

ALTA / ACSM LAND TITLE SURVEY
for
8227 CHILlicothe ROAD
BEING PART OF ORIGINAL MENTOR TOWNSHIP BLAKE LOT, TRACT 1 AND
BLOSS LOT, TRACT 2, NOW SITUATED IN THE
VILLAGE OF KIRTLAND HILLS
COUNTY OF LAKE - STATE OF OHIO

LEGAL DESCRIPTION OF SUBJECT PROPERTY AS SHOWN IN
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 23510390 CCE

Parcel No. 1:

Situated in the Village of Kirtland Hills, County of Lake and State of Ohio, and known as being a part of the Blake Lot Tract No. 2 in Original Mentor Township and being further bounded and described as follows:

Beginning at a point in the center line of Hart Road at the southeasterly corner of the Blake Lot, being also a point in the southerly line of Original Mentor Township; Thence N 89°12'W along the southerly line of said Blake Lot about 1034.90 feet to an angle in said line; Thence N 89°14' W continuing along said lot line 819.12 feet to a point in the westerly line of said Tract No. 1; Thence N 02°19'E along said Tract line 782.32 feet to an angle in said line; Thence N 16°22'W continuing along said Tract line to a point in the southwesterly corner of land conveyed to Carol H. Butler by deed recorded in Volume 552, Page 492 of Lake County Records; Thence S 78°45'25"E along a southerly line of land so conveyed to said Butler 877.19 feet to a point in the southwesterly corner of land conveyed to Elizabeth K. Crabbe by deed recorded in Volume 381, Page 52 of Lake County Records; Thence S 88°49' East along the southerly line of land so conveyed to said Crabbe by deed recorded in said Volume 381, Page 52 and deed recorded in Volume 381, Page 50 all of Lake County Records, a distance of 1049.75 feet to a point in the center line of Hart Road; Thence S 02°30' West along said centerline 776.58 feet to the place of beginning and containing 34.7105 acres of land, be the same more or less, but subject to all legal highways.

Parcel No. 2:

Situated in the Village of Kirtland Hills, County of Lake and State of Ohio, and being a part of Bloss Lot and Blake Lot in Original Mentor Township in said county, and is further bounded and described as follows:

Beginning at a wood stake set in the southeasterly right-of-way line of Chillicothe Road, said stake being 35.0 feet right of station 24+98.94 in the center line of Chillicothe Road; Thence N 46°35'E, 59.33 feet along the southeasterly right-of-way line of Chillicothe Road to a wood stake; Thence S 34°35'E, 20.38 feet along the westerly line of widening of the right-of-way of Chillicothe Road to a wood stake; Thence N 55°25'E, 88.42 feet along the southeasterly right-of-way line of Chillicothe Road to a wood stake in the southerly right-of-way line of State Route #1; Thence N 85°52'E, 358.70 feet along the southerly right-of-way line of State Route #1 to a wood stake at an angle point in said right-of-way line; Thence S 87°58'E, 112.30 feet along the southerly right-of-way line of State Route #1 to a wood stake; Thence S 33°23'E, 79.89 feet along the westerly line of the property of Ernest J. & Martha M. Kiss, as recorded in Vol. 528, Page 100 of Lake County Records of Deeds, to a steel pipe; Thence S 47°00'E, 368.02 feet along the westerly line of the Kiss parcel to a steel pipe; Thence S 55°45'E, 572.23 feet along the westerly line of the Kiss Parcel to a steel pipe; Thence N 55°46'30"E, 413.47 feet along the southerly line of the Kiss Parcel to the center line of Little Mountain Road (passing through a steel pipe at 30.00 feet therefrom); Thence S 34°13'30" 45.00 feet along the center line of Little Mountain Road to a point; Thence S 55°46'30"W, 401.69 feet along the northerly line of a parcel of land deeded to Fred & Florence M. Turner as recorded in Vol. 352, Page 322 of Lake County Records of Deeds (passing through a steel pipe at 30.00 feet); Thence S 43°25'E, 179.14 feet along the Turner westerly line to a steel pipe at an angle point in said line; Thence S 37°37'E, 285.00 feet along the Turner westerly line to a steel pipe at the southwest corner of the Turner parcel, it also being a corner of the property of Elizabeth K. Crabbe, as recorded in Vol. 381, Page 50 of Lake County Records of Deeds; Thence S 32°39'W, 304.09 feet along the Crabbe northwesterly line to a steel pipe; Thence N 77°58'30"W, 298.35 feet along the Crabbe northerly line to a steel pipe; Thence S 2°05'30"E, 392.52 feet along the Crabbe westerly line to a steel pipe at the southwest corner of the Crabbe parcel; Thence N 78°45'25"W, 877.19 feet to a point on the easterly line of the Cornelia B. Hoyt Property as recorded in Vol. 149, Page 477 of Lake County Records of Deeds; Thence by the following courses along the easterly line of the Hoyt Property: N 16°22'W, 113.37 feet to an iron pipe stake, N 3°41'E, 217.80 feet to an iron pipe stake, N 28°19'E, 198.00 feet to an iron pipe stake; N 0°39'W, 155.76 feet to an iron pipe stake; N 4°07'W, 2.65 feet to an iron pipe stake; N 25°18'W, 538.95 feet to an iron pipe stake; N 39°03'W, 103.41 feet to a wooded hub stake; Thence N 57°43'W, 227.70 feet to a wooden stake and point of beginning and containing 32.339 acres of land as surveyed and described by Donald J. Miller, Ohio Registered Surveyor #4174, be the same more or less, but subject to all legal highways.

