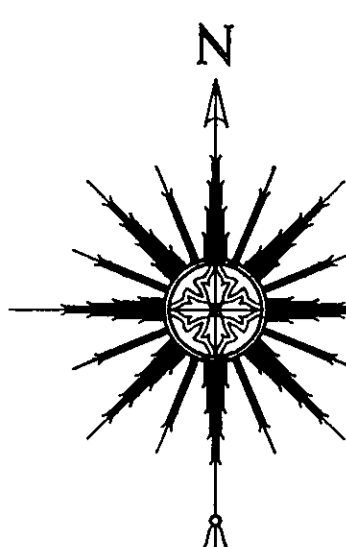


# Survey of Lake Erie College

Situated in the City of Painesville, County of Lake and State of Ohio and known as being part of the Champion Survey, Tract 3, Township 11 North, Range 8 West of the Connecticut Western Reserve Survey.

July 2008 Scale 1"=50'



Base of Bearings is the Centerline of West Walnut Street, West Walnut St. N 87°18'00"W - UTM

### CERTIFICATION:

The undersigned hereby certifies to Lake Erie College, The First Third Bank, First American Title Insurance Company, and Northern Title Services, LLC as follows:

1. The drawing on which this certification is contained, which was prepared by the undersigned from a survey made on July 7, 2008 (referred to as the "Survey"), is a true and correct survey of the real estate described by name and location described on said certification dated July 2008. (The "Property") and each parcel identified thereon (the "Parcel").

2. The outer boundaries of the Property as depicted on the Drawing were established by actual field measurements and the measurements were taken by the undersigned or by a duly licensed surveyor under the supervision of the undersigned.

3. The Property as surveyed and described in the Drawing is contiguous with the entire boundaries and is enclosed within the perimeter thereof.

4. The Parcels are completely contiguous with one another and there are no gaps or gaps between any of the parcels.

5. The right-of-way from the Mentor Avenue, Washington Street, Gilbert Street, and West Walnut Street are completely contiguous to the perimeter line of the Property along the entire right-of-way as shown on the Drawing.

6. Each of the streets identified in paragraph 5, next above, is a duly dedicated public street, road or highway.

7. The undersigned hereby certifies to the Property as depicted on the Drawing that the Property is not subject to any encroachments, overlaps or overhangs by any improvements on the Property other than those shown on the Drawing. There are no encroachments, overlaps or overhangs by any improvements on the Property other than those shown on the Drawing.

8. There are no encroachments, overlaps or overhangs by any improvements on the Property other than those shown on the Drawing.

9. The survey of the Property and Drawing reflecting same have been made in accordance with "Minimum Standard Detail Requirements for Land Title Surveys" as established and adopted by the American Land Title Association and American Congress on Surveying and Mapping.

10. The survey of the Property and Drawing reflecting same have been made in accordance with "Minimum Standard Detail Requirements for Land Title Surveys" as established and adopted by the American Land Title Association and American Congress on Surveying and Mapping.

11. There is no record that any portion of the Property is being surveyed or improved by any other survey or improvement of any nature or kind. There is no evidence that there exists any tool or reference marker on the Property.

12. A copy of First American Title Insurance Company's "The Commitment" has been received and reviewed, and all assessments and rights-of-way existing on the effective date of said Commitment affecting the Property are accurately depicted on the Drawing with corresponding recording references to the instruments creating the assessment or right-of-way. Other than as shown on the Drawing, no other assessment or right-of-way which may be disclosed in the aforesaid Commitment affects the Property.

13. A physical examination of the Property reveals no apparent use of the Property for purposes, uses or structures for which there are no recorded assessments.

14. All buildings, structures, improvements or impediments to the use of the Property for purposes, uses or structures for which there are no recorded assessments.

15. There are no overhead electric or telephone wires or structures or supports thereon, including poles, towers and guy wires on or over the Property.

16. Storm sewer, sanitary sewer, electric service, telephone service, gas service and public water service are available on the Property and all of said services are provided in public right-of-way or recorded easement or easement thereon which easements are graphically depicted on the Drawing as to lines for said services which are on the Property.

17. The Property is located in a flood prone area (See Survey). Flood hazard areas or a flood plain or floodway district, including but not limited to (a) a flood plain or flood hazard area as defined by the United States Department of Housing and Urban Development in the Flood Disaster Protection Act of 1973 or (b) water on or over the Property as shown on maps entitled "Flood Insurance Rate Map", "Flood Hazard Protection Boundary Map", "Flood Insurance Boundary Map", "Flood Boundary and Floodway Map" or any other map or map published by the Federal Emergency Management Agency, the United States Department of Housing and Urban Development or the United States Army Corps of Engineers.

18. The survey of the Property and Drawing reflecting same have been made in accordance with "Minimum Standard Detail Requirements for Land Title Surveys" as established and adopted by the American Land Title Association and American Congress on Surveying and Mapping.

19. The Property is located within any of Painesville, Lake County, Ohio.

20. All information set forth on this Drawing is true and correct.

*Richard A. Thompson, Jr., P.E., S.S.*  
Richard A. Thompson, Jr., P.E., S.S.  
1-13-08



### FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED IN ZONE X-1 A MINIMUM FLOOD ZONE AND IS SHOWN ON THE FEDERAL FLOOD MAPS COMMUNITY PANEL NO. 38031-04-04 & 38031-04-05, DATED FEB. 2, 1977.

### ZONING:

R-1 Single Family District per Chapter 1120 of the City of Painesville Zoning Ordinance No. 17-01, 10,000 S.F. Min Area, 7' Min. Frontage, 12' Sideyard Min., 20' Rear Yard Min., setbacks depends on what street is used.

