

DESCRIPTION OF PROPERTY

Situated partly in the Village of North Perry and partly in the Township of Perry, County of Lake, and State of Ohio and known as being a part of Original Perry Township Lot No. 83 in the Eleventh Township of the Seventh Range in the Connecticut Western Reserve and is bounded and described as follows:

Beginning in the original centerline of the North Ridge Road (width varies), also known as the Cleveland-Buttalo Road and U.S. Route No. 20, at its intersection with the westerly line of said Original Perry Township Lot No. 83, the same being the centerline of Call Road (60 feet in width) as established in June, 1826 and transcribed in Volume No. 1, Page 316 of the Lake County Road Records, said point of beginning being located North 1°25'00" West a distance of 2083.91 feet as measured along said centerline of Call Road from its intersection with the centerline of Casa Bella Drive (60 feet in width) as shown by plat recorded in Vol. 4, Page 23 of Lake County Plat Records and witness a 5/8 inch diameter iron pin stake in a monument box found bearing South 88°46'00" West a distance of 30.00 feet therefrom;

COURSE I Thence North 1°25'00" West along said westerly line of Original Lot No. 83, and at 60.31 feet passing through the northwesterly corner of that portion of the herein described lands encumbered by an easement for highway purposes (Parcel No. 88) granted to the State of Ohio and recorded in Miscellaneous Mortgage Volume 103, page 252 of Lake County Records (and witness a 5/8 inch diameter iron pin stake with an aluminum cap marked "L.C. 5368" found bearing South 77°33'54" West a distance of 150 feet and South 12°26'06" East a distance of 0.47 feet therefrom), a total distance of 241.50 feet to an iron pin stake set in the southerly line of Parcel No. 2 of land (P.P. No. 05A-003-0-00-025-0) conveyed to Eric A. and Mary S. Nelson by instrument dated August 5, 1942 and recorded in Volume 750, Page 42 of the Lake County Official Records;

COURSE II Thence North 72°30'00" East along said southerly line of land of Nelson a distance of 120.00 feet to an iron pin stake set at its intersection with the westerly line of land (P.P. No. 05A-003-0-00-019-0) conveyed to Charles P. Walkers by instrument dated March 21, 1947 and recorded in Document No. 1947R008500 of Lake County Records;

COURSE III Thence South 8°54'41" East along said westerly line of land of Walkers a distance of 236.83 feet to its intersection with the aforesaid original centerline of the North Ridge Road, and passing through an iron pin stake set in the northerly line of the aforesaid Parcel No. 88 (the same being the line which separates the Village of North Perry from the Township of Perry as shown by plat recorded in Volume 74, Pages 113 through Page 120 of Lake County Plat Records) a distance of 54.60 feet therefrom;

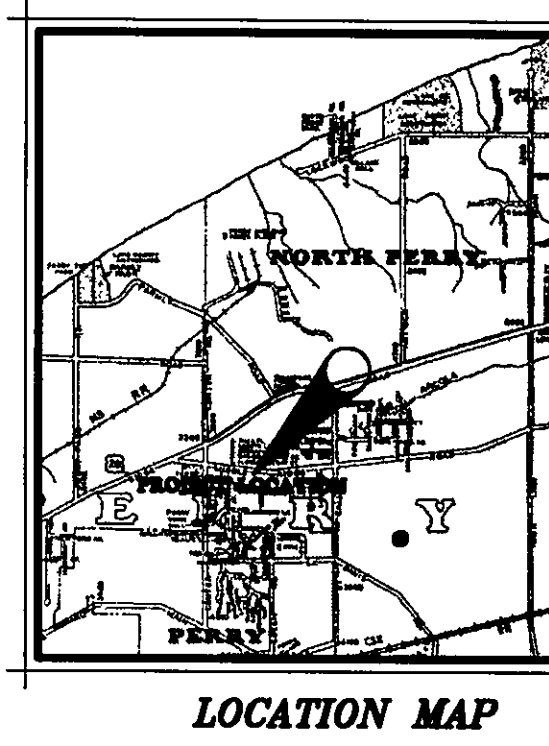
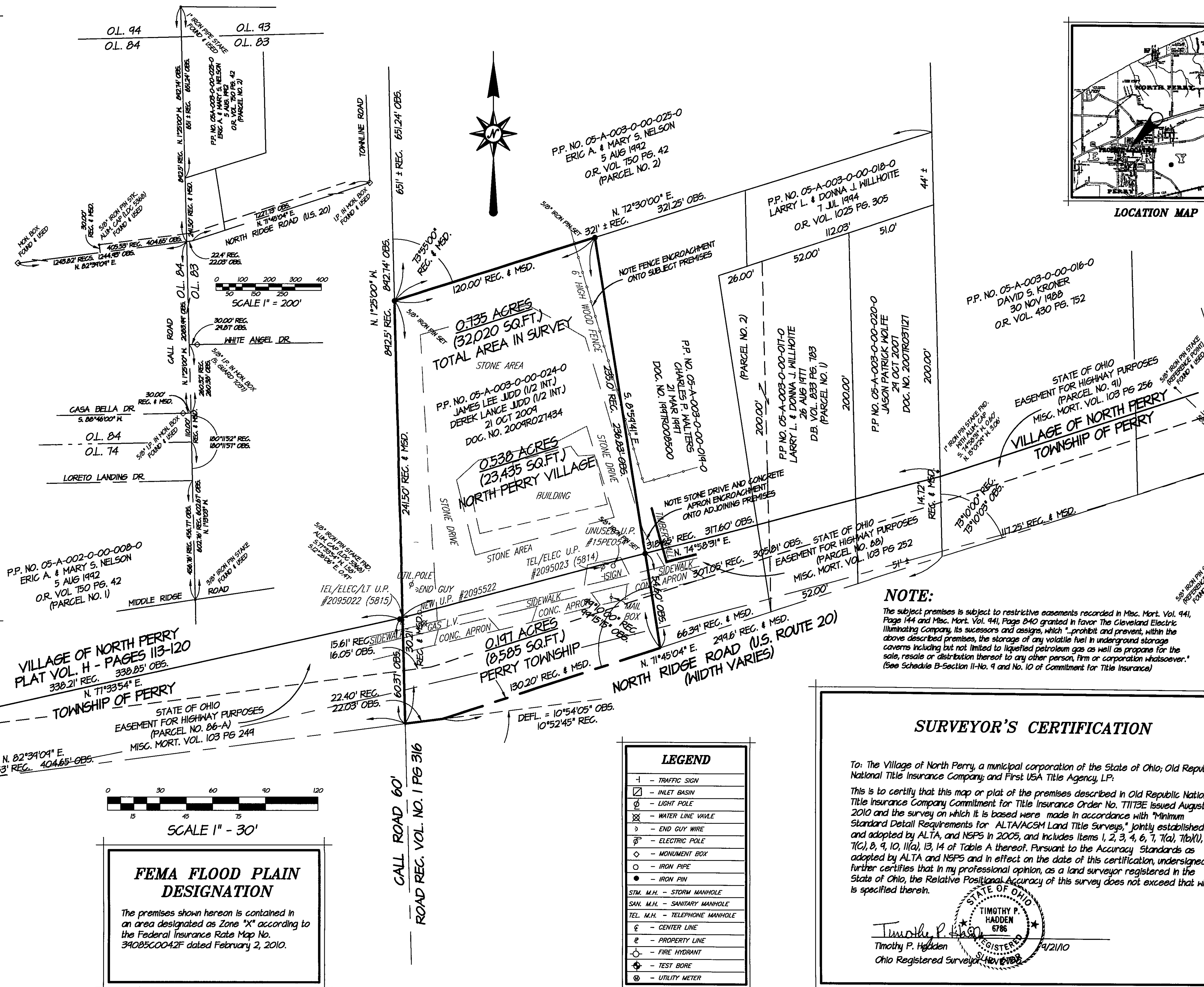
COURSE IV Thence South 71°45'04" West along said centerline of the North Ridge Road a distance of 130.20 feet to an angle thereat;

