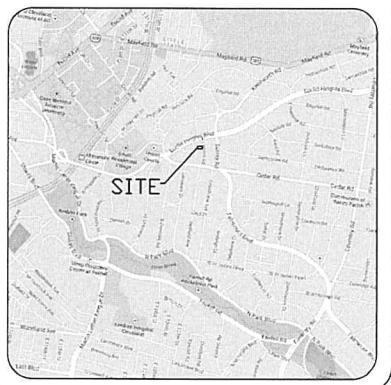
FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 39035C0088E, which bears an effective date of December 03, 2010 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

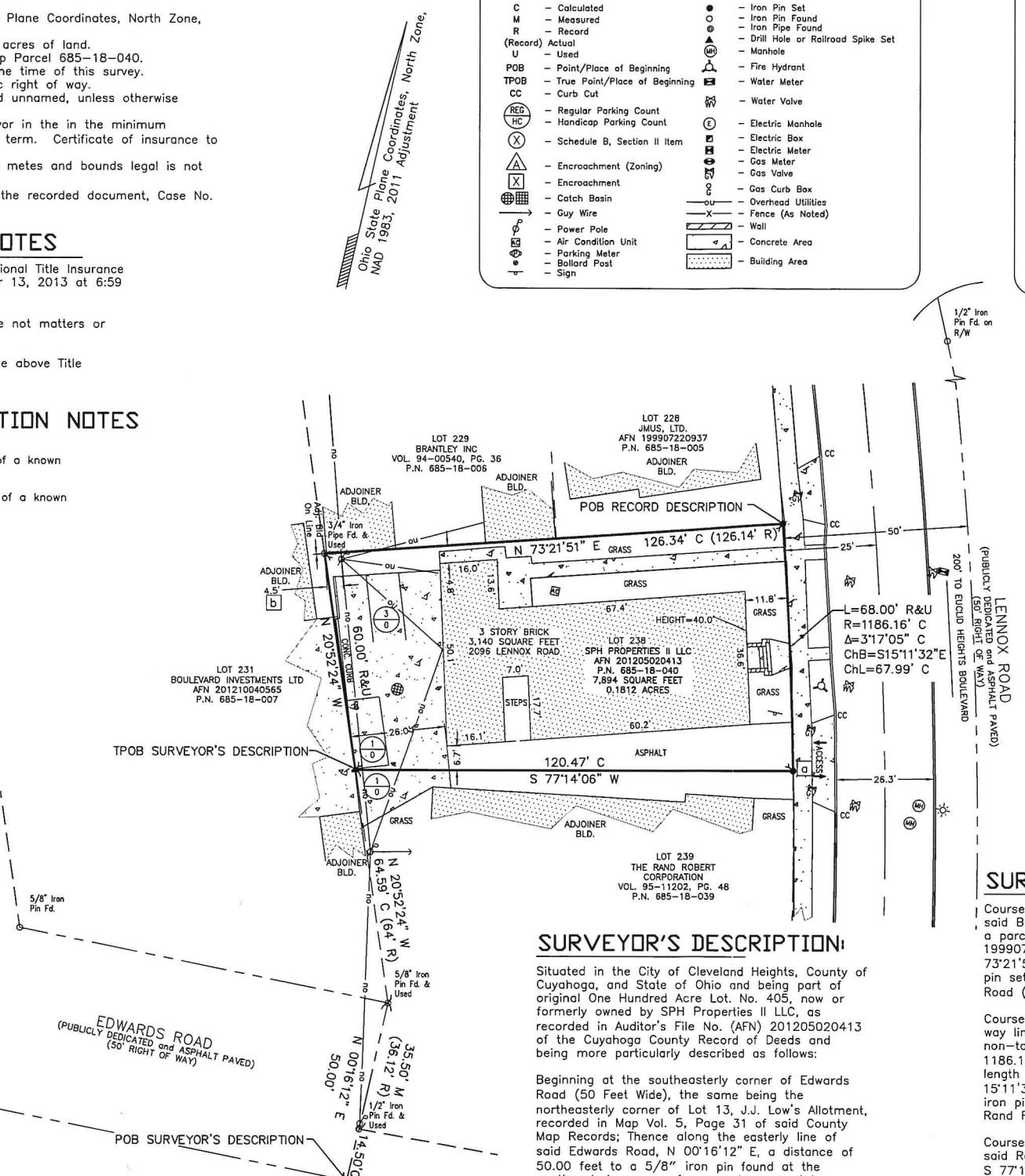
LEGEND OF SYMBOLS & ABBREVIATIONS

C	- Calculated	●	- Iron Pin Set
M	- Measured	○	- Iron Pin Found
R	- Record	○○	- Iron Pipe Found
(Record) Actual		○○○	- Drill Hole or Railroad Spike Set
U	- Used	△	- Manhole
POB	- Point/Place of Beginning	□	- Fire Hydrant
TPOB	- True Point/Place of Beginning	■	- Water Meter
CC	- Curb Cut	○○○○	- Water Valve
REG	- Regular Parking Count	○○○○○	- Electric Manhole
HC	- Handicap Parking Count	○○○○○○	- Electric Box
(X)	- Schedule B, Section II Item	○○○○○○○	- Electric Meter
△	- Encroachment (Zoning)	○○○○○○○○	- Gas Meter
X	- Encroachment	○○○○○○○○○	- Gas Valve
○	- Catch Basin	○○○○○○○○○○	- Gas Curb Box
○○	- Guy Wire	○○○○○○○○○○○	- Overhead Utilities
○○○	- Power Pole	○○○○○○○○○○○○	- Fence (As Noted)
○○○○	- Air Condition Unit	○○○○○○○○○○○○○	- Wall
○○○○○	- Parking Meter	○○○○○○○○○○○○○○	- Concrete Area
○○○○○○	- Bollard Post	○○○○○○○○○○○○○○○	- Building Area
○○○○○○○	- Sign	○○○○○○○○○○○○○○○○	

VICINITY MAP



NOT TO SCALE



Survey Prepared By:



Surveyor's Drawing No.	ALTA-180
Surveyor's Site Ref:	2096 LENNOX
Checked by:	TRA
Drawn/Calc.:	AJK
GRAPHIC SCALE: 1" = 20'	

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LEGAL DESCRIPTION (AFN: 201205020413)

Situated in the City of Cleveland Heights, County of Cuyahoga, and State of Ohio:

And known as being part of Original 100 Acre Lot No. 405, and being further known as Sublot No. 237 and part of Sublot No. 238 in a Subdivision of part of Original 100 Acre Lots Nos. 405 and 406, made in compliance with the decree of the Cuyahoga County Court of Common Pleas in Case No. 127782, the plat of which Subdivision marked "Plat A" is recorded with the Decree in said case in Journal Volume 194, Page 427, and together forming a parcel of land bounded and described as follows:

