

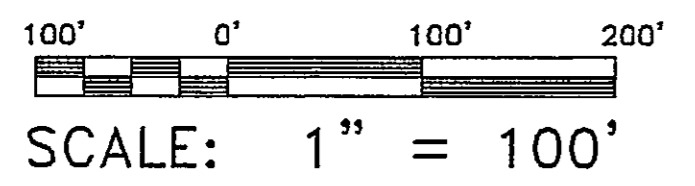
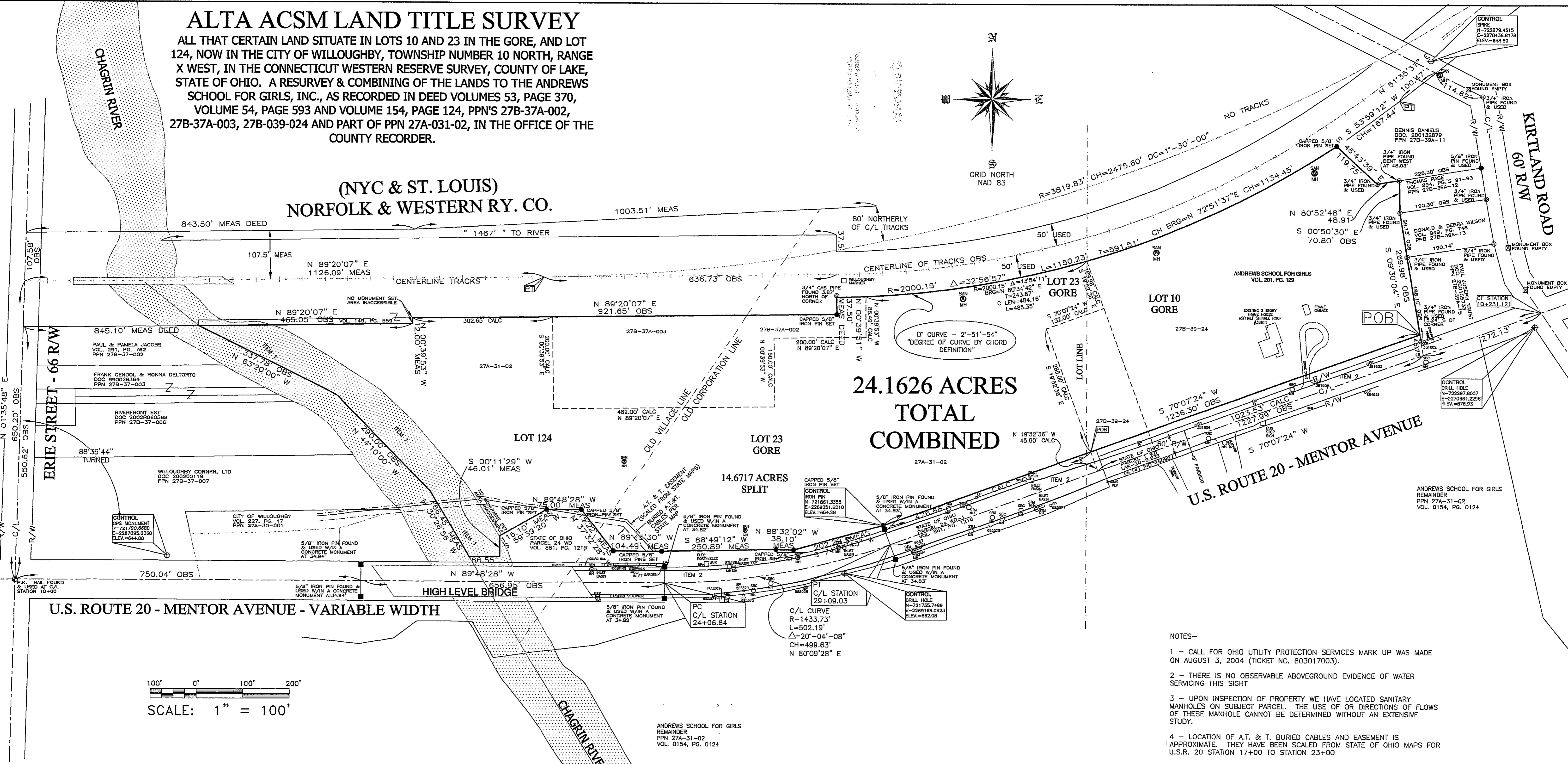
ALTA ACSM LAND TITLE SURVEY