### UTILITIES:

The size and location of the underground utilities shown herein, have been obtained by a comprehensive search of available records and verification by field observation has been conducted where practical. The College has structures that date back to the late 1800's which no information was found. Newer buildings such as the Student Center and the Dormitory offices are shown hereon. However, LDC, Inc. does not guarantee the completeness or accuracy thereof.

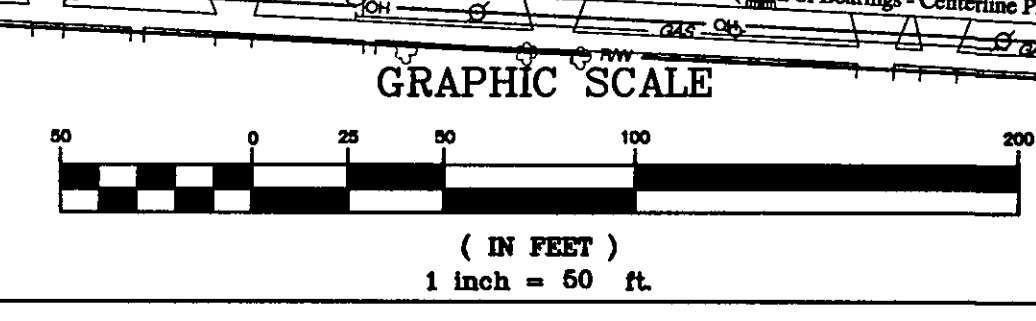
LINE	LENGTH	BEARING
L1	8.27	048°
L2	12.00	048°
L3	33.00	048°
L4	33.00	048°
L5	33.00	048°
L6	33.00	048°
L7	33.00	048°
L8	33.00	048°
L9	33.00	048°
L10	33.00	048°
L11	33.00	048°
L12	33.00	048°
L13	33.00	048°
L14	33.00	048°

- ### UTILITY LEGEND
- Water Valve
  - Water Meter
  - Fire Hydrant
  - Manhole
  - Gas Valve
  - Gas Meter
  - Storm Manhole
  - Storm Inlet MH
  - House/Down Spout
  - Guide Wire
  - Power Pole
  - Light Pole
  - Traffic Signal Pole
  - Traffic Signal Box
  - Telephone (SAC) Box
  - Tree
  - Pine Tree
  - Bush
  - Power Transformer
  - Mailbox

- ### TOPOGRAPHIC LEGEND
- Brush Line
  - Tree Line
  - Fence Line
  - Landscaping
  - Light
  - Utility Pole
  - Sign
  - Object
  - Object
  - Object
  - Object

- ### SCHEDULE "B" ITEMS:
- 14. Right of Way recorded July 13, 1988 in OR 400, Page 102 of Lake County Records, "NOT PLOTTED, TERMINARY EASEMENT - TERMINATE"
  - 15. Highway Easement recorded July 13, 1989 in OR 400, Page 107 of Lake County Records, "NOT PLOTTED"
  - 16. Highway Easement recorded March 21, 1989 in OR 402, Page 711 of Lake County Records, "PLOTTED"
  - 17. Utility Easement recorded June 26, 1990 in OR 551, Page 102 of Lake County Records, "NOT PLOTTED, BLANKET RECIPROCAL EASEMENT FOR UTILITIES AND EGRESS & EGRESS BETWEEN LAKE ERIE COLLEGE & PHILLIPS-OSBORNE SCHOOL"
  - 18. Easement recorded on June 26, 1990 in OR 551, Page 112 of Lake County Records, "NOT PLOTTED, BLANKET RECIPROCAL EASEMENT FOR UTILITIES AND EGRESS & EGRESS BETWEEN LAKE ERIE COLLEGE & PHILLIPS-OSBORNE SCHOOL"
  - 19. Declaration of Easements and Relinquishments recorded on August 9, 1990 as Document No. 900002038 of Lake County Records, "NOT PLOTTED, RECIPROCAL EASEMENTS & RESTRICTIONS OVER PPTS 15C-14-13, 15C-14-12, 15C-16-1 & 15C-16-4"
  - 20. Oil & Gas Lease recorded in Volume 23, Page 1131 of Lake County Records, "NOT PLOTTED, BLANKET EASEMENT OVER LANDS OF LAKE ERIE COLLEGE MAIN CAMPUS"
- Note: Affidavit has been filed regarding these leases and both above as Volume 877, Page 629 of Lake County Records, "DATED THAT PPTS 15C-16-1 & 15C-16-2 ARE NOT INCLUDED IN THE ABOVE"

**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
9025 Osburn Drive Mentor, Ohio 44060 LDCINCNET  
440-255-8483 440-354-6938 440-951-1AND



Survey Reference:  
Part of the Original Champion Survey (Original Chances Are Shown Approx.)  
Centimeter Survey Plat For West Walnut Street D.D.T. Project No. M-A7711 (Dated 1/1/1888) (Sawed To East West Walnut Street)  
Survey Record Bk. No. 1, Page 228 "1853"  
Survey Record Bk. No. 2, Page 6 "1855" (L.C.S.C.) (Sawed To East West Walnut Street & Neighboring)  
Painesville City 3rd Map, Prepared by Crabbe & Fullerton.  
LAK. 20 (14.24-16.28) State Plane 1983 - UTM (Sawed To East, Centerline of Ft. 20 West Ave.)  
Lake County Deeds, Tax Maps & Record Plats.

**LAKE2-0801**