

GENERAL NOTES

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

1. Minimum building setbacks:\*\*\*  
Front: (30') (min. provided: 11.8')  
Side: (15') (min. provided: 4.8')  
Rear: (15') (min. provided: 26.0')
2. Minimum lot size: 1,750 sf/Unit (7,894)
3. Minimum lot frontage: (60') (68.0')
4. Maximum building height: (45') (max. provided: 40.0')
5. Maximum density: (25 Units/Acre)
6. 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.

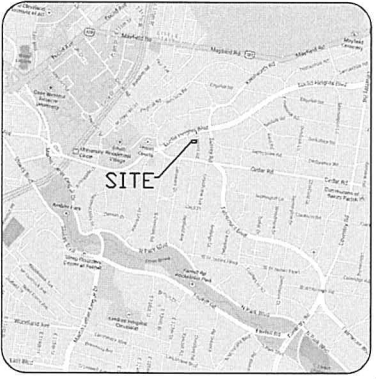
FLOOD ZONE NOTE

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	⊕	- Drill Hole or Railroad Spike Set
(Record)	- Actual	⊗	- Manhole
U	- Used	⊙	- Fire Hydrant
POB	- Point/Place of Beginning	⊖	- Water Meter
TPOB	- True Point/Place of Beginning	⊕	- Water Valve
CC	- Curb Cut	⊖	- Electric Manhole
⊖	- Regular Parking Count	⊖	- Electric Box
⊖	- Handicap Parking Count	⊖	- Electric Meter
⊖	- Schedule B, Section II Item	⊖	- Gas Meter
⊖	- Encroachment (Zoning)	⊖	- Gas Valve
⊖	- Encroachment	⊖	- Gas Curb Box
⊖	- Catch Basin	⊖	- Overhead Utilities
⊖	- Guy Wire	⊖	- Fence (As Noted)
⊖	- Power Pole	⊖	- Wall
⊖	- Air Condition Unit	⊖	- Concrete Area
⊖	- Parking Meter	⊖	- Building Area
⊖	- Ballard Post		
⊖	- Sign		

VICINITY MAP



NOT TO SCALE

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@mkassociates.com  
www.mkassociates.com



SURVEYOR'S DESCRIPTION

Situated in the City of Cleveland Heights, County of Cuyahoga, and State of Ohio and being part of original One Hundred Acre Lot No. 405, now or formerly owned by SPH Properties II LLC, as recorded in Auditor's File No. (AFN) 201205020413 of the Cuyahoga County Record of Deeds and being more particularly described as follows:

Beginning at the southeasterly corner of Edwards Road (50 Feet Wide), the same being the northeasterly corner of Lot 13, J.J. Low's Allotment, recorded in Map Vol. 5, Page 31 of said County Map Records; Thence along the easterly line of said Edwards Road, N 00°16'12" E, a distance of 50.00 feet to a 5/8" iron pin found at the southeasterly corner of a parcel conveyed to Boulevard Investments, LTD, in AFN 201210040565 of said County Deed Records, the same being on the westerly line of a parcel conveyed to The Rand Robert Corporation, in Vol. 95-11202, Page 48 of said County Deed Records, and passing on line a 1/2" iron pin found at 14.50 feet; Thence along the easterly line of said Boulevard Investments LTD parcel, N 20°52'24" W, a distance of 64.59 feet to a drill hole set at the True Place of Beginning of the parcel herein described;

Course No. 1; Thence continuing along the easterly line of said Boulevard Investments LTD parcel, N 20°52'24" W, a distance of 60.00 feet to a 3/4" iron pipe found at the southwest corner of a parcel conveyed to Brantley, Inc. in Vol. 94-00540, Page 36 of said County Deed Records;

SURVEYOR'S DESCRIPTION CONT.

Course No. 2; Thence along the southerly line of said Brantley, Inc. parcel and the southerly line of a parcel conveyed to JMUS, LTD. in AFN 199907220937 of said County Deed Record, N 73°21'51" E, a distance of 126.34 feet to an iron pin set on the westerly right of way line of Lennox Road (50 Feet Wide);

Course No. 3; Thence along the westerly right of way line of said Lennox Road, along the arc of a non-tangent curve to the right having a radius of 1186.16 feet, a delta angle of 03°17'05", a chord length of 67.99 feet, and a chord bearing of S 15°11'32" E, the arc length of 68.00 feet to an iron pin set at the northeasterly corner of said Rand Robert parcel;

Course No. 4; Thence along the northerly line of said Rand Robert parcel, S 77°14'06" W, a distance of 120.47 feet to the Place of Beginning, and containing 0.1812 acres of land, more or less, as surveyed by Terence R. Allison, P.S., Ohio Registration No. S-7176, for Diversified Engineering Inc., in October, 2013, but subject to all legal roads, highways, right of ways, easements and leases of record.

The Basis of Bearing is Ohio State Plane Coordinates, North Zone, NAD 1983, 2011 Adjustment.

