ALTA/ACSM Land Title Survey
For
CONCORD REAL ESTATE INVESTMENTS, LLC
and
LAKE HOSPITAL SYSTEM, INC
Capital Parkway, Concord Township Ohio

LEGAL DESCRIPTION

DESCRIPTION OF 6.970 ACRES OF LAND
BEING A PART OF SUBLOT NO. 1 IN
QUAIL HIGHLANDS PHASE 1

SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE, AND STATE OF OHIO AND KNOWN AS BEING A PART OF SUBLOT NO. 1 IN QUAIL HIGHLANDS PHASE 1 AS RECORDED IN VOLUME 18, PAGE 35 OF LAKE COUNTY PLAT RECORDS AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTERLINE OF AUBURN ROAD, 60 FEET IN WIDTH, AT ITS INTERSECTION WITH THE CENTERLINE OF CAPITAL PARKWAY, WIDTH VARIES, AS SHOWN BY SAID PLAT;

THENCE NORTH 5°07'42" WEST ALONG SAID CENTERLINE OF AUBURN ROAD A DISTANCE OF 80.00 FEET TO A POINT;

THENCE SOUTH 84°52'18" WEST BY A LINE WHICH IS PERPENDICULAR TO SAID CENTERLINE OF AUBURN ROAD A DISTANCE OF 30.00 FEET TO AN IRON PIN STAKE SET IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROAD AT THE BEGINNING OF A CURVED TURNOUT ONTO SAID CAPITAL PARKWAY AND THE PRINCIPAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

COURSE I THENCE SOUTHWESTERLY ALONG SAID CURVED TURNOUT ONTO CAPITAL PARKWAY ON THE ARC OF A CURVE DEFLECTING TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 30.00 FEET, AN INCLUDED ANGLE OF 90°00'00", AND A CHORD WHICH BEARS SOUTH 39°52'18" WEST AND IS 42.43 FEET IN LENGTH) A DISTANCE OF 47.12 FEET TO AN IRON PIN STAKE SET THEREIN;

COURSE II THENCE SOUTH 84°52'18" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CAPITAL PARKWAY A DISTANCE OF 234.87 FEET TO AN IRON PIN STAKE SET AT THE BEGINNING OF A CURVE THEREIN;

COURSE III THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CAPITAL PARKWAY ON THE ARC A CURVE DEFLECTING TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,450 FEET, AN INCLUDED ANGLE OF 13°21'48", AND A CHORD WHICH BEARS NORTH 88°26'48" WEST AND IS 337.42 FEET IN LENGTH) A DISTANCE OF 338.19 FEET TO AN IRON PIN STAKE SET THEREIN;

COURSE IV THENCE NORTH 5°07'42" WEST BY A LINE WHICH IS PARALLEL WITH THE AFORESAID WESTERLY LINE OF AUBURN ROAD AND 600 FEET WESTERLY BY NORMAL MEASURE THEREFROM, A DISTANCE OF 511.17 FEET TO AN IRON PIN STAKE SET IN THE SOUTHERLY LINE OF LAND (PPN 08-A-020-000-035-0) CONVEYED TO LAKE HOSPITAL SYSTEM, INC. BY INSTRUMENT RECORDED AS DOCUMENT NO. 2006R042432 OF LAKE COUNTY RECORDS;

COURSE V THENCE SOUTH 88°01'53" EAST ALONG SAID SOUTHERLY LINE OF LAND OF LAKE HOSPITAL SYSTEM, INC. A DISTANCE OF 613.46 FEET TO AN IRON PIN STAKE FOUND MARKING ITS INTERSECTION WITH THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF AUBURN ROAD;

COURSE VI THENCE SOUTH 1°43'54" WEST ALONG SAID RIGHT-OF-WAY LINE OF AUBURN ROAD A DISTANCE OF 73.36 FEET TO AN ANGLE THEREIN;

COURSE VII THENCE SOUTH 5°07'42" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF AUBURN ROAD A DISTANCE OF 311.80 FEET TO THE PRINCIPAL POINT OF BEGINNING AND CONTAINING 6.970 ACRES OF LAND AS SURVEYED AND DESCRIBED IN AUGUST, 2013 BY TIMOTHY P. HADDEN, OHIO REGISTERED SURVEYOR NO. 6786 OF CT CONSULTANTS, INC., BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BEARINGS CONTAINED HEREIN ARE BASED UPON THOSE SHOWN ON PLAT OF QUAIL HIGHLANDS PHASE 1 RECORDED IN VOLUME 18, PAGE 35 OF LAKE COUNTY PLAT RECORDS.

