

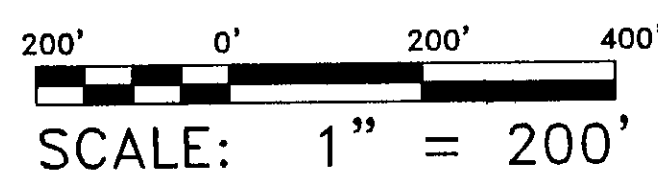
# ALTA / ACSM LAND TITLE SURVEY

ALL THAT CERTAIN LANDS SITUATE IN LOTS 57, 58, 67 & 68, PERRY VILLAGE, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO THE LAKE COUNTY NURSERY, INC., AS RECORDED IN DEED VOLUME 571, PAGE 110 IN THE OFFICE OF THE COUNTY RECORDER

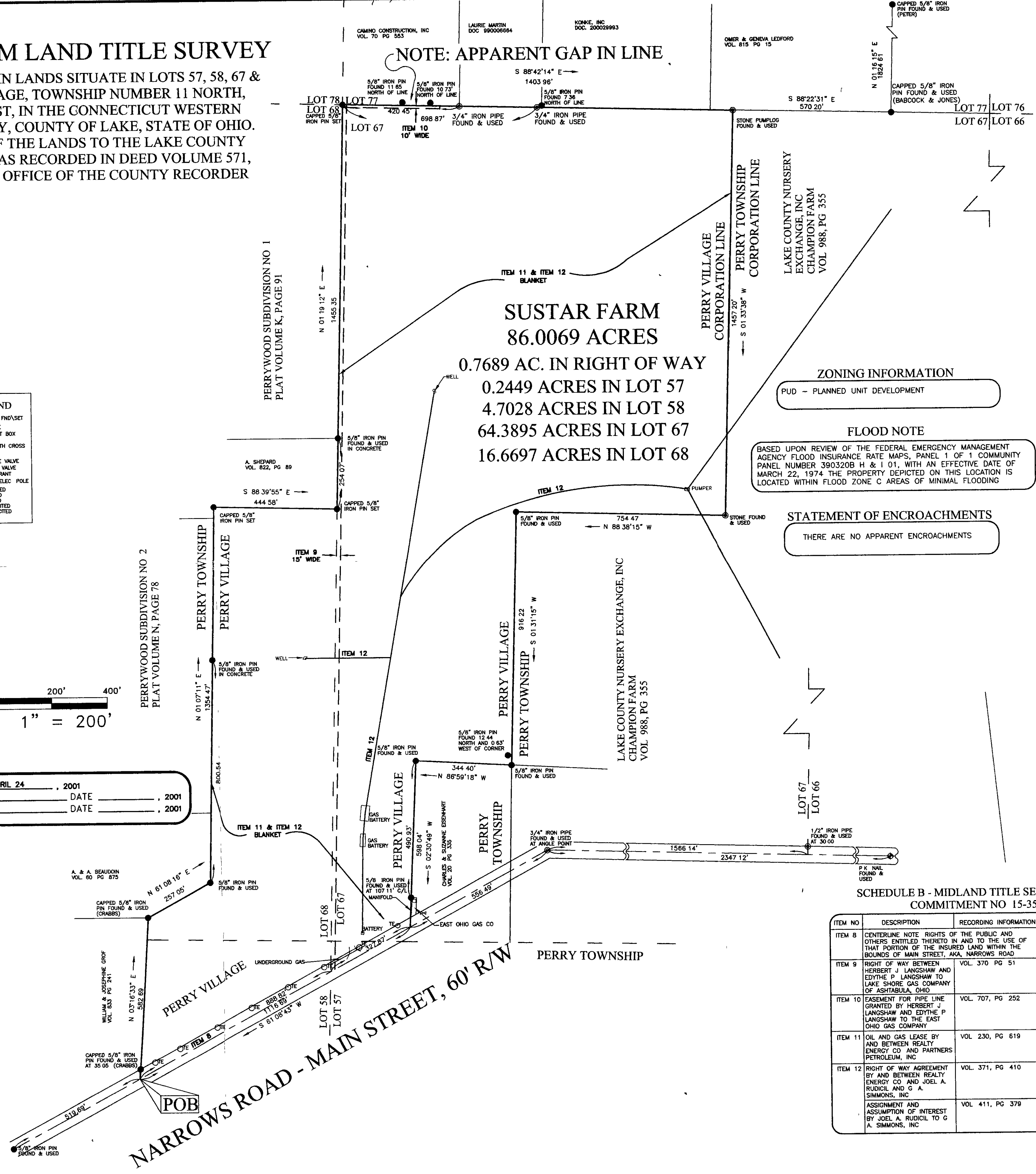
4A-27-1,2,3,4

NOTE: APPARENT GAP IN LINE

- LEGEND**
- IRON PIN FOUND
  - IRON PIPE FOUND
  - MONUMENT BOX
  - ⊕ STONE WITH CROSS
  - ⊕ SPIKE
  - ⊕ WATERLINE VALVE
  - ⊕ GAS LINE VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ TELE. & ELEC. POLE
  - ⊕ CALC. CALCULATED
  - ⊕ MEAS. MEASURED
  - ⊕ OBS. OBSERVED
  - ⊕ PLAT. PLATTED
  - ⊕ RECD. RECORDED
  - ⊕ CORR. CORRECTED



DATE OF ORIGINAL APRIL 24, 2001  
 REVISION \_\_\_\_\_ DATE \_\_\_\_\_, 2001  
 REVISION \_\_\_\_\_ DATE \_\_\_\_\_, 2001



**SUSTAR FARM**  
 86.0069 ACRES  
 0.7689 AC. IN RIGHT OF WAY  
 0.2449 ACRES IN LOT 57  
 4.7028 ACRES IN LOT 58  
 64.3895 ACRES IN LOT 67  
 16.6697 ACRES IN LOT 68

**ZONING INFORMATION**  
 PUD - PLANNED UNIT DEVELOPMENT

**FLOOD NOTE**  
 BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, PANEL 1 OF 1 COMMUNITY PANEL NUMBER 390320B H & I 01, WITH AN EFFECTIVE DATE OF MARCH 22, 1974 THE PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE C AREAS OF MINIMAL FLOODING