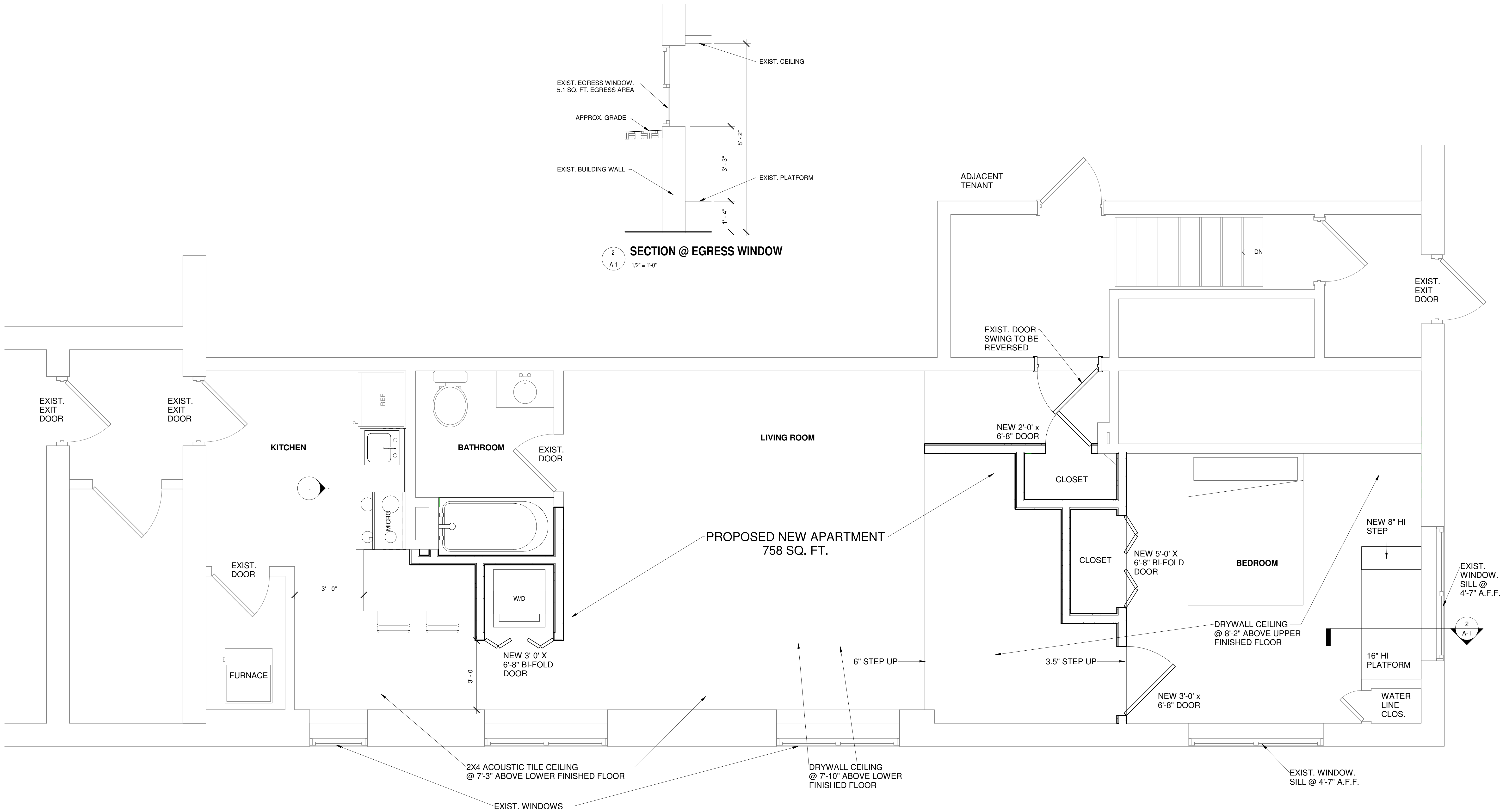
All iron pins set are 30 inch X 3/4 inch round steel bars with plastic caps stamped "DIVERSIFIED ENGINEERING".

Being the same tract of land described in a Title Report prepared by Fidelity National Title Insurance Company, Commitment Order No. 508131675, dated September 13, 2013 at 6:59 a.m.

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'	



2  
A-1  
SECTION @ EGRESS WINDOW  
1/2" = 1'-0"

N  
1  
A-1  
LOWER LEVEL FLOOR PLAN  
1/2" = 1'-0"

PROPOSED REMODEL  
INTEGRITY REALTY GROUP  
2096 LENNOX RD.  
CLEVELAND HEIGHTS, OHIO 44106

**kl**  
RONALD KLUCHIN ARCHITECTS, INC.  
23215 COMMERCE PARK ROAD, BEACHWOOD OHIO 44122

STATE OF OHIO  
RONALD KLUCHIN  
4881  
REGISTERED ARCHITECT

REVISION / ISSUE  
1 12/05/25 CLIENT REVIEW  
A-1

Z:\2520 LENNOX\2520-PURGED.rvt

RONALD A. KLUCHIN - LICENSE #4681  
EXPIRATION DATE: 12/31/26

TEL: (216) 464-7494

FLOOR PLAN

2520