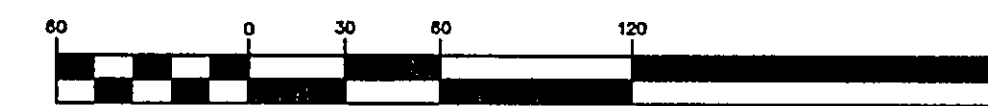


LAKE ROAD

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

TLM PROPERTIES INC.
P.P.N. 11-9-046-0-00-006-0
D.C. # 970012617

TLM PROPERTIES INC.
P.P.N. 11-9-046-0-00-003-0
D.C. # 2003R032837

N 89°13'19" E 826.33' PLAT 826.87' ACT.

5/8" IRON PIN IN CONCRETE (0.20" WEST PER PLAT) FOUND/USED
5/8" IRON PIN ID: C.T. FOUND 0.11" SOUTH

TOTAL AREA
10.5530 ACRES
450,997 SQUARE FEET
9,049 Sq. Ft. (Wetlands)
(Excludes Ditches)

JUNE 20, 2005
LEGAL DESCRIPTION OF
A 10.5531 ACRE PARCEL

Situated in the Township of Painesville, County of Lake, and State of Ohio, known as being part of Original Painesville Township Lots 2, 6 and 5 in Tract 1, further known as being a continuation of part of Parcel 1 of land conveyed to Diller Inc. by deed recorded in Volume 63, Page 315 of Lake County Official Records (P.P.N. 11-9-036-0-00-007-0), and all of land conveyed to Tiberon Inc. by deed recorded in Volume 870, Page 303 of Lake County Deed Records, (P.P.N. 11-9-046-0-00-005-0);

Beginning at a stone with drillhole in a monument box found at the intersection of the centerline of Lake Road with the centerline of Bacon Road (80 feet wide);

Thence South 00°52'44" East, along the centerline of said Bacon Road, 2657.75 feet to a point therein, said point also being the southwest corner of land conveyed to TLM Properties Inc. by instrument no. 970012617 of Lake County Records;

COURSE I Thence North 89°13'19" East, along the southerly line of said TLM Properties Inc., and a portion of the southerly line of land also conveyed to TLM Properties Inc. by instrument no. 2003R032837 of Lake County records (P.P.N. 11-9-046-0-00-003-0), at 30.00 feet passing through the easterly side of said Bacon Road (Witness: a 5/8 inch iron pin, I.D. LDC, found 0.40 feet southerly and 0.16 feet easterly), 803.00 feet to a point therein, said point also being the northwesterly corner of The Pines Subdivision Phase 3 as shown by plot recorded in Volume 35, Page 15 of Lake County Plat Records (Witness: a 5/8 inch iron pin found 0.11 feet northerly, and 0.17 feet westerly);

COURSE II Thence South 00°46'29" East, along the westerly line of said Pines Subdivision Phase 5, 381.99 feet to a 5/8 inch iron pin set at an angle point therein;

COURSE III Thence South 14°20'23" East, along the westerly line of said Pines Subdivision Phase 5, 84.75 feet to a 5/8 inch iron pin set at an angle point therein;

COURSE IV Thence South 00°46'29" East, along the westerly line of said Pines Subdivision Phase 5, 289.07 feet to a 5/8 inch iron pin set at an angle point therein;

COURSE V Thence South 58°02'57" West, along said northerly line of said Pines Subdivision Phase 5, 36.64 feet to a 5/8 inch iron pin set at an angle point therein, the same being the northwesterly corner of subplot no. 26 in said subdivision;

COURSE VI Thence South 33°57'03" East, along the westerly line of said subplot no. 26, 145.00 feet to a 5/8 inch iron pin set in the northerly side of Kirtstone Drive (60 feet wide), as shown by plot for said Pines Subdivision Phase 5;

COURSE VII Thence South 58°02'57" West, along the northerly side of said Kirtstone Drive, 38.83 feet to a 5/8 inch iron pin set therein;

