36212 4850 & 4855. WILLOUGHBY, AZA SHOPPING 860 ROBINHOOD EUCLID OHO CENTER VENUE

REPUBLIC TITLE OF COMMONWEALTH LAND EGONPANY, A SAMERICA MANAGEMENT CO., INC. OCCIDENTAL LIFE INSURANCE REALTY EUCLID COMPANY TITLE CORPORATION ADVISORS, INSURANCE

(YAW-7D-THOIS DIJBUG A)

(DS atuan, e.u.)

EUCLID AVENUE 76'

THENGE NORTH 74° 08' 20" EAST ALDING THE SOUTHERLY LINE OF EUCLID AVENUE, 241 92 FEET TO A P K NAIL SET AT THE NORTHWESTERLY CORNER OF LAND CONVEYED TO MCDONALD'S CORP BY DEED DATED DECEMBER 16, 1980 AND RECORDED IN VOLUME 880, PAGE 1220 OF LAKE COUNTY RECORDS (P P N 27-A-007-1-004-0),

THENCE SOUTH CO° 22' O5" WEST ALONG THE WESTERLY LINE OF LAND SO CONVEYED, 60 O8 FEET TO A P K NAIL SET AT THE SOUTHWESTERLY CORNER THEREOF,

THENCE SOUTH 89° 37' 55" EAST ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED, 183 45 FEET TO THE NORTHWESTERLY CORNER OF LAND CONVEYED TO 36212 EUCLID AVE, LLC BY DEED DATED APRIL 5, 2002 AND RECORDED IN DOCUMENT NO 2002R017154 OF LAKE COUNTY RECORDS (P P N 27-A-007-1-021-0), HOLE FOUND IN THE SOUTHERLY LINE OF EUGLID AVENUE (60 FEET WIDE) ITH THE EASTERLY LINE OF LAND CONVEYED TO WILLO TRUE VALUE EED DATED AUGUST 31, 1989 AND RECORDED IN VOLUME 487, PAGE RECORDS (P P N 27-A-015-I-010-0),

THENGE NORTH 01° 49' 22" EAST ALONG THE EASTERLY LINE OF LAND SO CONVEYED, 302 41 FEET TO A 5/8" IRON PIN SET AT THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO WILLO TRUE VALUE HARDWARE, INC AS AFORESAID, HENCE NORTH OO° 26' 10" EAST ALONG THE EASTERLY LINE OF LAND SO CONVEYED, 614 46 EET TO THE PRINCIPAL POINT OF BEGINNING AND CONTAINING 12 2698 ACRES OF LAND AS URVEYED AND DESCRIBED BY EDWARD B. DUDLEY, P.S. NO. 6747 OF THE RIVERSTONE OMPANY IN DECEMBER OF 2002, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL

S 89°37'55" E

200.50' Rec & Meas

Asphalt Pavement

THENDE NORTH 74° 08' 20" EAST ALONG THE SOUTHERLY LINE OF EUCLID AVENUE, 241 92 FEE TO A P K NAIL SET AT THE NORTHWESTERLY CORNER OF LAND CONVEYED TO MCDONALD'S CORP BY DEED DATED DECEMBER 16, 1980 AND RECORDED IN VOLUME 880, PAGE 1220 OF LAKE COUNTY RECORDS (P P N 27-A-007-1-004-0), BEGINNING AT A DRILL HOLE FOUND IN THE SOUTHERLY LINE OF EUGLID AVENUE (60 FEET WIDE) AT ITS INTERSECTION WITH THE EASTERLY LINE OF LAND CONVEYED TO WILLO TRUE VALUE HARDWARE, INC , BY DEED DATED AUGUST 31, 1989 AND RECORDED IN VOLUME 487, PAGE 259 OF LAKE COUNTY RECORDS (P P.N 27-A-015-1-010-0), ITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS SING PART OF BLOCK "B" OF RIDGE ACRE ESTATES OF PART OF ORIGINAL WILLOUGHBY TOWNSHIP OF NO 2 IN TRACT NO 14, AND LOT NO 3 AS SHOWN BY THE RECORDED PLAT IN VOLUME J OF APS, PAGE 32 OF LAKE COUNTY RECORDS, BOUNDED AND DESCRIBED AS FOLLOWS