ALL THAT CERTAIN LAND SITUATE IN LOTS 10 AND 23 IN THE GORE, AND LOT 124, NOW IN THE CITY OF WILLOUGHBY, TOWNSHIP NUMBER 10 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY & COMBINING OF THE LANDS TO THE ANDREWS SCHOOL FOR GIRLS, INC., AS RECORDED IN DEED VOLUMES 53, PAGE 370, VOLUME 54, PAGE 593 AND VOLUME 154, PAGE 124, PPN'S 27B-37A-002, 27B-37A-003, 27B-039-024 AND PART OF PPN 27A-031-02, IN THE OFFICE OF THE COUNTY RECORDER.

(NYC & ST. LOUIS)
NORFOLK & WESTERN RY. CO.

24.1626 ACRES
TOTAL
COMBINED

U.S. ROUTE 20 - MENTOR AVENUE



- NOTES-
- 1 - CALL FOR OHIO UTILITY PROTECTION SERVICES MARK UP WAS MADE ON AUGUST 3, 2004 (TICKET NO. 803017003).
 - 2 - THERE IS NO OBSERVABLE ABOVEGROUND EVIDENCE OF WATER SERVICING THIS SIGHT
 - 3 - UPON INSPECTION OF PROPERTY WE HAVE LOCATED SANITARY MANHOLES ON SUBJECT PARCEL. THE USE OF OR DIRECTIONS OF FLOWS OF THESE MANHOLE CANNOT BE DETERMINED WITHOUT AN EXTENSIVE STUDY.
 - 4 - LOCATION OF A.T. & T. BURIED CABLES AND EASEMENT IS APPROXIMATE. THEY HAVE BEEN SCALED FROM STATE OF OHIO MAPS FOR U.S.R. 20 STATION 17+00 TO STATION 23+00

DEED OF RECORD

W/CONT (NORTH SIDE LANDS) ANDREWS SCHOOL FOR GIRLS, MENTOR AVENUE

ALL THAT CERTAIN LANDS SITUATE IN LOTS 10, AND 23, OF THE GORE AND LOT 124, NOW IN THE CITY OF WILLOUGHBY, TOWNSHIP NUMBER 10 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO THE ANDREWS SCHOOL FOR GIRLS, AS RECORDED IN DEED VOLUME 53, PAGE 370 AND VOLUME 54, PAGE 593, PERMANENT PARCEL NUMBERS 27B-37A-024, 27B-37A-002, 27B-37A-003, IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A POINT TO MARK THE SOUTHWEST CORNER OF LANDS TO THE PAUL JOSEPH, TRUST, RECORDED IN DOCUMENT NUMBER 20015733, (SAID POINT BEING REPERCUSSOR BY A 1" IRON PIPE FOUND SOUTH 02°-30'-04" EAST, A DISTANCE OF 15.24 FEET FROM SAID CORNER) IN THE NORTH LINE OF MENTOR AVENUE (U.S. ROUTE 20, VARIABLE WIDTH), SAID POINT BEING LOCATED FROM THE CENTERLINE INTERSECTION OF FELTON ROAD, WITH MENTOR AVENUE, SOUTH 70°-07'-24" WEST, A DISTANCE OF 272.13 FEET AND NORTH 09°-30'-04" WEST, A DISTANCE OF 45.75 FEET.

THENCE, THE FOLLOWING (22) COURSES AND DISTANCES. SOUTH 70°-07'-24" WEST, WITH THE NORTH LINE OF MENTOR AVENUE (U.S. ROUTE 20), A DISTANCE OF 1236.30 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE NORTH LINE OF LANDS TO THE STATE OF OHIO, PARCEL 24-WO-1, AS RECORDED IN VOLUME 881 PAGE 1215 (1991).