**STATEMENT OF ENCROACHMENTS**  
 THERE ARE NO APPARENT ENCROACHMENTS

**LEGAL DESCRIPTION**

ALL THAT CERTAIN LANDS SITUATE IN LOTS 57, 58, 67, AND 68 IN THE VILLAGE OF PERRY TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO THE LAKE COUNTY NURSERY, INC. AS RECORDED IN DEED VOLUME 571 PAGE 110 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED

BEGINNING AT A POINT TO MARK THE SOUTHEAST CORNER OF LANDS TO WILLIAM AND JOSEPHINE GROF, AS RECORDED IN DEED VOLUME 833 PAGE 241, IN THE CENTERLINE OF NARROWS ROAD (60 FEET WIDE) SAID POINT BEING LOCATED FROM THE CENTERLINE INTERSECTION OF THE LINE COMMON TO LOTS 58 AND 57 IN THE CENTERLINE OF NARROWS ROAD, SOUTH 61-08-43 WEST, A DISTANCE OF 888.82 FEET

THENCE THE FOLLOWING (12) COURSES AND DISTANCES NORTH 03-16-33 EAST (THRU A CAPPED 5/8" IRON PIN FOUND "CRABBS" AT 35.05 FEET) ALONG THE EAST LINE TO SAID GROF; A TOTAL DISTANCE OF 582.89 FEET TO A CAPPED 5/8" IRON PIN FOUND "CRABBS" TO MARK A POINT AT THE NORTHEAST CORNER THEREOF IN THE SOUTH LINE OF LANDS TO A AND A. BEAUDOIN AS RECORDED IN DEED VOLUME 60 PAGE 875

THENCE NORTH 61-08-16 EAST, ALONG THE SOUTH LINE OF BEAUDOIN A DISTANCE OF 257.05 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE SOUTHEAST CORNER THEREOF