LEGAL DESCRIPTION OF SUBJECT PROPERTY
PER SURVEY BY McSTEEN & ASSOCIATES, INC.

Parcel No. 1:

Situated in the State of Ohio, County of Lake, Village of Kirtland Hills, being part of the Blake Lot, Tract No. 2 of Original Mentor Township, being a parcel of land, now or formerly in the name of Carol H. Butler as recorded in Volume 895, Page 999 of the Lake County Deed Records, and more fully described as follows:

Commencing for Reference on the centerline of Hart Road (60 feet wide) at the southeasterly corner of said Blake Lot, said corner being the TRUE PLACE of BEGINNING of the parcel herein to be described;

Course No. 1: thence, North 89°-43'-52" West, along the southerly line of said Blake Lot, the southerly line of Original Mentor Township, and the northerly Corporation Line of the City of Kirtland, passing over an iron pin set at 30.02 feet, a distance of 1028.94 feet to a 1 1/4-inch pipe found;

Course No. 2: thence, North 89°-41'-52" West, continuing along the southerly line of said Blake Lot, the southerly line of Original Mentor Township, and said northerly Corporation Line, a distance of 819.12 feet to an iron pin set at the southeasterly corner of a parcel of land, now or formerly in the name of The Central National Bank of Cleveland as recorded in Deed Volume 895, Page 1046 (PPN 22A-006-011) ;

Course No. 3: thence, North 01°-53'-11" East, along the easterly line of said parcel, a distance of 798.15 feet to an iron pin set at the northeasterly corner of said parcel;

Course No. 4: thence, North 16°-50'-44" West, along a southeasterly line of a parcel of land, now or formerly in the name of Robert O. Sords as recorded in Instrument No. 19970039746 (PPN 22A-006-013), a distance of 173.03 feet to an iron pin set at a southwesterly corner of a parcel of land, now or formerly in the name of George M. Humphrey II, Executor, as recorded in Instrument No. 2003R014224 (PPN 22A-004-009);

Course No. 5: thence, South 78°-10'-52" East, along a southerly line of said Humphrey parcel, a distance of 874.88 feet to a 1-inch pipe found;

Course No. 6: thence, South 89°-03'04" East, along the southerly line of a parcel of land, now or formerly in the name of Patrick J. and Patricia N. Duffy as recorded in Official Records Volumes 882, Page 1074 and 106, Page 805 (PPN'S 22A-004-022 & 22A-004-004), passing over a 1 1/4-inch pipe found at 1030.37 feet, a distance of 1047.37 feet to the centerline of Hart Road;

Course No. 7: thence, South 02°-20'-10" West, along the centerline of Hart Road, a distance of 776.58 feet to the place of beginning containing 34.9705 acres of land, more or less, as surveyed in July of 2003 by Robert A. Dornier, Registered Professional Land Surveyor No. 6943 for and on behalf of McSteen & Associates, under Project Number 03-210, and is subject to all legal highways and easements of record.