Beginning on the Westerly curved line of Lennox Road, at the Northeasterly corner of said Sublot No. 237;

Thence Southerly along the Westerly curved line of Lennox Road, 68 feet;

Thence Westerly in a direct line to a point in the Westerly line of said Sublot No. 238, distant 18 feet Southerly, measured along said Westerly line, from the Northwesterly corner of said Sublot No. 238;

Thence Northerly along the Westerly lines of Sublot Nos. 238 and 237, a distance of 60 feet to the Northwesterly corner of said Sublot No. 237;

Thence Easterly along the Northerly line of said Sublot No. 237, a distance of 126.14 feet to the place of beginning, be the same more or less, but subject to all legal highways.

PPN: 685-18-040

Property Address:

2096 Lennox Road
Cleveland Heights, Ohio 44106.

ALTA/ACSM LAND TITLE SURVEY

Cleveland Heights Apartment Portfolio
2096 Lennox Road
Cleveland Heights, Ohio

Surveyor's Certification

To: SP Grand Bell LLC, SP Hampshire LLC, LESLIE Properties LLC, Siegel Coventry LLC, SPH Properties II LLC and SP Euclid Heights LLC, Genworth Life Insurance Company, Fidelity National Title Insurance Company, and MKAssociates, Inc.:

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(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14 and 21 of Table A thereof.

The field work was completed on September 29, 2013.

Date of Plat or Map: October 09, 2013

Surveyor's Signature

Registered Surveyor: Terence R. Allison
Registration Number: S-7176
In the State of: Ohio

PROJECT NAME: CLEVELAND HEIGHTS APARTMENTS MKA PROJECT No.:4782-13-3095:005
ADDRESS: 2096 Lennox Road CITY: Cleveland Heights STATE: OH

For Inquiries Concerning This Survey Contact MKA
National Coordinators of Land Survey Services