THENCE NORTH 01-07-11 EAST ALONG THE EAST LINE OF BEAUDOIN AND THE EAST LINE OF THE PERRYWOOD SUBDIVISION NUMBER 2 AS RECORDED IN PLAT VOLUME N PAGE 78 (THRU A 5/8" IRON PIN IN CONCRETE FOUND AT 800.54 FEET), A TOTAL DISTANCE OF 1354.47 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT A SOUTH CORNER OF LANDS TO THE ESTATE OF A. SHEPARD AS RECORDED IN DEED VOLUME 822 PAGE 89

THENCE SOUTH 88-39-55 EAST ALONG THE SOUTH LINE OF SHEPARD, A DISTANCE OF 444.58 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE SOUTHEAST CORNER THEREOF

THENCE NORTH 01-19-12 EAST, ALONG THE EAST LINE OF SHEPARD (THRU A 5/8" IRON PIN IN CONCRETE FOUND AT 254.07 FEET) AND ALONG THE EAST LINE OF THE PERRYWOOD SUBDIVISION NUMBER 1, AS RECORDED IN PLAT VOLUME K PAGE 91, A TOTAL DISTANCE OF 1455.35 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE CORNER COMMON TO LOTS 67, 68, 77, AND 78

THENCE SOUTH 88-42-14 EAST (THRU 2" IRON PIPES FOUND AT 420.45 AND 698.87 FEET) ALONG THE SOUTH LINE OF LOT 77 A TOTAL DISTANCE OF 1403.96 FEET TO A STONE PUMPHOG FOUND TO MARK A POINT IN THE VILLAGE AND TOWNSHIP CORPORATION LINE IN THE SOUTH LINE OF LANDS TO W. O. AND G. LEDFORD, AS RECORDED IN DEED VOLUME 815 PAGE 15

THENCE SOUTH 01-33-38 WEST, ALONG THE LINE COMMON TO THE VILLAGE AND TOWNSHIP CORPORATION OF PERRY, A DISTANCE OF 1457.20 FEET TO A STONE FOUND TO MARK A POINT

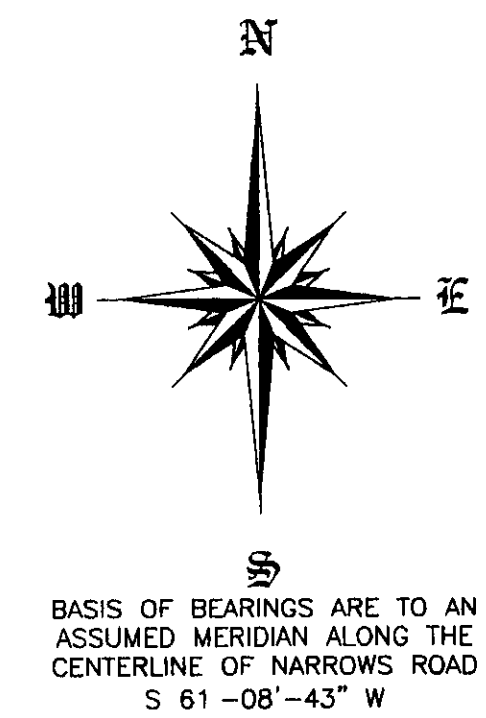
THENCE NORTH 88-38-15 WEST, ALONG SAID CORPORATION LINE A DISTANCE OF 754.47 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT IN SAID CORPORATION LINE

THENCE SOUTH 01-31-15 WEST ALONG THE VILLAGE AND TOWNSHIP CORPORATION LINE A DISTANCE OF 916.22 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE NORTHEAST CORNER OF LANDS TO CHARLES AND SUZANNE EISENHART, AS RECORDED IN DEED VOLUME 20 PAGE 335

THENCE NORTH 88-59-18 WEST, ALONG THE NORTH LINE TO SAID EISENHART, A DISTANCE OF 344.40 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE NORTHWEST CORNER OF SAID EISENHART

THENCE SOUTH 02-30-48 WEST (THRU A 5/8" IRON PIN FOUND AT 490.93 FEET), ALONG THE WEST LINE OF LANDS TO SAID CHARLES AND SUZANNE EISENHART A TOTAL DISTANCE OF 598.04 FEET TO MARK A POINT IN THE CENTERLINE OF NARROWS ROAD