ALL POINTS DESIGNATED AS "...IRON PIN STAKE SET..." ARE MARKED BY A ⅝ 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."

THE ABOVE DESCRIBED 6.970 ACRES OF LAND CONSTITUTES A SPLIT FROM A LARGER PARCEL OF LAND WHICH IS CURRENTLY DESIGNATED AS LAKE COUNTY AUDITOR'S PERMANENT PARCEL NO. 08-A-020-A-00-001-0.

CONCORD REAL ESTATE INVESTMENTS, LLC CLAIMS TITLE TO THE ABOVE DESCRIBED PREMISES BY INSTRUMENT RECORDED AS DOCUMENT NO. 200SR051311 (PARCEL 1) OF LAKE COUNTY RECORDS.

BASIS OF BEARINGS

Bearings contained herein are based upon the bearings shown on plat of Quail Highlands Phase 1 recorded in Volume 18, Page 35 of Lake County Plat Records.

FEMA FLOOD ZONE DESIGNATION

NOTE: The premises shown hereon is NOT contained within a special flood hazard area as shown on Map No. 3908SC0136F of the Flood Insurance Rate Maps of the Federal Emergency Management Agency effective date February 3, 2010.

PROPERTY INFORMATION

The property shown hereon is the same as described in Schedule A of Chicago Title Insurance Company's Title Policy Number 50413091T dated August 7, 2013.

Title to the subject premises is vested in Concord Real Estate Investments, LLC which acquired said interest by deed filed for record dated November 23, 2005 and recorded in Instrument No. 200SR051311 of Lake County Records.

The title lines and the lines as determined by survey are the same and there are no gaps, gores, or overlaps between the parcels shown hereon. The subject premises is contiguous to Auburn Road (a County Road established.....) and to Capital Parkway (dedicated to public use by plat recorded in Volume 18, Page 35 of Lake County Plat Records) and there are no gaps or gores between the parcel and the rights-of-way of said roads.

The property contains a total of 6.970 Acres (303,615 Sq. Ft.) of land according to survey.

ZONING INFORMATION

DESIGNATED CLASSIFICATION: GB-Gateway Business

SURVEYOR'S NOTES

1. There was no observable evidence of earth moving work, building construction, or building additions.
2. There are no proposed changes in the right-of-way lines depicted hereon.
3. There was no observable evidence that the site has been used as a solid waste dump, sump or sanitary landfill.
4. No buildings presently exist upon subject premises and no street address has been assigned.
5. Owners have submitted a Plat of Modification to reduce the building setback restrictions to 75 feet along Auburn Road, 40 feet along that portion of Capital Parkway within a GB zoning district, and 100 feet along that portion of Capital Parkway within a RD-2 zoning district, and 100 feet along all of Discovery Lane. The modification is awaiting approval and acceptance by the Concord Township Trustees and Planning Commission.

ALTA CERTIFICATION

To: Concord Real Estate Investments, LLC; Lake Hospital System, Inc.; and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 19 and 20(a) of Table A thereof. The field work was completed on August 26, 2013.

Date of Plat or Map: November 5, 2013

Signed: Timothy P. Hadden (seal)
Timothy P. Hadden
Ohio Registered Surveyor No. 6786
thadden@ctconsultants.com

STATE OF OHIO · TIMOTHY P. HADDEN 6786 · REGISTERED SURVEYOR

SURVEYOR'S CERTIFICATION

This is to certify that at the request of the owner, Concord Real Estate Investments, LLC, I have surveyed and platted the land shown hereon.

At all points so indicated monuments were either found or set. All points designated "Iron Pin Set" are marked with a 5/8 inch diameter by 30 inches long steel reinforcing bar capped with a 1-1/4 inch diameter yellow plastic disc bearing the inscription "CT CONSULTANTS."

Distances are shown in feet and decimal parts thereof and bearings used herein are based upon those shown on plat of Quail Highlands Phase 1 recorded in Volume 18, Page 35 of Lake County Plat Records, all of which are correct to the best of my knowledge and belief.

This plat and the survey upon which it is based comply with the requirements of Ohio Administrative Code Chapter 4733-37, "Minimum Requirements for Boundary Surveys in the State of Ohio." Pursuant to the accuracy standards as adopted by the State of Ohio (ORC 157.07), the undersigned further certifies that in my professional opinion as a registered surveyor in the State of Ohio, the relative positional accuracy of this survey does not exceed that which is specified therein.

