

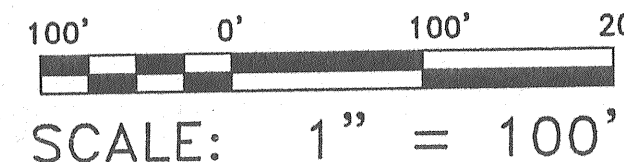
ALTA ACSM LAND TITLE SURVEY

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.

24.9303 ACRES
TOTAL
COMBINED

14.6717 ACRES
SPLIT



DATE OF ORIGINAL: JULY 30, 2004
REVISION: CORRECTIONS DATE: SEPT. 13, 2004
REVISION: REMOVED ITEMS DATE: OCT. 05, 2004

DEED OF RECORD

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-002, 27B-37A-003, 27B-039-024, AND PART OF PPN 27A-031-02 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 200158733, IN THE CENTERLINE OF MENTOR AVENUE (U.S. ROUTE 20, 60 FEET WIDE), SAID POINT BEING LOCATED FROM THE CENTERLINE INTERSECTION OF MENTOR AVENUE (U.S. ROUTE 20), A DISTANCE OF 739.00 FEET TO MARK OF 272.13 FEET.

THENCE, THE FOLLOWING (24) COURSES AND DISTANCES: SOUTH 70°07'24" WEST, WITH THE CENTERLINE OF MENTOR AVENUE (U.S. ROUTE 20), A DISTANCE OF 739.00 FEET TO MARK A POINT IN THE EAST LINE OF LANDS TO THE STATE OF OHIO, PARCEL 24-WD-1, AS RECORDED IN VOLUME 881 PAGE 1215 (1981), SHOWN AS CENTERLINE STATION 12+00.

THENCE, NORTH 19°52'42" WEST, WITH THE EAST LINE OF PARCEL 24-WD-1, A DISTANCE OF 45.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT.

THENCE, NORTH 19°52'42" WEST, WITH THE EAST LINE OF PARCEL 24-WD-1, THE FOLLOWING (3) COURSES AND DISTANCES: SOUTH 70°07'24" WEST, A DISTANCE OF 488.91 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT; SOUTH 74°18'43" WEST, A DISTANCE OF 202.29 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AND NORTH 88°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-WD (VOLUME 881 PAGE 1215).

THENCE, WITH THE NORTH LINE OF STATE PARCEL 24-WD-1, THE FOLLOWING (7) COURSES AND DISTANCES: SOUTH 85°49'12" WEST, A DISTANCE OF 250.89 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT; SOUTH 88°49'12" 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 75.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT; NORTH 89°48'28" WEST, A DISTANCE OF 75.00 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT; SOUTH 115°22'00" WEST, A DISTANCE OF 116.10 FEET TO MARK A POINT (NO MONUMENT SET AREA INACCESSIBLE); NORTH 00°11'29" WEST, A DISTANCE OF 46.01 FEET TO MARK A POINT; NORTH 89°48'28" WEST, A DISTANCE OF 66.55 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 166.45 FEET TO MARK AN ANGLE POINT; NORTH 44°10'00" WEST, A DISTANCE OF 200.00 FEET TO MARK AN ANGLE POINT; NORTH 63°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., THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 89°20'07" EAST, A DISTANCE OF 450.00 FEET TO MARK A POINT; NORTH 89°20'07" EAST, A DISTANCE OF 126.00 FEET TO MARK A POINT (NO MONUMENT SET AREA INACCESSIBLE); NORTH 00°11'29" 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 3/4" GAS PIPE FOUND, SOUTH 00°39'51" EAST, A DISTANCE OF 3.87 FEET.

THENCE, NORTHEAST WITH THE ARC OF A CURVE 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 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 PIPE FOUND TO MARK A POINT AT THE SOUTHWEST CORNER OF LANDS TO DENNIS DANIELS, AS RECORDED IN DOCUMENT NUMBER 200132878, PERMANENT PARCEL NUMBER 27B-39A-11.

THENCE, SOUTH 00°50'30" EAST (THRU 3/4" IRON PIPES FOUND AT 89.13 AND 205.26 FEET), WITH THE WEST LINE TO SAID D. AND D. WILSON, A TOTAL DISTANCE OF 315.72 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 24.9303 ACRES AS SURVEYED AND DESCRIBED IN OCTOBER 2002 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 3196. BASIS OF BEARINGS ARE TO GRID NORTH - NAD 83 DATUM.

LEGEND

- SMN SANITARY MANHOLE
- MHI
- STM STORM MANHOLE
- SMH
- SMC STORM MANHOLE
- MHI
- CEI INLET
- GV GAS VALVE
- EP ELECTRIC POLE
- LP LIGHT POLE
- P.K. NAIL
- IRON PIPE
- MONUMENT BOX
- IRON PIN
- CALC. CALCULATED MEAS
- OBS. OBSERVED MEAS
- DEED DEED RECTED

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

- NOTES-
- CALL FOR OHIO UTILITY PROTECTION SERVICES MARK UP WAS MADE ON AUGUST 3, 2004 (TICKET NO. 803017003).
 - THERE IS NO OBSERVABLE ABOVEGROUND EVIDENCE OF WATER SERVICING THIS SIGHT.
 - 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.
 - LOCATION OF A.T. & T. BURIED CABLES AND EASEMENT IS APPROXIMATE. THEY HAVE BEEN SCALED FROM STATE OF OHIO MAPS FOR U.S. ROUTE 20 STATION 17+00 TO STATION 23+00.

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 ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

TIMOTHY E. STOCKER, P.S. 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
CHK: T. STOCKER DRN: S. LOVEJOY	JOB: 3196 ALTA PAGE 1 OF 1