The basis of bearings for this description is South 34°-13'-30" East, as the centerline of Little Mountain Road, as evidenced by monuments found, and is the same bearing as shown in Volume 1048, Page 454 of the Lake County Records of deeds.

Note: All iron pins set are 1/2-inch diameter x 30-inches in length rebars with a plastic cap stamped "McSteen and Associates".

Parcel 2:

Situated in the State of Ohio, County of Lake, Village of Kirtland Hills, being part of the Blake Lot, Tract No. 2 and the Bloss Lot of Original Mentor Township, being a parcel of land, now or formerly in the name of George M. Humphrey II, Executor as recorded in Instrument No. 2003R014224 of the Lake County Deed Records, and more fully described as follows:

Commencing for Reference on the centerline of Hart Road (60 feet wide) at the southeasterly corner of said Blake Lot; Thence, North 02°-20'-10" East, along the centerline of Hart Road, a distance of 776.58 feet to a point; Thence, North 89°-03'-04" West, along the southerly lines of parcels of land, now or formerly in the name of Patrick J. and Patricia N. Duffy as recorded in Official Records Volumes 106, Page 805 and 882, Page 1074 (PPN'S 22A-004-004 & 22A-004-022), passing over a 1 1/4-inch pipe found at 17.00 feet, a distance of 1047.37 feet to a 1-inch pipe found at the TRUE PLACE of BEGINNING of the parcel herein to be described;

Course No. 1: thence, North 78°-10'-52" West, along a northwesterly line of a parcel of land, now or formerly in the name of Carol H. Butler as recorded in Volume 895, Page 999 (22A-004-003), a distance of 874.88 feet to an iron pin set on an easterly line of a parcel of land, now or formerly in the name of Robert O. Sords as recorded in Instrument No. 19970039746 (22A-006-013);

Course No. 2: thence, North 16°-50'-44" West, along said easterly line, a distance of 113.37 feet to an iron pin set;

Course No. 3: thence, North 03°-12'-16" East, along an easterly line of said Sords parcel, a distance of 217.70 feet to an iron pin set;

Course No. 4: thence, North 27°-50'-16" East, continuing along an easterly line of said Sords parcel, a distance of 198.00 feet to an iron pin set;

Course No. 5: thence, North 01°-07'-44" West, along an easterly line of said Sords parcel, a distance of 155.70 feet to an iron pin set;

Course No. 6: thence, North 04°-35'-44" West, continuing along an easterly line of said parcel, a distance of 2.65 feet to an iron pin set;

Course No. 7: thence, North 25°-46'-44" West, continuing along an easterly line of said parcel, a distance of 538.68 feet to an iron pin set 347.00 feet right of Chillicothe Road (variable right-of-way) centerline station 25+55.00;

Course No. 8: thence, North 41°-32'-46" West, continuing along an easterly line of said parcel, a distance of 129.06 feet to an iron pin set 218.00 feet right of Chillicothe Road centerline station 25+58.95;

Course No. 9: thence, North 61°-15'-38" West, along an easterly line of said parcel, a distance of 192.15 feet to an iron pin set on the southeasterly right-of-way line of Chillicothe Road, 35.00 feet right of centerline station 24+98.94;

Course No. 10: thence, North 46°-07'-21" East, along said southeasterly right-of-way line, a distance of 59.11 feet to a point 34.62 feet right of centerline station 25+58.81 (a 1-inch pipe was found 0.48 feet southwest and 0.38 feet northwest);

Course No. 11: thence, South 43°-21'-23" East, continuing along said right-of-way line, a distance of 20.38 feet to an iron pin set 55.00 feet right of centerline station 25+58.83;

