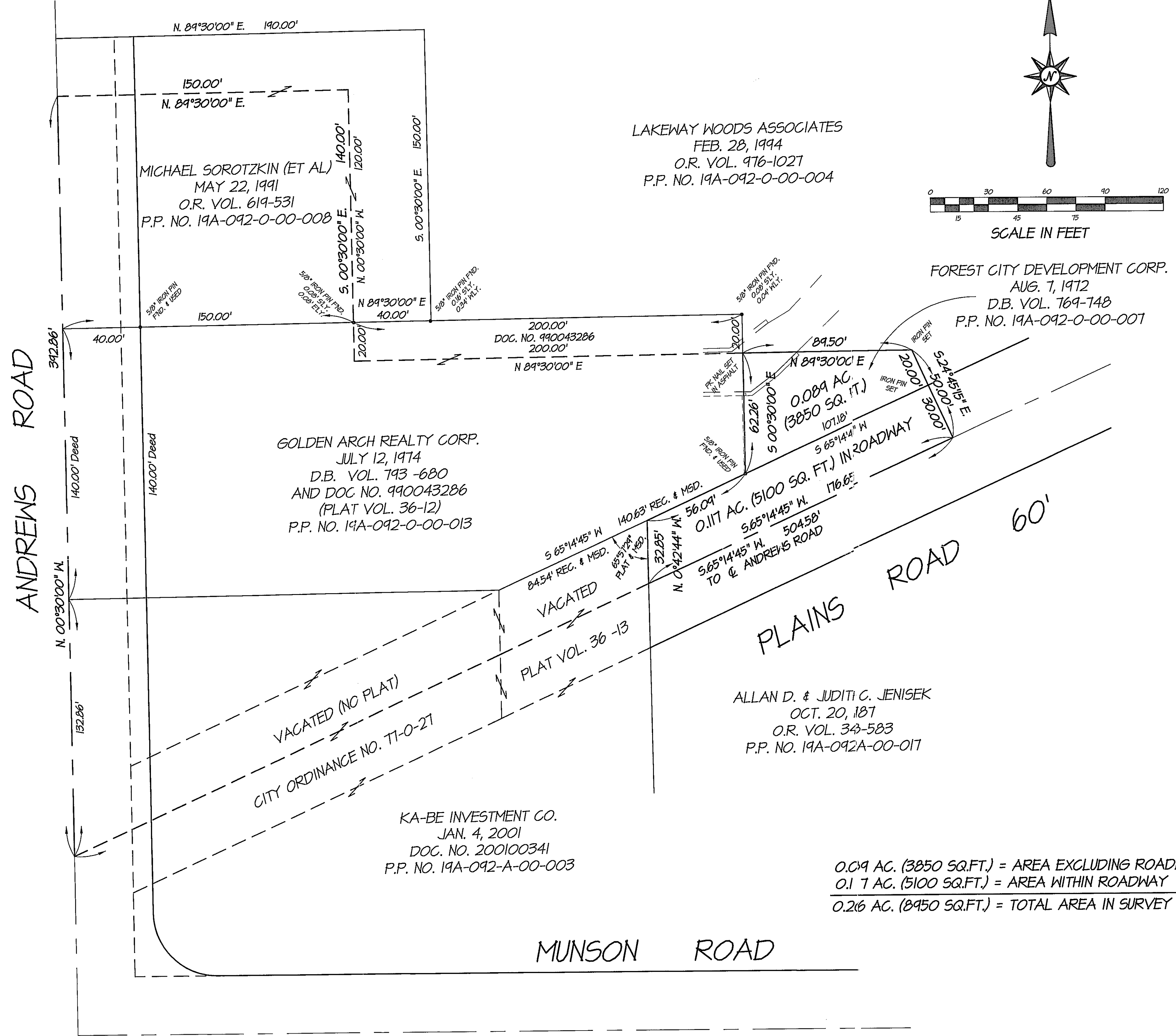


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ANDREWS ROAD



April 14, 2003

DESCRIPTION OF LAND FOR
FOREST CITY DEVELOPMENT CORPORATION
WHICH CLAIMS TITLE BY OR THROUGH
INSTRUMENT RECORDED IN DEED BOOK
VOLUME 769, PAGE 748 OF THE
LAKE COUNTY RECORDS

(BEING ALL OF THE LAND DESIGNATED AS AUDITOR'S PARCEL NO. 19A-092-0-00-007)

