

SCHEDULE B - PART I

Date of Policy: Order No: 21994  
Policy No.

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Easement from Meadowlawn, Homewood Bldg. Co. to The Ohio Bell Telephone Company, filed for record August 20, 1968 in Volume 777, Page 105 of Lake County, Ohio Records.  
NOTE: We have made no further examination of the above Easement.  
For further conditions see record.

2. Condition as contained in the Warranty Deed from Jerome T. Osborne and Georgeann S. Osborne to Deepwood North Co., filed for record June 30, 1975 in Volume 803, Page 758 of Lake County, Ohio Records.  
NOTE: "Only applies to Parcel 1."  
For further conditions see record.

3. Easement from Deepwood North Co. to The Ohio Bell Telephone Company,, filed for record April 1, 1976 in Volume 941, Page 1362 of Lake County, Ohio Records.  
NOTE: We have made no further examination of the above Easement.  
For further conditions see record.

4. Easement from Deepwood North Co. to The Ohio Bell Telephone Company, filed for record August 30, 1979 in Volume 1029, Page 564 of Lake County, Ohio Records.  
NOTE: We have made no further examination of the above Easement.  
For further conditions see record.

5. Easement from Deepwood North Co. to The Ohio Bell Telephone Company, filed for record August 30, 1979 in Volume 1029, Page 567 of Lake County, Ohio Records.  
NOTE: We have made no further examination of the above Easement.  
For further conditions see record.

6. Easement from Deepwood North Co. to The Ohio Bell Telephone Company, filed for record November 7, 1979 in Volume 1029, Page 692 of Lake County, Ohio Records.  
NOTE: We have made no further examination of the above Easement.  
For further conditions see record.

7. Easement from Deepwood North Co. to The Ohio Bell Telephone Company, filed for record November 7, 1979 in Volume 1029, Page 895 of Lake County, Ohio Records.  
NOTE: We have made no further examination of the above Easement.  
For further conditions see record.

8. Easement from Deepwood North Co. to The Ohio Bell Telephone Company, filed for record November 7, 1979 in Volume 1029, Page 898 of Lake County, Ohio Records.  
NOTE: We have made no further examination of the above Easement.  
For further conditions see record.

9. Easement from Deepwood North Co. to The Ohio Bell Telephone Company, filed for record November 7, 1979 in Volume 1029, Page 904 of Lake County, Ohio Records.  
NOTE: "Applies only to Parcel 1."  
We have made no further examination of the above Easement.  
For further conditions see record.

10. Easement from Deepwood North Co. to The Ohio Bell Telephone Company, filed for record November 7, 1979 in Volume 1029, Page 910 of Lake County, Ohio Records.  
NOTE: We have made no further examination of the above Easement.  
For further conditions see record.

11. Pole Line Easement from Deepwood North Company to The Cleveland Electric Illuminating Company, filed for record January 24, 1980 in Volume 1029, Page 1207 of Lake County, Ohio Records.  
NOTE: We have made no further examination of the above Pole Line Easement.  
For further conditions see records.

12. Pipe Line Right of Way Grant from Deepwood North Company and Edward Tressler, Inc. to The East Ohio Gas Company, filed for record February 19, 1980 in Volume 1029, Page 1336 of Lake County, Ohio Records.  
NOTE: "Only Applies to Parcel 2."  
We have made no further examination of the above Right of Way.  
For further conditions see record.

13. City of Mentor Permanent Highway Easement from Deepwood North Company to the City of Mentor, filed for record December 14, 1998 as Instrument No. 980057426 of Lake County, Ohio Records.  
NOTE: We have made no further examination of the above Easement.  
For further condition see record.

14. Encroachment of Asphalt Pavement located on property to the South of premises under examination over the Southerly line of said premises under examination as shown by the ALTA/ACSM Survey dated June 8, 2012 by Barrington Consulting Group, Inc.

15. Anything to the contrary notwithstanding, the within Policy does not insure the quantity of land set forth in the legal description recited in Schedule A.