Timothy P. Hadden 11/5/13
Timothy P. Hadden Date
Ohio Registered Surveyor No. 6786
thadden@ctconsultants.com

STATE OF OHIO · TIMOTHY P. HADDEN 6786 · REGISTERED SURVEYOR

NOTES TO SCHEDULE B - EXCEPTIONS FROM COVERAGE -

EXCEPTIONS

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

9. THE PLAT OF QUAIL HIGHLANDS PHASE 1 SUBDIVISION, RECORDED IN VOLUME 18, PAGE 35 OF LAKE COUNTY RECORDS SHOWS: NOTES - 200 FEET SET BACK LINE (AUBURN ROAD), 150 FEET SET BACK LINE (CAPITAL PARKWAY & DISCOVERY LANE); 10 FEET UTILITY EASEMENT -- ALONG ROADWAYS; 10 FEET DRAIN EASEMENT - ALONG AUBURN ROAD; 70 FEET TEMP TURNAROUND EASEMENT; 50 FEET OHIO BELL EASEMENT; 20' SANITARY SEWER EASEMENT; 20 FEET DRAIN EASEMENT; AND DRAIN & RETENTION BASIN EASEMENT. (SEE SURVEYOR'S NOTE NO. 5)

10. DECLARATION OF PROTECTIVE COVENANTS BY CONCORD REAL ESTATE INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY (CONCORD), AND SWAGELOK MANUFACTURING COMPANY, LLC SUCCESSOR IN INTEREST TO NUFRO COMPANY, LLC, WHICH IS THE SUCCESSOR IN INTEREST TO NUFRO COMPANY, AN OHIO CORPORATION, FILED FOR RECORD JANUARY 12, 2011 AND RECORDED IN INSTRUMENT NO. 2011R001015 OF THE LAKE COUNTY RECORDS.

11. ROAD EASEMENT FROM DIAMOND SHAMROCK CHEMICALS COMPANY, FORMERLY KNOWN AS DIAMOND SHAMROCK CORPORATION, TO SDS BIOTECH CORPORATION, A DELAWARE CORPORATION, FILED FOR RECORD AUGUST 28, 1984 AND RECORDED IN O.R. VOLUME 92, PAGE 616 OF THE LAKE COUNTY RECORDS. (EASEMENT DOES NOT AFFECT SUBJECT PREMISES AND IS NOT SHOWN).

12. ROAD EASEMENT FROM DIAMOND SHAMROCK CHEMICALS COMPANY, TO AVERY INTERNATIONAL CORPORATION, A DELAWARE CORPORATION, FILED FOR RECORD SEPTEMBER 28, 1984 AND RECORDED IN O.R. VOLUME 97, PAGE 871 OF THE LAKE COUNTY RECORDS. (EASEMENT DOES NOT AFFECT SUBJECT PREMISES AND IS NOT SHOWN).

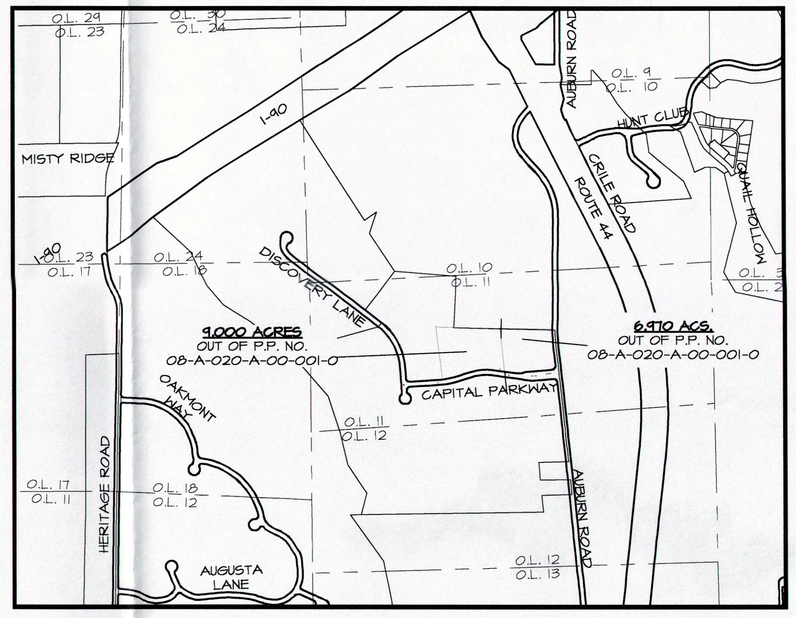
13. SEWER EASEMENT FROM MAXUS CORPORATE COMPANY, TO CRAWFORD FITTINGS COMPANY, AN OHIO CORPORATION, FILED FOR RECORD AUGUST 30, 1990 AND RECORDED IN O.R. VOLUME 564, PAGE 852 OF THE LAKE COUNTY RECORDS. (EASEMENT BURDENS THE REMAINING PORTION OF SUBLOT NO. 1 AND DOES NOT AFFECT SUBJECT PREMISES).