THENCE, WITH THE NORTH LINE TO STATE PARCEL 24-WO-1, THE FOLLOWING (2) COURSES AND DISTANCES, SOUTH 74°-18'-43" WEST, A DISTANCE OF 202.28 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AND NORTH 89°-32'-02" WEST, A DISTANCE OF 38.10 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE NORTHEAST CORNER OF STATE OF OHIO PARCEL 24-WO (VOLUME 881 PAGE 1215).

THENCE, WITH THE NORTH LINE OF PARCEL 24-WO, THE FOLLOWING (7) COURSES AND DISTANCES. SOUTH 88°-49'-12" WEST, A DISTANCE OF 250.89 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT, NORTH 89°-45'-30" WEST, A DISTANCE OF 104.49 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT, NORTH 37°-32'-28" WEST, A DISTANCE OF 115.22 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT, NORTH 89°-48'-20" WEST, A DISTANCE OF 76.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT, SOUTH 59°-35'-20" WEST, A DISTANCE OF 116.10 FEET TO MARK A POINT (NO MONUMENT SET AREA INACCESSIBLE), SOUTH 07°-11'-29" WEST, A DISTANCE OF 46.01 FEET TO MARK A POINT, NORTH 89°-48'-28" WEST, A DISTANCE OF 68.55 FEET TO MARK A POINT IN THE CENTERLINE OF CHAGRIN RIVER.

THENCE, WITH THE CENTERLINE OF THE CHAGRIN RIVER, THE FOLLOWING (3) COURSES AND DISTANCES. NORTH 30°-26'-56" WEST, A DISTANCE OF 188.45 FEET TO MARK AN ANGLE POINT, NORTH 44°-10'-00" WEST, A DISTANCE OF 250.00 FEET TO MARK AN ANGLE POINT, NORTH 69°-20'-00" WEST, A DISTANCE OF 337.78 FEET TO MARK A POINT AT THE SOUTHWEST CORNER OF A PARCEL TO THE NORFOLK AND WESTERN RAILWAY CO.

THENCE, THE FOLLOWING (4) COURSES AND DISTANCES. NORTH 89°-20'-07" EAST, A DISTANCE OF 485.05 FEET TO MARK A POINT (NO MONUMENT SET AREA INACCESSIBLE), NORTH 07°-39'-53" WEST, A DISTANCE OF 12.00 FEET TO MARK A POINT (NO MONUMENT SET AREA INACCESSIBLE), NORTH 89°-20'-07" EAST, A DISTANCE OF 93.65 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT, NORTH 07°-39'-51" WEST, A DISTANCE OF 37.50 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT ON CURVE, THAT IS LOCATED FROM A 1" GAS PIPE FOUND, SOUTH 07°-39'-51" EAST, A DISTANCE OF 3.87 FEET.

THENCE, NORTHEAST WITH THE ARC OF A CURVE LEFT, STILL WITH THE SOUTH LINE TO SAID NORFOLK AND WESTERN RAILWAY COMPANY, BY CHORD DEFINITION DEGREE CURVE OF 2°-51'-54", AND WHOSE SEGMENT AREA IS NOT A PART OF THE INCLUDED TRACT, SUBTENDED BY A RADIUS OF 2000.15 FEET, FOR A LENGTH OF 1150.23 FEET, A DELTA ANGLE OF 32°-56'-57", WITH AN INCLUDED CHORD BEARING, NORTH 72°-51'-37" EAST, FOR A DISTANCE OF 1134.45 FEET, TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT ON CURVE, AT THE NORTHEAST CORNER OF LANDS TO DENNIS DANIELS, AS RECORDED IN DOCUMENT NUMBER 200152879, PERMANENT PARCEL NUMBER 27B-39A-11.

