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MAR 07 2017
OHIO EPA NED

Little Chippewa Estates PWS OH8501712 drinking water distribution mains consist of Plastic and Poly pipe. The service lines, hardware and meters are a combination of Plastic, and Brass, including corporation stops. No lead service lines are known at the time of this writing. The above-mentioned system's major renovation and or obsolescent programs have well been underway to remove old existing Mobiles home with brand new units conforming to new lead and copper rules. To avoid any questions, we are sampling from only the oldest homes, to assure that lead and copper analytical results are a true representation of the worst case scenario, to provide assurance and integrity, that the health and welfare of our most precious commodities, our consumers is not compromised.

Because it is practically impossible to determine lead content of an installed fixture, fitting or pipe, it should be assumed that the manufacture or installation date is the primary indicator of the lead content. Therefore, the characteristics would be buildings and piping solder or fixtures built prior to 1998 or that use plumbing material or solder manufactured before 1998 may have materials with greater than 8% lead and are at a higher risk of contributing lead to the drinking water than materials manufactured after 1998. In addition, buildings built and plumbing materials manufactured after 2014 were required to have less than 0.25% lead by weight and have the lowest risk for contributing lead to the drinking water. It should be noted however that, although prohibited, some use of leaded solder or leaded components may have occurred after the prohibitions became effective.

Eugene F. Davis

Chief Operator

Efdavis2 & Associates LLC

Entity: Little Chippewa
Doc Type: DRPD
Doc Subtype: _____
Program: DDAGW
County: Wayne
Secondary ID: OH8501712

GENERAL NOTES

- The bearing base for this survey originated from the East line of the subject property, per OR Book 716, Page 1986.
- This property has an area of 13,329.7 acres, 580,643 square feet, of land.
- This property is designated by Wayne County, as Tax Map Parcel 32-00422.000.
- There was no observable evidence of cemeteries found at the time of this survey.
- In response to Table A Items 16 and 18 there was no observable evidence of earth moving work, building construction or additions and no observable evidence of site use as a solid waste dump, sump, or sanitary landfill.
- The property has access via Back Massillon Road, which is a public right of way.
- Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.
- Only permanent structures have been located for the benefit of this survey.
- Professional Liability Insurance Policy obtained by the Surveyor in the minimum amount of \$3,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.

SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on "Parcel 7", within a title report prepared by Chicago Title Insurance Company, Commitment Order No. 4363845, Ref. No. 555130116, dated May 03, 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.

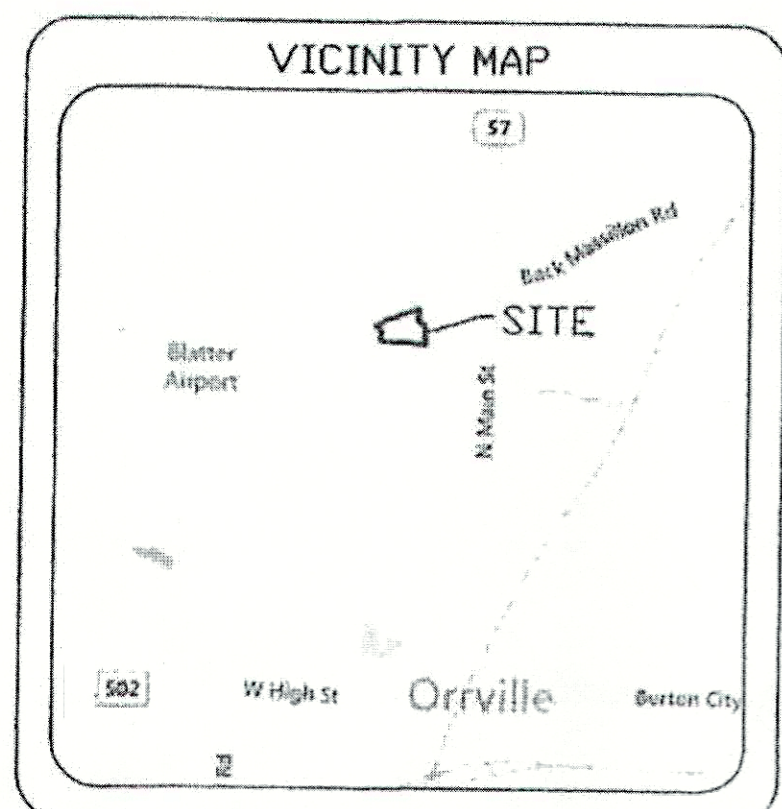
- Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record May 4, 1964, in Deed Volume 401, Page 445, of the Wayne County Records. (as to Parcel 6 and 7)
Does not affect property (Affects Parcels 8 & 9 in said Title Commitment).
- Judgment Entry for easement in favor of Muskingum Watershed Conservancy District, filed for record March 10, 1971 in Deed Volume 458, Page 303 of the Wayne County Records. (as to Parcel 7)
Affects property, as shown on survey (Item plotted from 2' Contours available on the Wayne County GIS. Table A Item 5 was not a part of this survey, therefore the location of the 100' contour has not been verified on the ground.)
- Easement Agreement for utilities to the City of Orrville, Ohio, filed for record August 27, 2003 in OR Book 444, Page 1625 of the Wayne County Records. (as to Parcel 7)
Affects property, as shown on survey.
- Easement Agreement from Asset Management Services, Inc. to Helen R. Vacha, filed for record March 8, 2005 in OR Book 506, Page 2594 of the Wayne County Records. (as to Parcel 7)
Affects property, but cannot be plotted. (References Easement Described in 444/1625, which is already plotted and shown hereon.)