6593 Commerce Court - Warrenton, Virginia

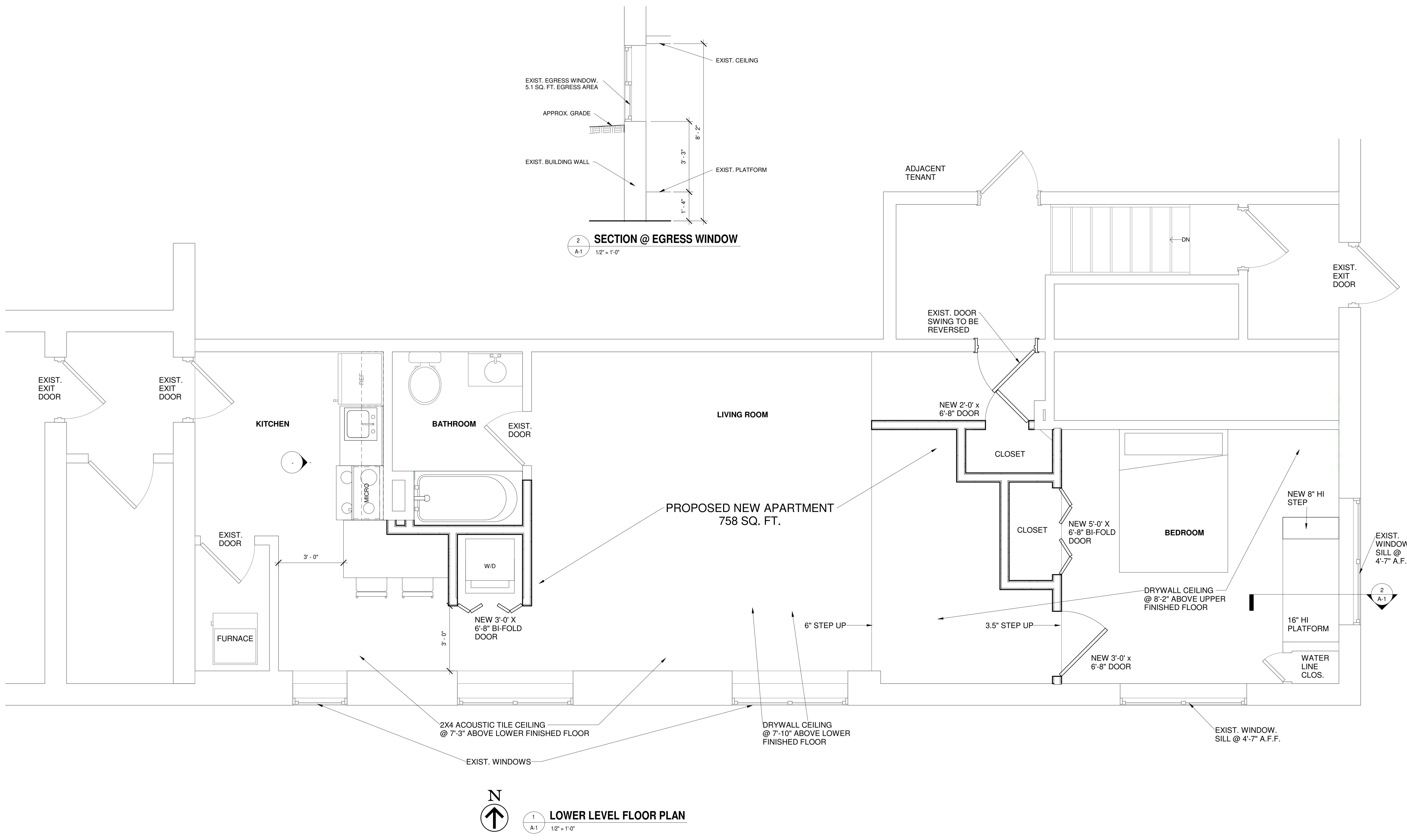
20187

Phone: (540) 428-3550 Fax: (540) 428-3560

Email: comments@mkaassociates.com
www.mkaassociates.com



SHEET 1 OF 1



PROPOSED REMODEL
INTEGRITY REALTY GROUP
2096 LENNOX RD.
CLEVELAND HEIGHTS, OHIO 44106
RONALD KLUCHIN ARCHITECTS, INC.
23215 COMMERCE PARK ROAD, BEACHWOOD, OHIO 44122
TEL: (216) 464-7494

FLOOR PLAN

2520

RONALD KLUCHIN, LICENSE #4483
REG. REGISTERED ARCHITECT
EXPIRATION DATE: 12/31/2018

REVISION / ISSUE
1 12/05/25 CLIENT REVIEW

A-1