COURSE VIII Thence 21.18 feet along the arc of a curve in said northerly side, said curve having a radius of 403.29 feet, a central angle of 03°00'32", and a chord which bears South 57°31'14" West, 21.18 feet to a 5/8 inch iron pin set therein, said point also being the southwest corner of subplot no. 25 of said Pines Subdivision Phase 5;

COURSE IX Thence North 33°57'03" West, along the easterly line of said subplot no. 25, 144.44 feet to a 5/8 inch iron pin set at the northeasterly corner thereof;

COURSE X Thence North 70°19'34" West, along said northerly line of said Pines Subdivision Phase 5, 106.29 feet to a point in the northerly line of The Pines Subdivision Phase 4 as shown by plot recorded in Volume 28, Page 5 of Lake County Plat Records (Witness: a 5/8 inch iron pin, I.D. C.T. found 0.15 feet northerly and 0.03 feet easterly);

COURSE XI Thence North 83°21'01" West, along the northerly line of said Pines Subdivision Phase 4, 109.65 feet to an angle point therein (Witness: a 5/8 inch iron pin, I.D. C.T. found 0.15 feet northerly and 0.07 feet easterly);

COURSE XII Thence North 75°22'44" West, along the northerly line of said Pines Subdivision Phase 4, 218.63 feet to a 5/8 inch iron pin set therein, said point also being the southwest corner of Tiberon Condominiums Phase 1 as shown by plot recorded in Volume 1, Page 25 of Lake County Plat Records;

COURSE XIII Thence North 00°52'44" West, along the easterly line of said Tiberon Condominiums Phase 1, 207.55 feet to a 5/8 inch iron pin set therein, said point also being in the southerly line of Tiberon Condominiums Phase 2 as shown by plot recorded in Volume 1, Page 30 of Lake County Plat Records;

COURSE XIV Thence South 75°22'44" East, along the southerly line of said Tiberon Condominiums Phase 2, 205.00 feet to a 5/8 inch iron pin set at the southeasterly corner thereof;

COURSE XV Thence North 14°37'16" East, along the easterly line of said Tiberon Condominiums Phase 2, 282.00 feet to a 5/8 inch iron pin set at the northeasterly corner thereof;

COURSE XVI Thence North 75°22'44" West, along the northerly line of said Tiberon Condominiums Phase 2, 304.00 feet to a 5/8 inch iron pin set at the northwesterly corner thereof;

COURSE XVII Thence South 14°37'16" West, along the westerly line of said Tiberon Condominiums Phase 2, 138.57 feet to a 5/8 inch iron pin set therein, said point also being in the northerly line of said Tiberon Condominiums Phase 1;

COURSE XVIII Thence South 89°07'16" West, along the northerly line of said Tiberon Condominiums Phase 1, at 213.10 feet passing through a 5/8 inch iron pin set in the easterly side of said Bacon Road, 265.10 feet to a point therein;

COURSE XIX Thence North 00°52'44" West, along the centerline of said Bacon Road, 397.83 feet to the PRINCIPAL PLACE OF BEGINNING and containing 10.5531 acres of land (459,963 square feet) based on a survey performed in March, 2005 by Michael P. Spelley, P.S. No. 8169 of Polaris Engineering and Surveying. Bearings are based on the NAD 83 datum, and all iron pins set are 5/8 inch by 30 inch rebar with plastic identification caps.