Situated in the City of Mentor-on-the-Lake, County of Lake and State of Ohio and known as being part of Original Mentor Township Lot No. 5, Tract No. 16, being a part of the Tenth Township in the Ninth Range of the Connecticut Western Reserve, and more particularly being all of the remaining land originally conveyed to Forest City Development Corporation by instrument dated September 7, 1912 and recorded in Volume 769, Page 748 of the Lake County Deed Records and presently designated as Lake County Auditor's Parcel No. 19A-092-0-00-007 and is bounded and described as follows:

Beginning in the centerline of Andrews Road at its intersection with the centerline of Plains Road (now vacated by Mentor-on-the-Lake City Ordinance No. 11-0-21), said point of beginning being the most southerly corner of land conveyed to Forest City Development Corporation by instrument dated August 7, 1912 and recorded in Volume 769, Page 748 of the Lake County Deed Records;

Thence North 0°30'00" West along said centerline of Andrews Road 272.86 feet to the southerly line of land conveyed to Michael Sorotzkin, et al. (Auditor's Parcel No. 19A-092-0-00-008) by instrument dated May 22, 1991 and recorded in Volume 619, Page 531 of the Lake County Official Records;

Thence North 89°30'00" East along said southerly line of land of Sorotzkin et al. and along the northerly line of land conveyed to Golden Arch Realty Corporation (being a part of Auditor's Parcel No. 19A-092-0-00-013) by instrument dated September 10, 1999 and recorded as Document No. 990043286 of the Lake County Records, passing through a 5/8" inch diameter iron pin stake at 40.00 feet (at 149.42 feet witness a 5/8" diameter iron pin stake bearing South 0°30'00" East a distance of 0.08 feet, and at 184.66 feet witness a 5/8" diameter iron pin stake bearing South 0°30'00" East a distance of 0.16 feet) a total distance of 350.00 feet to the northeasterly corner of said land of Golden Arch Realty Corporation and witness a 5/8" diameter iron pin stake bearing South 89°30'00" West a distance of 0.04 feet and South 0°30'00" East a distance of 0.08 feet therefrom;

Thence South 0°30'00" East along the easterly line of said Golden Arch Realty Corporation and along the easterly line of land conveyed to the same (Auditor's Parcel No. 19A-092-0-00-013) by instrument dated July 12, 1974 and recorded in Volume 793, Page 680 of the Lake County Deed Records a distance of 82.26 feet to a 5/8" diameter iron pin stake found at its intersection with the northerly line of said Plains Road and the principal point of beginning of the following described parcel of land;

COURSE I: Thence North 0°30'00" West along said easterly line of land of Golden Arch Realty Corp., a distance of 62.26 feet to a FK Nail set in the southerly line of land conveyed to Lakeway Woods Associates (Auditor's Parcel No. 19A-092-0-00-004) by instrument dated February 28, 1994 and recorded in Volume 976, Page 1027 of the Lake County Official Records;

COURSE II: Thence North 89°30'00" East along said southerly line of land of Lakeway Woods Associates 84.50 feet to an iron pin stake set at an angle therein;

COURSE III: Thence South 24°45'15" East continuing along said line of land of Lakeway Woods Associates, and passing through an iron pin stake set in the aforesaid northerly line of Plains Road, a distance of 50.00 feet to the centerline of the same;

COURSE IV: Thence South 65°14'45" West along said centerline of Plains Road 176.65 feet to the easterly line of land conveyed to KA-BE Investment Co. (Auditor's Parcel No. 19A-092-A-00-003) by instrument dated January 4, 2001 and recorded as Document No. 200100341 of the Lake County records, said point also being in the easterly line of that portion of Plains Road vacated by plat recorded in Volume 36, Page 13 of the Lake County Plat Records;