THENCE SOUTH OO° 22' O5" WEST ALONG THE WESTERLY LINE OF LAND SO CONVEYED, 60 OB FEET TO A P K NAIL SET AT THE SOUTHWESTERLY CORNER THEREOF,

THENCE SOUTH 89° 37' 55" EAST ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED, 183 45 FEET TO THE NORTHWESTERLY CORNER OF LAND CONVEYED TO 36212 EUCLID AVE , LLC BY DEED DATED APRIL 5, 2002 AND RECORDED IN DOCUMENT NO 2002R017154 OF LAKE COUNTY RECORDS (P P N 27-A-007-1-021-0), AND THE PRINCIPAL POINT OF BEGINNING OF THE PREMISE HEREIN DESCRIBED

THENCE SOUTH 00° 22' 05" WEST, 217 35 FEET TO A P K NAIL SET,

THENCE SOUTH 89° 37' 55" EAST, 200 50 FEET TO A P K NAIL SET ON THE WESTERLY LINE (
ROBINHOOD DRIVE (60 FEET WIDE),

THENCE NORTH 00° 22' 05" EAST ALONG THE WESTERLY LINE OF ROBINHOOD DRIVE, 217 35

FEET TO A 5/8" IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO TRUE

NORTH ENERGY LLC BY DEED DATED JANUARY 27, 2000 AND RECORDED IN DOCUMENT NO

2000002850 of Lake County Records (P P N 27-A-007-1-003-0), 3ASIS OF BEARINGS CENTERLINE BEARING OF EUCLID AVENUE (NORTH 74° 08' 20" EAST) DESCRIBED IN THE DEED CONVEYED TO STUART J GRAINES ON DECEMBER 16, 1980 AND RECORDED IN VOLUME 880, PAGE 1222 OR LAKE COUNTY RECORDS

TO 36212 EUCLID AVE , LLC, TRANSAMERICA OCCIDENTAL LIFE INSURANCE COMPANY, CORPORATION, AEGON USA REALTY ADVISORS, INC , GMS MANAGEMENT CO , INC , RE TITLE OF TEXAS, INC AND CONTINENTAL TITLE AGENCY CORP

2002 (REV

THENCE NORTH 89° 51' 00" WEST ALONG THE NORTHERLY LINE OF LAND SO CONVEYED, AND ALONG THE NORTHERLY LINE OF LAND CONVEYED TO THE CITY OF WILLOUGHBY BY DEED DATED JULY 29, 1971 AND REGORDED IN VOLUME 754, PAGE 461 OF LAKE COUNTY RECORDS, 564 64 FEET A 5/8" IRON PIN SET AT A CORNER THEREIN (PPN 27-A-007-1-015-0), THENCE SOUTH 01° 47' 20" EAST ALONG A WESTERLY LINE OF LAND SO CONVEYED, 25 01 FEET TO A 5/8" IRON PIN SET AT A CORNER THEREIN,

THENCE NORTH 89° 51' 00" WEST ALONG A NORTHERLY LINE OF LAND SO CONVEYED, 60 00 FEET TO A 5/8" IRON PIN SET AT A CORNER THEREIN,