SCHEDULE "B" SECTION II ITEMS

- 1. GAS LINE RIGHT OF WAY FROM THE STORRS & HARRISON CO. TO THE LAKE SHORE GAS CO., DATED 9-24-28 -- VOLUME 103, PAGE 60 LAKE COUNTY DEED RECORDS. IMPACT OF GRANT ON SUBJECT PARCEL CANNOT BE DETERMINED FROM AVAILABLE RECORDS.
2. EASEMENT FROM TIBERON INC. TO THE OHIO BELL TELEPHONE COMPANY, DATED 5-12-80 -- VOLUME 1035, PAGE 253 OF LAKE COUNTY DEED RECORDS. IMPACT OF GRANT ON SUBJECT PARCEL CANNOT BE DETERMINED FROM AVAILABLE RECORDS.
3. GAS PIPELINE RIGHT OF WAY FROM TIBERON INC. TO THE EAST OHIO GAS CO., DATED 3-10-81 -- VOLUME 1057, PAGE 73 OF LAKE COUNTY DEED RECORDS. IMPACT OF GRANT ON SUBJECT PARCEL CANNOT BE DETERMINED FROM AVAILABLE RECORDS.
4. EMERGENCY MAINTENANCE EASEMENT FROM TIBERON INC. TO THE TOWNSHIP OF PAINESVILLE TRUSTEES, DATED 3-11-89 -- DOCUMENT NO. 9959001436
5. LEASE FOR OIL AND GAS EXPLORATION FROM FAIRWAY PINES DEVELOPMENT CO. TO DRILLEX INC., DATED 5-31-78 -- VOLUME 24 PAGE 1174 LAKE COUNTY LEASE RECORDS. IMPACT OF GRANT ON SUBJECT PARCEL CANNOT BE DETERMINED FROM AVAILABLE RECORDS.
6. LEASE FROM FAIRWAY PINES DEVELOPMENT COMPANY TO THE EAST OHIO GAS COMPANY, DATED 10-24-78 -- VOLUME 24, PAGE 1149 LAKE COUNTY LEASE RECORDS

* ITEMS DISCLOSED BY OWNER

EXCLUSIVE AGREEMENT BETWEEN AMERTECH AND DRILLEX INC. DATED 05-02-01 -- DOCUMENT NO. 200116991 OF LAKE COUNTY RECORDS

CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY, LAKE FIRST TITLE AGENCY LLC, AND TIBERON INVESTMENT LLC.

IN REFERENCE TO CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. L26330122

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 1992. PURSUANT TO THE AGENCY STANDARDS AS ADOPTED BY ALTA, ACSM, AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS

DATE: 6-20-05
(SIGNED) Michael P. Spelley
REGISTRATION NO. # 8169

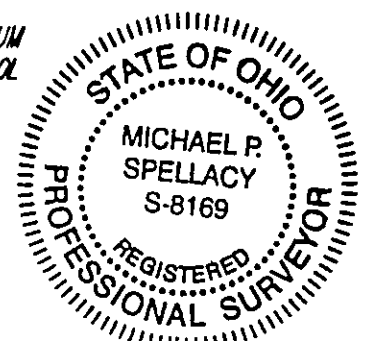
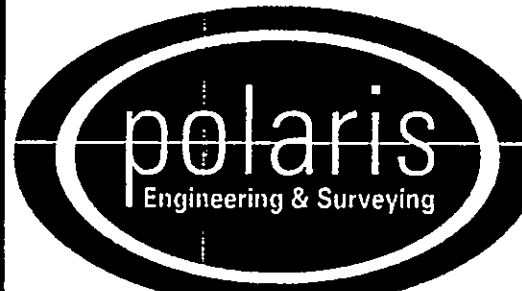


Table with 4 columns: REV. No., DATE, BY, CH'KD. Row 1: 001, Add Wetland Area, 05/31/05, D.L.

DATE: 06-20-05
SCALE: HOR. 1"=60'
VERT. N/A
FILENAME: BOUNDARY-ALTA
TAB: ALTA
DRAWN: MPS
CREW CHIEF:

ALTA-ACSM LAND TITLE SURVEY
TOWNSHIP OF PAINESVILLE - LAKE COUNTY - OHIO



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

PART OF ORIGINAL PAINESVILLE TOWNSHIP LOT NO. 2, 6 & 5 IN TRACT 1

Table with 2 columns: CONTRACT No., SHEET OF. Row 1: 05-714, 1 OF 1

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, BEARING, DELTA. Row 1: R/W CURVE, 21.18, 403.29, 10.59, 21.18, N57°33'14"E, 3°00'32"