Course No. 12: thence, North 62°-22'-11" East, along said right-of-way line, a distance of 129.59 feet to an iron pin set 90.00 feet right of centerline station 26+83.60 on the southerly right-of-way line of State Route 1 (variable width limited access right-of-way);

Course No. 13: thence, North 84°-25'-27" East, along said southerly right-of-way line, a distance of 314.23 feet to an iron pin set 210.00 feet right of State Route 1 centerline station 125+00;

Course No. 14: thence, South 89°-37'-09" East, continuing along said southerly right-of-way line, a distance of 116.18 feet to an iron pin set 214.47 feet right of State Route 1 centerline station 126+18.03;

Course No. 15: thence, South 32°-11'-07" East, along a southwesterly line of a parcel of land, now or formerly in the name of North Orchard Ltd. as recorded in Deed Volume 873, Page 828 (PPN 22A-004-007), a distance of 76.37 feet to a 1-inch pipe found;

Course No. 16: thence, South 47°-16'-38" East, along a southwesterly line of said parcel, a distance of 366.35 feet to a 1-inch pipe found;

Course No. 17: thence, South 55°-31'-19" East, continuing along a southwesterly line of said parcel, a distance of 573.92 feet to a 1-inch pipe found;

Course No. 18: thence, North 55°-39'-47" East, along a southeasterly line of said North Orchard Ltd. parcel, passing over a 1-inch pipe found at 383.35 feet, a distance of 413.73 feet to the centerline of Little Mountain Road (60 feet wide);

Course No. 19: thence, South 34°-13'-30" East, along said centerline, a distance of 45.00 feet to the most northerly corner of a parcel of land, now or formerly in the name of Loren L. and Dolores L. Cowling as recorded in Official Records Volume 639, Page 109 (PPN 22A-004-005);

Course No. 20: thence, South 55°-39'-47" West, along a northwesterly line of said Cowling parcel (a 1-inch pipe was found 0.54 feet northwest at 30.00 feet along said line), a distance of 401.69 feet to the northwesterly corner of said parcel (a 1-inch pipe was found 0.50 feet northeast and 1.78 feet northwest);

Course No. 21: thence, South 46°-37'-08" East, along a southwesterly line of said Cowling parcel, a distance of 197.99 feet to a 1-inch pipe found;

Course No. 22: thence, South 33°-13'-23" East, continuing along a southwesterly line of said Cowling parcel, a distance of 279.23 feet to a 1-inch pipe found at the southwesterly corner of said parcel and the northwesterly corner of aforesaid Patrick J. and Patricia N. Duffy parcel;

Course No. 23: thence, South 32°-29'-26" West, along a northwesterly line of said Duffy parcel, a distance of 303.53 feet to a 1-inch pipe found;

Course No. 24: thence, North 78°-10'-05" West, along a northwesterly line of said Duffy parcel, a distance of 298.49 feet to a 1-inch pipe found;

Course No. 25: thence, South 02°-18'-43" East, along a westerly line of said Duffy Parcel, a distance of 395.95 feet to the place of beginning containing 32.6979 acres of land, more or less, as surveyed in July of 2003 by Robert A. Dornier, Registered Professional Land Surveyor No. 6943 for and on behalf of McSteen & Associates, under Project Number 03-210, and is subject to all legal highways and easements of record.

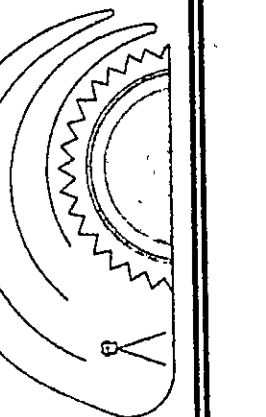
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PARCEL CONTIGUITY NOTE

THE SUBJECT PROPERTY CONSISTS OF TWO PARCELS WHICH ARE CONTIGUOUS AND WHEN TAKEN TOGETHER FORM ONE PARCEL WITHOUT ANY GAPS OR GORES.

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SHEET NO.
OF
4



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