THENCE NORTH 01° 47' 20" WEST ALONG AN EASTERLY LINE OF LAND SO CONVEYED, 25 01 FEET TO 5/8" IRON PIN SET AT THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO LAKE HOSPITAL SYSTEM, INC. BY DEED DATED NOVEMBER 19, 1992 AND RECORDED IN VOLUME 790, PAGE 96 OF LAKE COUNTY RECORDS (PPN 27-A-007-(-005-0), SURVEYOR'S REVISED LEGAL PARCEL NO 2 BASIS OF BEARINGS CENTERLINE BEARING OF EUCLID AVENUE (NORTH 74° 08' 20" EAST) AS DESCRIBED IN THE DEED CONVEYED TO STUART J GRAINES ON DECEMBER 16, 1980 AND RECORDED IN VOLUME BBO, PAGE 1222 OR LAKE COUNTY RECORDS HENGE SOUTH 80° 22' 05" WEST ALONG THE WESTERLY LINE OF LAND 80 CONVEYED, 217 35 EET TO A P K NAIL SET AT THE SOUTHWESTERLY CORNER THEREOF,

HENGE SOUTH 89° 37' 55" EAST ALONG THE SOUTHERLY LINE OF LAND 80 CONVEYED, 200 50 EET TO A P K NAIL SET ON THE WESTERLY LINE OF ROBINHOOD DRIVE (60 FEET WIDE),

HENCE SOUTH 00° 22' 05" WEST ALONG THE WESTERLY LINE OF ROBINHOOD AVENUE, 704 58 EET TO A 5/8" IRON PIN SET AT THE NORTHEASTERLY CORNER OF LAND CONVEYED TO KILARNEY APARTMENTS, INC. BY DEED DATED JANUARY 3, 1963 AND RECORDED IN VOLUME 565, PAGE OF LAKE COUNTY RECORDS (P.P.N. 27-A-007-1-006-0), DESCRIPTION PPN 27-A-007-I-015-0 City of Willoughby 7-29-1971 Vol 754, Pg 481 PPN 27-A-007-I-006-0 Kilorney Apartments Inc 1-3-1963 Vol 565, Pg 103 Concrete Pavement Coricrete Pavement Concrete Pavement

Asphalt Pavement

Asphalt Pavement

		489		Total
		38		Handicap
		451		Parking Regular
January 16, 1981	effective Janua	23 4'	35'	Maximum Building Height
Flood Map Community Panel No 390322-0006A,	Flood Map Cor	70 4'	10'	Rear
"C", a minimum flood zone as shown on the Federal	"C", a minimur	39 7' / 49 3'	10'	Side
Flood Certification Property hereon is situated in Zone	Flood Certificat	73 7'	40'	Minimum Setbacks Front
	email		NA	Maximum Building Coverage
440-953-4207	Phone/Fax	616 48'	200'	Minimum Lot Width
5-Nov-02	Contact Date	241 92'	200'	Minimum Frontage
n Karen Brooks	Contact Person	12 2698 Ac	1 0000 Ac	Minimum Lot Area
1 Public Square, Willoughby, OH 44094	Address 1 Pul			Permitted Use
City of Willoughby Zoning Dept	Source City of	OBSERVED	REQUIRED	ITEM
General Business	District Gener			Parcel No 1 only
	- Parcel 1 Only	ZONING INFORMATION - Parcel 1	ZONIN	

	ZONING	ZONING INFORMATION - Parcel 2 Only	Parcel 2 Only	
Parcel No 2 only			District General Business	usiness
ITEM	REQUIRED	OBSERVED	Source City of Wi	City of Willoughby Zoning Dept
Permitted Use			Address 1 Public	1 Public Square, Willoughby, OH 44094
Minimum Lot Area	1 0000 Ac	1 0004 Ac	Contact Person	Karen Brooks
Minimum Frontage	200'	217 35'	Contact Date	3-Dec-02
Minimum Lot Width	200'	217 35'	Phone/Fax	440-953-4207
Maximum Building Coverage	NA		email	
Minimum Setbacks Front	40'	82 4'	Flood Certification	Flood Certification Property hereon is situated in Zone
Side	10'	21 7'	"C", a minimum flo	"C", a minimum flood zone as shown on the Federal
Rear	10'	41 8'	Flood Map Commu	Flood Map Community Panel No 390322-0006A,
Maxımum Building Height	35'		effective January 16, 1981	6, 1981
Parking Regular		37	•	.,
Handicap		3	January .	
Total		41		