14. EASEMENT FOR SANITARY SEWER LINE FROM MAXUS CORPORATE COMPANY, A DELAWARE CORPORATION; GUILFORD GLAZER, TRUSTEE UNDER A TRUST AGREEMENT DATED JUNE 2, 1976, DESIGNATED AS THE EREM LAND TRUST; CRAWFORD FITTING COMPANY, AN OHIO CORPORATION; AVERY DENNISON CORPORATION, AND THE BOARD OF COUNTY COMMISSIONERS, LAKE COUNTY, OHIO, FILED FOR RECORD SEPTEMBER 1, 1994 AND RECORDED IN OR VOLUME 1045, PAGE 1061 OF THE LAKE COUNTY RECORDS. (EASEMENT DOES NOT AFFECT SUBJECT PREMISES).

15. UTILITY EASEMENT AGREEMENT FOR PURPOSES OF CONSTRUCTING, USING, SERVICING, MAINTAINING, INSPECTING, TESTING, REPAIRING AND REPLACING UNDERGROUND UTILITY LINES BY AND BETWEEN AVERY DENNISON CORPORATION, A DELAWARE CORPORATION, TO CRAWFORD FITTING COMPANY, AN OHIO CORPORATION, FILED FOR RECORD SEPTEMBER 26, 1994 AND RECORDED IN OR VOLUME 1052, PAGE 644 OF THE LAKE COUNTY RECORDS. (EASEMENT BURDENS THE REMAINING PORTION OF SUBLOT NO. 1 AND DOES NOT AFFECT SUBJECT PREMISES).

16. REINSTATEMENT, AMENDMENT AND COMPLETION AGREEMENT BY AND BETWEEN MAXUS CORPORATE COMPANY; GUILFORD GLAZER, TRUSTEE UNDER A TRUST AGREEMENT DATED JUNE 2, 1976, DESIGNATED AS THE EREM LAND TRUST; CRAWFORD FITTING COMPANY; AVERY DENNISON CORPORATION; BOJA REALTY CORPORATION; NEW YORK LIFE INSURANCE COMPANY, AND THE BOARD OF COUNTY COMMISSIONERS, LAKE COUNTY, OHIO, FILED FOR RECORD SEPTEMBER 1, 1994 AND RECORDED IN OR VOLUME 1045, PAGE 997 OF THE LAKE COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PREMISES).

17. TRANSFER AGREEMENT BY AND BETWEEN MAXUS CORPORATE COMPANY, A DELAWARE CORPORATION; GUILFORD GLAZER, TRUSTEE UNDER A TRUST AGREEMENT DATED JUNE 2, 1976, DESIGNATED AS THE EREM LAND TRUST; CRAWFORD FITTING COMPANY, AN OHIO CORPORATION; AVERY DENNISON CORPORATION, AND THE BOARD OF COUNTY COMMISSIONERS, LAKE COUNTY, OHIO, FILED FOR RECORD SEPTEMBER 1, 1994 AND RECORDED IN OR VOLUME 1045, PAGE 1009 OF THE LAKE COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PREMISES).