COURSE V Thence South 82°34'04" West continuing along said original centerline of the North Ridge Road a distance of 22.03 feet to the point of beginning and containing a total of 0.735 acres (32,020 Square Feet) of land of which 0.538 acres (23,435 Square Feet) lies within the corporate boundary of the Village of North Perry and 0.197 acres (8,585 Square Feet) is occupied by the present highway and lies within the Township of Perry as surveyed and described in September, 2010 by Timothy P. Hadden, Ohio Registered Surveyor No. 6186 of CT Consultants, Inc., be the same more or less.

The above described parcel of land is presently designated as Lake County Auditor's Permanent Parcel No. 05A-003-0-00-024-0 and comprises all of the lands conveyed to James Lee Judd and Derek Lance Judd (1/2 interest each) by instrument dated October 21, 2004 and recorded in Document No. 2004R021434 of Lake County Records.

All points designated as "Iron pin stake set..." are marked by a 5/8 inch diameter by 30 inch long steel reinforcing bar driven flush with the ground and capped with a 1-1/4 inch yellow plastic disc engraved "CT CONSULTANTS, INC."

Bearings contained herein are based upon observations utilizing the Ohio State (North Zone) Plane Coordinate System NAD83(CORS46).



ZONING REQUIREMENTS

MI - MIXED USE, COMMERCIAL, LIGHT INDUSTRIAL.

FEMA FLOOD PLAIN DESIGNATION

The premises shown hereon is contained in an area designated as Zone "X" according to the Federal Insurance Rate Map No. 34085G0042F dated February 2, 2010.

SURVEYOR'S CERTIFICATION

To: The Village of North Perry, a municipal corporation of the State of Ohio; Old Republic National Title Insurance Company; and First USA Title Agency, LP.

This is to certify that this map or plat of the premises described in Old Republic National Title Insurance Company Commitment for Title Insurance Order No. T1173E issued August 2, 2010 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, and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Timothy P. Hadden
Ohio Registered Surveyor No. 6186

LEGEND

- + - TRAFFIC SIGN
- - INLET BASIN
- - LIGHT POLE
- ⊗ - WATER LINE VAULT
- - END GUY WIRE
- ⊕ - ELECTRIC POLE
- ◇ - MONUMENT BOX
- - IRON PIPE
- - IRON PIN
- STM. M.H. - STORM MANHOLE
- SAN. M.H. - SANITARY MANHOLE
- TEL. M.H. - TELEPHONE MANHOLE
- ⊖ - CENTER LINE
- ⊕ - PROPERTY LINE
- ⊕ - FIRE HYDRANT
- ⊕ - TEST BORE
- ⊕ - UTILITY METER

| REV. NO. | DESCRIPTION | DATE | BY | CHK'D. |
|----------|---|---------|-----|--------|
| 1. | Added new legal description of property and revised plat accordingly. | 9/20/10 | TPH | |
| 2. | Addressed review comments from County Engineer's office. | 9/21/10 | TPH | |

ALTA LAND TITLE SURVEY
THE VILLAGE OF NORTH PERRY
CONTRACT NO. 10279
4511 NORTH RIDGE ROAD

DATE: 9/02/10

DRAWN BY: MJM

CHECKED BY: TPH

APPROVED BY: TPH

F.B. No. 1347 PG. 7

CT Consultants
 engineers | architects | planners
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| HOR. | |
| VERT. | |
| SHEET | 1 |