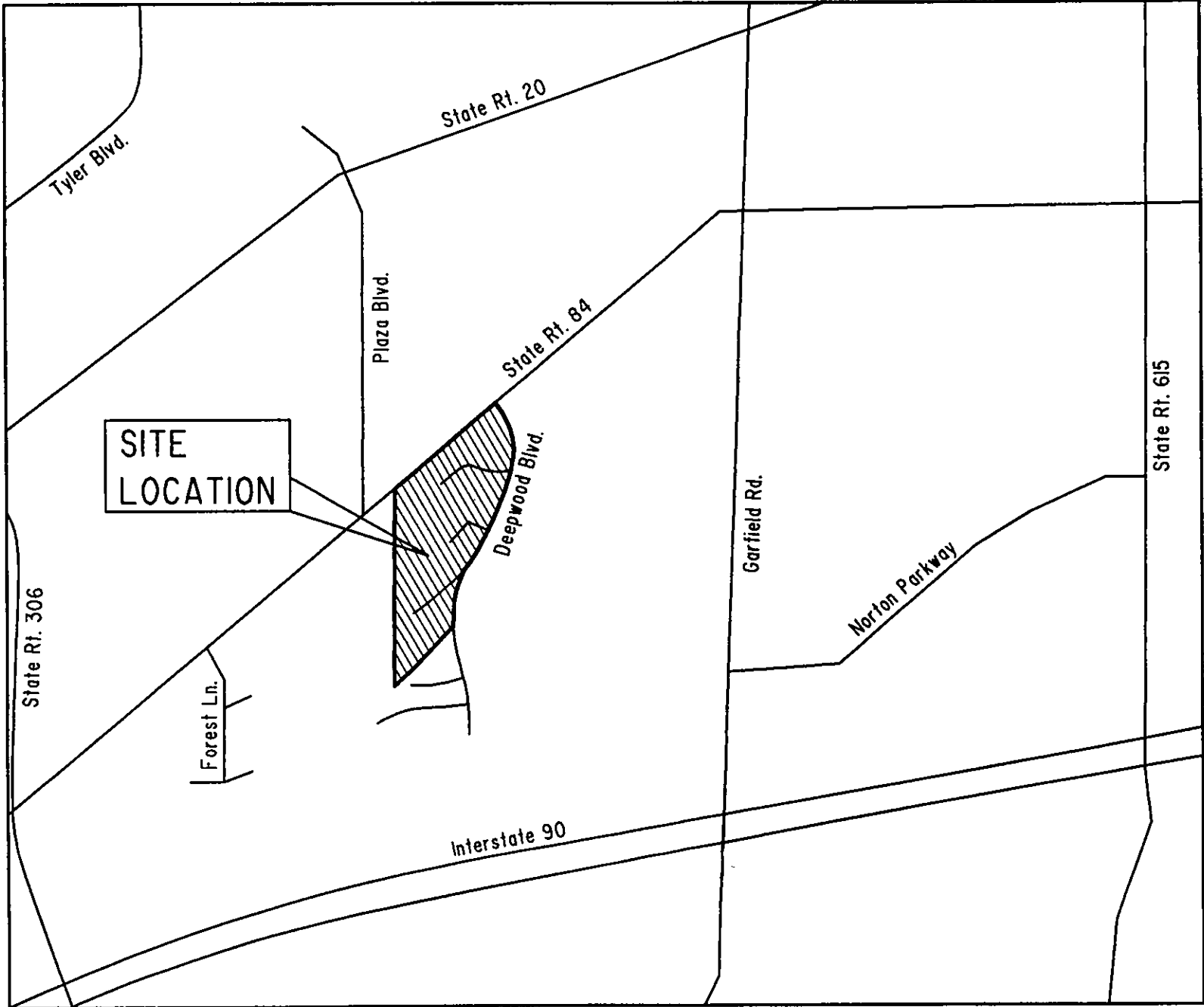
16. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.

17. The County Treasurer's 2011 General Tax Duplicate shows:  
  
PERMANENT PARCEL NO. 16A-005-0-00-009-0  
  
Taxes and assessments for the FIRST HALF 2011 in the amount of \$52,828.99 are PAID.  
Taxes and assessments for the LAST HALF 2011 in the amount of \$52,828.99 are PAID.  
  
NOTE: THE ABOVE TAXES INCLUDE A DELINQUENT AMOUNT OF \$18,591.68 FOR A TOTAL DUE OF \$124,249.66.  
  