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)

LEGEND	
⊣	– TRAFFIC SIGN
⊠	– INLET BASIN
☆	– LIGHT POLE
⊠	– WATER LINE VALVE
⟩	– 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
Ⓖ	– GAS METER
Ⓦ	– WATER METER

PPN: 08-A-020-0-00-035-0
LAKE HOSPITAL SYSTEM, INC
DOC NO. 2006R042432

RD-2
GB

OHIO BELL TELEPHONE EASEMENT FOR CONTROLLED ENVIRONMENTAL VAULT AND ABOVE GROUND EQUIPMENT CABINET
VOL. 18 PG 35 LAKE CO. PLATS
(SCH. B - SEC II - NO. 9)

189.89'
IRON PIN SET
IRON PIN FND
N 88°01'53" W 746.43'
N 88°01'53" W 1200.00'
IRON PIN SET
S 88°01'53" E 613.46'
IRON PIN SET
30.00'
S 1°43'54" W
73.44'
73.36' CALC.
IRON PIN SET
TELE MH
S 5°07'42" E
310.00'
S 5°07'42" E 311.80' CALC.
AUBURN ROAD 60'
4" METAL PIPE TELE VAULT
WALK TELEBOX
CONC
MH
HYDRANT
10' LAKE COUNTY DRAINAGE EASEMENT
VOL. 18 PG 35 LAKE CO. PLATS (SCH. B - SEC II - NO. 9)
10' UTILITY EASEMENT AND
VOL. 18 PG 35 LAKE CO. PLATS (SCH. B - SEC II - NO. 9)
200' SETBACK *SEE SURVEYORS NOTE NO. 5
PROPOSED 75' SETBACK *SEE SURVEYORS NOTE NO. 5
LIGHT POLE
RESEARCH & LIMITED INDUSTRIAL
N 05°07'42" W
511.17'
GATEWAY BUSINESS
9.000 ACRES
OUT OF P.P. NO.
08-A-020-A-00-001-0
6.970 ACS.
OUT OF P.P. NO.
08-A-020-A-00-001-0
S 5°07'42" E 615.87'
R-O-W CURVE DATA
R = 630.00'
Δ = 21°15'25"
L = 249.71'
C = 246.89'
S 85°44'35.5" W
R-O-W CURVE DATA
R = 1450.00'
Δ = 1°08'12"
L = 28.77'
C = 28.76'
N 81°11'48" W
R-O-W CURVE DATA
R = 1450.00'
Δ = 13°21'48"
L = 338.19'
C = 337.42'
N 88°26'48" W
R-O-W CURVE DATA
R = 30.00'
Δ = 90°00'00"
L = 47.12'
C = 42.43'
S 39°52'18" W
PRINCIPAL POINT OF BEGINNING
R-O-W CURVE DATA
R = 970.00'
Δ = 11°45'24"
L = 199.04'
C = 198.69'
S 71°59'35" W
150' SETBACK *SEE SURVEYORS NOTE NO. 5
PROPOSED 100' SETBACK *SEE SURVEYORS NOTE NO. 5
PROPOSED 40' SETBACK *SEE SURVEYORS NOTE NO. 5
IRON PIN SET
IRON PIN FND
100.19'
S 80°37'42" E
30.00'
183.88'
S 80°37'42" E
261.22'
77.34'
63.69'
113.74'
N 72°06'53" E
234.87'
S 84°52'18" W
161.35'
N 84°52'18" E 221.35'
141.47'
74.88'
50.00'
81.47'
80.00'
10' UTILITY EASEMENT
STORM SEWER EASEMENT
TELE TRANS BOTTOM
STEEL LT POLE
DIGHTED INLET
SAN MH
BUTTER INLET
STEEL LT POLE
CONC PAVT
GRASS ISLAND
STONE WALL
SIGNS
TRAFFIC SIGN
MB
RD-2
GB

QUAIL HIGHLANDS
VOL. 18 PG. 35

CAPITAL PARKWAY (VARIES)
DEDICATED TO PUBLIC USE
VOL. 18 PG. 35
LAKE COUNTY PLATS RECS.

REV. NO.	DESCRIPTION	DATE	BY	CH'K'D.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
FILE No. 50413091T
AUGUST 7, 2013

ALTA/ACSM LAND TITLE SURVEY
LAKE HOSPITAL SYSTEM, INC.
BEING A PART OF SUBLOT NO. 1 IN
QUAIL HIGHLANDS PHASE 1
IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE, AND STATE OF OHIO

CT Consultants
engineers | architects | planners
8150 Sterling Court Mentor, Ohio 44060
440.951.9000 www.ctconsultants.com

DATE:	8/26/13
DRAWN BY:	T.P.H.
CHECKED BY:	T.P.H.
APPROVED BY:	T.P.H.
F.B. No. 1366 PG. 84	
SCALE HOR.	1" = 50'
VERT.	
CONTRACT No.	13535
SHEET NO.	OF 1 / 1