THENCE, SOUTH 46°-43'-39" EAST, WITH THE WEST LINE TO SAID DENNIS DANIELS, A DISTANCE OF 119.75 FEET TO A 1" IRON PIPE FOUND TO MARK A POINT AT THE SOUTHWEST CORNER THEREOF.

THENCE, NORTH 80°-52'-48" EAST (THRU A BENT 1" IRON PIPE FOUND AT 48.03 FEET), WITH THE SOUTH LINE TO SAID DANIELS, A TOTAL DISTANCE OF 48.91 FEET TO MARK A POINT AT THE NORTHEAST CORNER OF LANDS TO THOMAS PAGE, AS RECORDED IN DEED VOLUME 894 PAGE 91, AND 93, PERMANENT PARCEL NUMBER 27B-39A-12.

THENCE, SOUTH 00°-50'-30" EAST, WITH THE WEST LINE OF T. PAGE, A DISTANCE OF 70.80 FEET TO A 1" IRON PIPE FOUND TO MARK A POINT AT THE SOUTHWEST CORNER THEREOF, AT THE NORTHEAST CORNER OF LANDS TO DONALD & DEBRA WILSON, AS RECORDED IN DEED VOLUME 949 PAGE 748 (1993), PERMANENT PARCEL NUMBER 27B-39A-13.

THENCE, SOUTH 09°-30'-04" EAST (THRU A 1" IRON PIPE FOUND AT 99.13 FEET), WITH THE WEST LINE TO SAID D. AND O. WILSON, A TOTAL DISTANCE OF 289.98 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 24.1626 ACRES AS SURVEYED AND DESCRIBED IN OCTOBER 2003 AND REDSCRIBED IN FEBRUARY 2005 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 3196. BASIS OF BEARINGS ARE TO GRID NORTH - NAD-83 DATUM.

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- STORM MANHOLE
- GAS VALVE
- ELECTRIC POLE
- LIGHT POLE
- P.K. NAIL
- RAIL SPIKE
- IRON PIPE
- MONUMENT BOX
- IRON PIN
- CALC MEAS
- OBS MEAS
- DEED RECITED

SCHEDULE B-SECTION 2 CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 24510066 CCE

ITEM NO.	DESCRIPTION	AFFECTS PROPERTY
ITEM 1	RIGHTS OF THE UNITED STATES OF AMERICA, STATE OF OHIO, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE CHAGRIN RIVER; AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING THE RIVER IN RESPECT TO THE WATERS OF SAID RIVER.	AS SHOWN
ITEM 2	RIGHTS OF THE PUBLIC TO USE THOSE PORTIONS OF SUBJECT PREMISES LYING WITHIN THE CONFINES OF PUBLIC ROADS AND HIGHWAYS	AS SHOWN

DATE OF ORIGINAL: JULY 30, 2004
 REVISION: CORRECTIONS DATE: SEPT. 13, 2004
 REVISION: REMOVED ITEMS DATE: OCT. 05, 2004
 REVISION: CHANGED LEGAL DATE: FEB. 15, 2005

CERTIFICATION
 TO: CHICAGO TITLE INSURANCE COMPANY AND THE ANDREWS SCHOOL FOR GIRLS

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 24510066 CCE DATED AUGUST 17, 2004

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN (i) ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS SET FORTH IN ALTA AND ACSM AND IN EFFECT ON THE DATE OF SURVEYING) OF AN URBAN SURVEY.

TIMOTHY E. STOCKER
 PROFESSIONAL SURVEYOR
 No. 7245

CSS CRABBS' SURVEYING SERVICE
 10 WEST ERIE STREET, SUITE 101
 PAINESVILLE, OHIO 44077
 1-800-488-3968

PREPARED FOR:
ANDREWS SCHOOL FOR GIRLS

PROJECT NAME: ALTA - ACSM LAND TITLE SURVEY
 PROJECT LOCATION: MENTOR AVE., ERIE ST. & PELTON RD. CITY OF WILLOUGHBY, LAKE COUNTY, OHIO
 CHK: T. STOCKER
 DRN: S. LOVEJOY
 JOB: 3196 ALTA
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