Subject to Special Taxes and Assessments of any kind, if any.  
Special Assessments included in the above taxes are as follows:  
Lights - \$927.92 (1/2 Year)

18. The County Treasurer's 2011 General Tax Duplicate shows:  
  
PERMANENT PARCEL NO. 16A-005-0-00-006-0  
  
Taxes and assessment for the FIRST HALF 2011 in the amount of \$41,508.49 are PAID.  
Taxes and assessments for the LAST HALF 2011 in the amount of \$41,508.49 are PAID.  
  
NOTE: THE ABOVE TAXES INCLUDE A DELINQUENT AMOUNT OF \$27,041.46 FOR A TOTAL DUE OF \$68,549.95.  
  
Subject to Special Taxes and Assessments of any kind, if any.  
Special Assessments included in the above taxes are, as follows:  
Lights - \$729.08 (1/2 Year)  
  
Taxes for subsequent years are a lien but not yet due and payable.

ALTA/ACSM LAND TITLE SURVEY  
FOR  
OHIO REAL TITLE AGENCY, LLC

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE, AND STATE OF OHIO  
AND KNOWN AS BEING PART OF LOT No. 4 AND No. 7 TRACT 3 IN ORIGINAL  
MENTOR TOWNSHIP



- SCHEDULE B - PART I  
COMMENTS
1. Is shown on the drawing
  2. Is noted on the drawing
  3. Is shown on the drawing
  4. Is shown on the drawing
  5. Is shown on the drawing
  6. Is shown on the drawing
  7. Is shown on the drawing
  8. Is shown on the drawing
  9. Is shown on the drawing
  10. Is shown on the drawing
  11. Is shown on the drawing
  12. Includes all of permanent parcel 16A-005-0-00-006-0 (Commitment Parcel No. 2)
  13. Is shown on the drawing
  14. Is shown on the drawing
  15. No comment
  16. No comment
  17. No comment
  18. No comment

SURVEYOR'S CERTIFICATION

To Deepwood North Company LLC., First Federal Savings and Loan Association of Lakewood, Ohio Real Title Agency, LLC., and Old Republic National Title Insurance Company:

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 no items of Table A thereof. The field work was completed on June 7, 2012.

DAVID W. NOVAK P.S. 7507 7/20/2012 DATE

CURRENT RECORD DESCRIPTIONS

PARCEL 1

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Lot 4, Tract 3 in Original Mentor Township and being further bounded and described as follows:

Beginning at a capped 5/8" iron pin set on the south line of Johnnycake Ridge Road (AKA State Route 84), 60 feet wide at the northeast corner of a parcel of land owned by Jerome T. Osborne Family Limited Partnership (PPN 16A0050000050), recorded deed, Document No. 1999R049240, Lake County record of Deeds;

Thence S 00°22'03" W, 566.98 feet along said Jerome T. Osborne Family Limited Partnership to the northwest corner of a parcel of land owned Deepwood North Company (PPN 16A0050000060), recorded deed, Volume 839, Page 494, Lake County Record of Deeds, said point also being the principal place of beginning;

Thence N 48°11'13" E, 921.49 feet along the north line of said Deepwood North Company to a point;

Thence S 72°07'54" E, 186.00 feet along the north line of said Deepwood North Company to the west line of Deepwood Boulevard, 100 feet wide, recorded plat, Volume P, Page 102, Lake County Record of Plats;

Thence 545.93 feet along said west line of Deepwood Boulevard along a curve deflecting to right, said curve having a radius of 2205.50 feet, a delta angle of 14°10'57", a chord length of 544.54 feet, which bears S 24°38'25" W, to a point of tangency, said point of tangency referenced by a capped (5620) 5/8" iron pin found 2.04 feet south and 0.66 feet west;

Thence S 3°43'53" W, 109.01 feet continuing along said west line of Deepwood Boulevard to a point of curvature, said point reference by a 5/8" iron pin found 1.94 feet south and 0.67 feet west;

Thence 570.50 feet along said west line of Deepwood Boulevard along a curve deflecting to left, said curve having a radius of 1045.00 feet, a delta angle of 3°16'48", a chord length of 563.45 feet, which bears S 16°04'08" W, to the northeast corner of the Deepwood Apartments (16A0050000000), recorded plat, Volume S, Page 5-2, Lake County Record of Plats, said point referenced by a 5/8" iron pin found 0.70 feet west and 0.76 feet south;