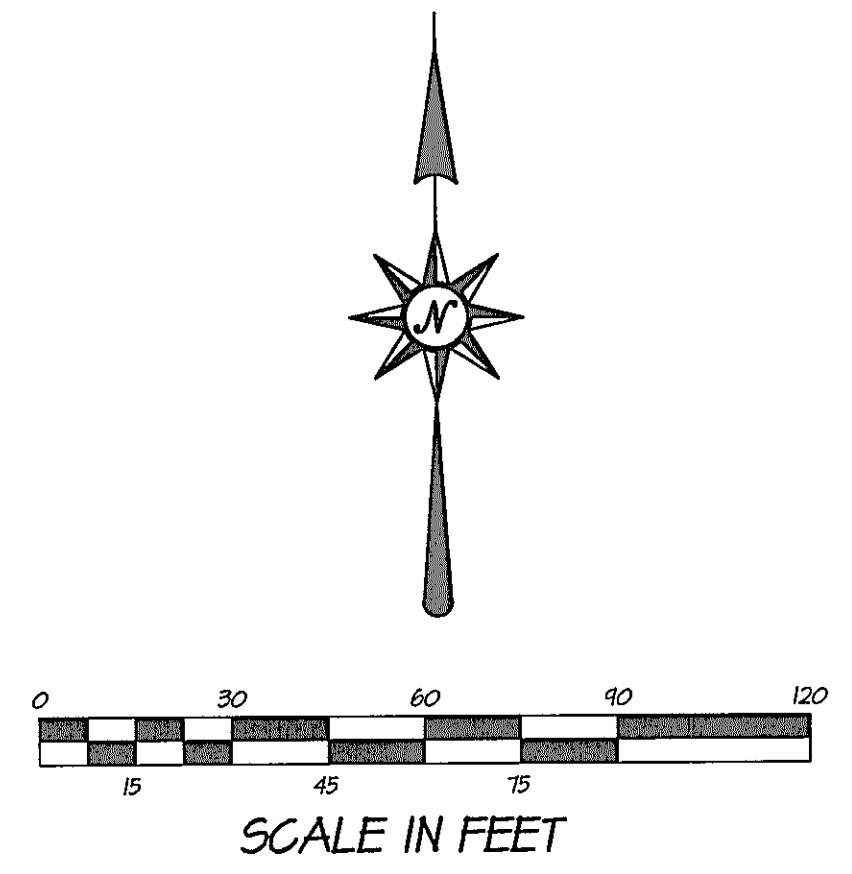
COURSE V: Thence North 0°42'44" West along said easterly line of land of KA-BE Investment Company a distance of 32.85 feet to the northeasterly corner of the same;

COURSE VI: Thence North 65°14'45" East, along the northerly line of said Plains Road, the same being the southerly line of lands of Golden Arch Realty Corporation (Auditor's Parcel No. 19A-092-0-00-013) conveyed as aforesaid, a distance of 56.09 feet to the principal point of beginning and containing 0.206 of an acre (8950 square feet) of land, of which 0.117 of an acre (5100 square feet) is contained within the right-of-way of said Plains Road, as surveyed and described in April 2003 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786 of CT Consultants, Inc., be the same more or less, but subject to all legal highways.

Bearings used herein are based upon those contained in deed recorded in Volume 769, Page 748 of the Lake County Deed Records;

All points designated "iron pin set" are marked with a 5/8" diameter by 30" long steel reinforcing bar with a 1/4" diameter yellow plastic cap engraved "CT Consultants".

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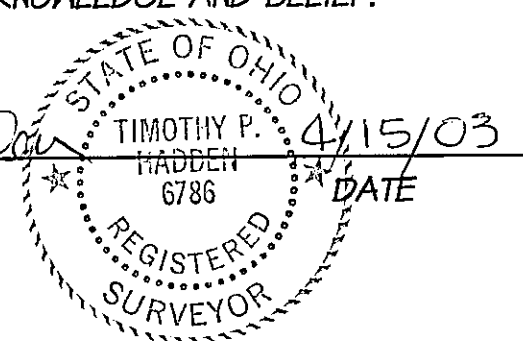


0.019 AC. (3850 SQ.FT.) = AREA EXCLUDING ROADWAY
0.17 AC. (5100 SQ.FT.) = AREA WITHIN ROADWAY
0.26 AC. (8950 SQ.FT.) = TOTAL AREA IN SURVEY

CERTIFICATION

THIS PLAT WAS PREPARED BY ME FROM THE NOTES OF A SURVEY PERFORMED UNDER MY SUPERVISION IN APRIL, 2003 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy P. Hadden
TIMOTHY P. HADDEN
OHIO P.S. NO. 6786



CT Consultants
engineers | architects | planners
35000 Kaiser Court Willoughby, Ohio 44094
440.951.9000 www.ctconsultants.com

REV. NO.	DESCRIPTION	DATE	BY	CHK

DATE: 4/14/03
DRAWN BY: THH
CHECKED BY:
APPROVED BY:
F.B. No. 1219 PG. 45

PLAT OF SURVEY
FOR
FOREST CITY DEVELOPMENT CORP.
BEING PART OF ORIGINAL LOT 5, TRACT 16
MENTOR-ON-THE-LAKE CITY, LAKE COUNTY, OHIO

SCALE
HOR. 1" = 30'
VERT. 1" = 30'
CONTRACT No. 03153
SHEET NO. 1 OF 1