THENCE SOUTH 61-08-43 WEST ALONG THE CENTERLINE OF NARROWS ROAD, A DISTANCE OF 1116.69 FEET TO THE POINT AND PLACE OF BEGINNING SAID LAND CONTAINING 86.0069 ACRES TOTAL, WITH 0.2449 ACRES IN LOT 57, 4.7028 ACRES IN LOT 58, 64.3895 ACRES IN LOT 67 AND 16.6697 ACRES IN LOT 68, AS SURVEYED AND DESCRIBED IN APRIL 2001 BY TIMOTHY E. STOCKER, P.S. 7245, CRABBS SURVEYING ORDER 2739. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF NARROWS ROAD, SOUTH 61-08-43 WEST



**SCHEDULE B - MIDLAND TITLE SECURITY, INC.**  
 COMMITMENT NO 15-35274

ITEM NO	DESCRIPTION	RECORDING INFORMATION	AFFECTS PROPERTY
ITEM 8	CENTERLINE NOTE RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE INSURED LAND WITHIN THE BOUNDS OF MAIN STREET, AKA, NARROWS ROAD		AS SHOWN
ITEM 9	RIGHT OF WAY BETWEEN HERBERT J. LANGSHAW AND EDYTHE P. LANGSHAW TO LAKE SHORE GAS COMPANY OF ASHTABULA, OHIO	VOL. 370 PG. 51	AS SHOWN
ITEM 10	EASEMENT FOR PIPE LINE GRANTED BY HERBERT LANGSHAW AND EDYTHE P. LANGSHAW TO THE EAST OHIO GAS COMPANY	VOL. 707, PG. 252	AS SHOWN
ITEM 11	OIL AND GAS LEASE BY AND BETWEEN REALTY ENERGY CO AND PARTNERS PETROLEUM, INC	VOL. 230, PG. 619	AS SHOWN BLANKETS PARCEL
ITEM 12	RIGHT OF WAY AGREEMENT BY AND BETWEEN REALTY ENERGY CO AND JOEL A. RUDOLPH AND G. A. SIMMONS, INC	VOL. 371, PG. 410	AS SHOWN BLANKETS PARCEL
	ASSIGNMENT AND ASSUMPTION OF INTEREST BY JOEL A. RUDOLPH TO G. A. SIMMONS, INC	VOL. 411, PG. 379	AS SHOWN

**CERTIFICATION**

To Lake County Nursery, Inc  
 Midland Title Security, Inc  
 State Bank and Trust Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999. Pursuant to the Accuracy Standard as adopted by the ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further states that

the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys of a RURAL SURVEY"

This survey was prepared for the exclusive use of the person or entity named in this certificate and does not extend to any unnamed person or entity without an express recertification by the surveyor named in this certificate.

Date 4-30-01

Timothy E. Stocker, P.S. 7245

THE RECORD DOCUMENTS NOTED ON THIS PLAT OF SURVEY ARE THOSE DOCUMENTS AND ONLY THOSE DOCUMENTS DETERMINED BY MIDLAND TITLE SECURITY, INC., AND SET FORTH IN COMMITMENT NO 15-35274 DATED MARCH 15, 2001 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY

CRABBS' SURVEYING SERVICE MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT TO SURVEYED PROPERTY

**FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:**

U.S. SURVEYOR  
 CRABBS' SURVEYING SERVICE  
 10 WEST FIRST STREET, SUITE 101  
 FAIRVIEW, OH 44071  
 1-800-488-3968

PREPARED FOR  
 LAKE COUNTY NURSERY EXCHANGE, INC.  
 &  
 MIDLAND TITLE SECURITY, INC.  
 &  
 STATE BANK & TRUST COMPANY

PROJECT ADDRESS  
 NARROWS ROAD  
 PERRY VILLAGE, OHIO

PROJECT LOCATION  
 LAKE COUNTY, OHIO

JOB NUMBER 2739  
 COMMITMENT NO 15-35274

CHK T. STOCKER  
 DRN S. LOVEJOY  
 REV  
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