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X and Zone A of the Flood Insurance Rate Map, Community Panel No. 39169C02506, which bears an effective date of August 18, 2009 and is in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6520) 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

R/W	- Right-of-Way	SM	- Sanitary Manhole
P/L	- Adjoiner Property Line	FD	- Fire Hydrant
C	- Centerline	WV	- Water Valve
X	- Encroachment (General)	EM	- Electric Meter
EA	- Encroachment (Zoning)	TP	- Telephone Pedestal
SB	- Schedule B-Section II Item	S	- Sign
M	- Measured Distance	MB	- Mail Box
R	- Record	UP	- Utility Pole
U	- Used	LP	- Light Pole
(Record) Actual	-	GW	- Guy Wire
SM	- Stone Monument (found)	OU	- Overhead Utilities
IP	- Iron Pipe (found)	GA	- Gravel Area
IP	- Iron Pin (found)	CA	- Concrete Area
IP	- Iron Pin (set)	BA	- Building Area
PM	- PK/MAG Nail Set	SS	- Storm Sewer
M	- Manhole		
SM	- Storm Manhole		
CI	- Curb Inlet		



POTENTIAL ENCROACHMENT NOTES

- Subject property's wooden site signs lie within the right of way of Back Massillon Road, CR-29, a maximum distance of 7.3 and 9.4 feet.

ZONING NOTES

The Township of Green is not zoned.
There is no striped parking on the subject property.

LEGAL DESCRIPTION (OR BK 716, Pg. 1986)

Situated in the State of Ohio, County of Wayne, Township of Green in the northeast quarter of Section 13, T-17N, R-12W and being all of the land described in a deed to Melrose MHP LLC recorded in official record volume 593, page 668 of Wayne County records.

Described as follows:
Commencing at a one-inch diameter steel pin found marking the Center of Section 13. Thence S 84°45'22" E 228.15 feet, along the quarter section line, to a capped pin set at the Point of Beginning for the parcel herein described.

- Thence with the following EIGHT courses:
- 1) N 05°57'09" E 202.20 feet, along a westerly line of the above mentioned Melrose MHP LLC, to a point in Little Chippewa Creek - Witnessed by a capped reference pin set N 05°57'09" E 50.00 feet.
 - 2) N 46°27'59" W 197.25 feet, in the creek, to a Mognall set in Back Massillon Road (County Road 29) on a southerly line of John F. and Barbara A. Steiner as described in deed Volume 580, page 615.
 - 3) N 60°41'28" E 298.15 feet, in Back Massillon Road and along a southerly line of Steiner, to a railroad spike found.
 - 4) N 73°11'29" E 736.47 feet, in Back Massillon Road and along a southerly line of Steiner, to the northeast corner of James H. Vacha, et al, as described in Official Record Volume 569, page 693 - witnessed by a capped reference pin set S 01°09'52" W 35.00 feet.
 - 5) S 01°09'52" W 262.25 feet, along the west line Vacha, to a capped pin set.
 - 6) S 50°30'55" E 193.01 feet, along the southerly line Vacha, to a capped pin set on the west line of Michael Jerome McCoy as described in Official Record Volume 287, page 705.
 - 7) S 00°29'11" W 400.01 feet, along the west line of McCoy, to a capped pin set on the south line of the quarter section.
 - 8) N 84°45'22" W 989.10 feet, along the quarter section line, to the Point of Beginning.

This parcel contains 13,330 acres.
Prior instrument: Official Record Volume 593, page 668.
Permanent Parcel #: all of 32-00422.000

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in July 2012, on behalf of R. W. Gasbarre & Associates, Inc.

A copy of that survey is on file at the Wayne County map office. See survey Volume UU, Page 677.

All bearings are related and based on grid north of the Ohio State Plane Coordinate System. All capped pins, both set and found, are 5/8 inch diameter solid rods with identification caps marked "GASBARRE WOOSTER, OH" unless otherwise noted.

Being the same tract of land described as "Parcel 7" in Title Commitment prepared by Chicago Title Insurance Company, Commitment Order No. 4363845, Ref. No. 555130116, dated May 03, 2013 at 6:59 a.m.

ALTA/ACSM LAND TITLE SURVEY

Melrose Portfolio
Little Chippewa
11563 Back Massillon Road
Orrville, Ohio

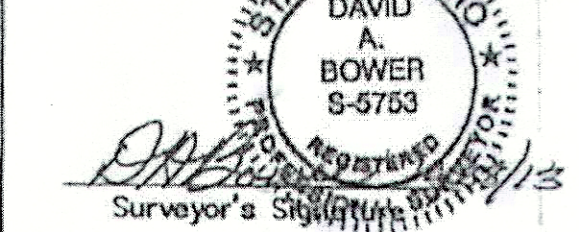
Surveyor's Certification

To: Melrose MHP LLC, an Ohio limited liability company, Chicago Title Insurance Company, MKAssociates, Inc., U.S. Bank National Association, as Trustee for Registered Holders of CS Mortgage Securities Corporation II Commercial Pass-Through Certificates, Series 2013-GC10 c/o Wells Fargo Commercial Mortgage Servicing Assumption Closing Group 1901 Harrison Street, 7th Floor Oakland, California 94612 RE: GSMS 2103-GC10; Loan No. 623100003, UMH Properties, Inc. and UMH Melrose, LLC.

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, 16, 18 and 21 of Table A thereof.

The field work was completed on June 10, 2013.

Date of Plat or Map: 06/10/2013



Registered Surveyor: David A. Bower
Registration Number: 5753
In the State of Ohio

PROJECT NAME: Melrose Portfolio-Little Chippewa MKA PROJECT No.:5928-13-2022:003
ADDRESS: 11563 Back Massillon Road CITY: Orrville 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 Drawing No.: ALTA-176
Surveyor's Site Ref.: Little Chippewa
Checked by: IRA
Drawn by: A.J.K.
GRAPHIC SCALE: 1" = 60'