Thence S 43°08'50" W, 370.47 feet along the north line of said Deepwood Apartments to a 1" iron pipe found;

Thence S 47°07'59" W, 240.97 feet continuing along said north line of Deepwood Apartments to the west line of said Jerome T. Osborne Family Limited Partnership, said point referenced by 3/4" iron pin found 0.05 feet north and 0.29 feet west;

Thence N 00°22'03" E, 1006.06 feet along the west line of said Jerome T. Osborne Family Limited Partnership to the principal place of beginning;

and containing 14.2562 acres of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described July, 2012 by David W. Novak, P.S. No. 7507. Bearings used herein are to denote angular relationship only and do not represent true north. The intent of this description is to describe PPN 16A0050000090

PARCEL 2

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Lot 4, Tract 3 in Original Mentor Township and being further bounded and described as follows:

Beginning at a capped 5/8" iron pin set on the south line of Johnnycake Ridge Road (AKA State Route 84), 60 feet wide at the northeast corner of a parcel of land owned by Jerome T. Osborne Family Limited Partnership (PPN 16A0050000050), recorded deed, Document No. 1999R049240, Lake County record of Deeds;

Thence N 49°00'24" E, 1033.52 feet along said south line of Johnnycake Ridge Road to a point of curvature;

Thence 632.29 feet along a turnout curve deflecting to right, said curve having a radius of 35.50 feet, a delta angle of 102°08'45", a chord of 55.23 feet, which bears S 79°55'14" E, to a point of tangency on the west line of Deepwood Boulevard, 100 feet, recorded plat P-102, Lake County Record of Plats;

Thence 523.28 feet along the west line of said Deepwood Boulevard along a curve deflecting to right, said curve having a radius of 723.50 feet, a delta angle of 41°26'23", a chord of 511.95 feet, which bears S 08°07'40" E, to a point of compound curve;

Thence 177.45 feet along the west line of said Deepwood Boulevard along a curve deflecting to right, said curve having a radius of 2205.50 feet, a delta angle of 4°36'36", a chord length of 177.41 feet which bears S 15°14'38" W to the north east corner of a parcel of land owned by Deepwood North Company (PPN 16A0050000090), recorded deed, Volume 803, Page 758, Lake County Record of Deeds, said corner referenced by a 5/8" iron pin found 0.56 feet south, 0.20 feet east;

Thence N 72°07'54" W, 186.00 feet along the north line of said Deepwood North Company to a point;

Thence S 48°11'13" W, 921.49 feet continuing along the north line of said Deepwood North Company to a point on the east line of said Jerome T. Osborne Family Limited Partnership;

Thence N 00°22'03" E, 566.98 feet along said Jerome T. Osborne Family Limited Partnership to the place of beginning;

and containing 11.9003 acres of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described July, 2012 by David W. Novak, P.S. No. 7507. Bearings used herein are to denote angular relationship only and do not represent true north. The intent of this description is to describe PPN 16A0050000060.

| REVISIONS | BY  |
|-----------|-----|
| 7/26/12   | TDR |
|           |     |
|           |     |
|           |     |
|           |     |
|           |     |
|           |     |
|           |     |

**Barrington**  
CONSULTING GROUP, INC.  
9114 TYLER BLVD., MENTOR, OHIO 44060  
PHONE 440.205.1260 FAX 440.205.1262  
www.BarringtonCGL.com

**RANALLO & AVENI LLC**  
**ROBERT A. RANALLO**  
6885 BETA DRIVE  
CLEVELAND, OHIO 44143  
PH. 440-684-1600 FAX. 440-684-1601

**ALTA/ACSM SURVEY**  
8100 DEEPWOOD BOULEVARD  
CITY OF MENTOR, OHIO 44060  
COMMITMENT No. 21994 (EFFECTIVE DATE: MAY 18, 2012)

|  |
|--|
| DRAWN<br>FOR<br>CHECKED<br>DWN<br>DATE<br>JUNE 8, 2012<br>SCALE<br>NONE<br>JOB NO.<br>12038<br>SHEET<br>113<br>OF SHEETS |
|--|