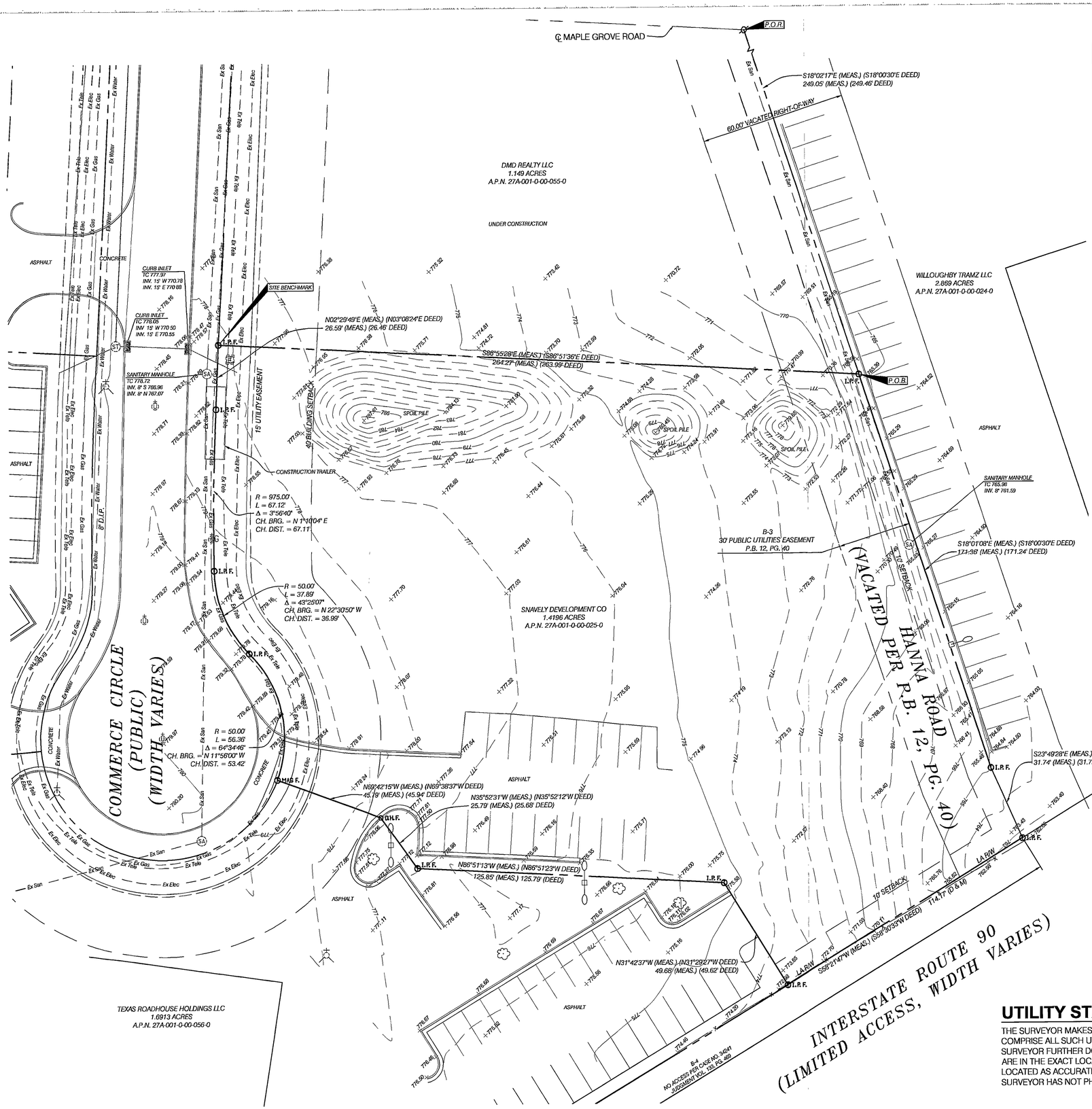

EASEMENTS

CHICAGO TITLE INSURANCE COMPANY
EFFECTIVE DATE: 11/08/04

SCHEDULE "B" ITEM	GRANTEE	DESCRIPTION	RECORDED IN	ENCUMBRANCE
1	SNAVELY DEVELOPMENT COMPANY	DEDICATION PLAT	PLAT BOOK 44, PAGE 6	40' BUILDING SETBACK, 10' PROPERTY & 15' UTILITY EASEMENT (AS SHOWN ON SURVEY)
2	CITY OF WILLOUGHBY	VACATION PLAT	PLAT BOOK 12, PAGE 40	PUBLIC ROAD VACATED (AS SHOWN ON SURVEY)
3	CITY OF WILLOUGHBY	UTILITY EASEMENT	PLAT BOOK 12, PAGE 40	PUBLIC UTILITY EASEMENT ACROSS VACATED HANNA ROAD (AS SHOWN ON SURVEY)
4	STATE OF OHIO	EASEMENT	CASE NO. 34241, JUDGEMENT VOL. 133, PAGE 133	NO ACCESS TO LIMITED ACCESS HIGHWAY (I-90) (AS SHOWN ON SURVEY)
5	STATE OF OHIO	RIGHTS AND EASEMENTS	SEE ITEM 4 ABOVE	NO ACCESS TO LIMITED ACCESS HIGHWAY (I-90) (AS SHOWN ON SURVEY)
6	BP EXPLORATION INC., SERVICE STATION HOLDINGS INC., & HARLEY HOTELS INC.	TERMINATION & GRANT OF EASEMENTS	VOL. 951, PAGE 1167	DOES NOT AFFECT SURVEY
7	SNAVELY DEVELOPMENT COMPANY	WARRANTY DEED WITH EXCEPTIONS	INSTR. NO. 2002R034200	PROPERTY MAY NOT BE USED FOR "HOTEL" PURPOSES UNTIL JULY 8, 2027
8	SNAVELY DEVELOPMENT COMPANY	DECLARATION OF EASEMENTS	INSTR. NO. 2003R008269	RECIPROCAL ACCESS/PARKING, UTILITY, & SIGN EASEMENTS (NOT SHOWN ON SURVEY)
8	SNAVELY DEVELOPMENT COMPANY, CRACKER BARREL OLD COUNTRY STORES INC., & BROSSARD BAY DEVELOPMENT, LLC	FIRST AMENDMENT TO DECLARATIONS OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS	INSTR. NO. 2003R050788	CONSTRUCTION OF SIGNS (NOT SHOWN ON SURVEY)
9	SNAVELY DEVELOPMENT COMPANY & TEXAS ROADHOUSE HOLDINGS, INC.	DECLARATIONS OF COVENANTS AND RESTRICTIONS	INSTR. NO. 2004R022895	NO STEAKHOUSE PERMITED ON PARCEL, RIGHT TO CONSTRUCT 19 SPACES ON PARCEL (NOT SHOWN ON SURVEY)
10	FIRST MERIT BANK, N.A.	OPEN-END MORTGAGE	INSTR. NO. 2002R51826	DOES NOT AFFECT SURVEY
11	FIRST MERIT BANK, N.A.	ASSIGNMENT OF RENTS AND LEASES	INSTR. NO. 2002R051827	DOES NOT AFFECT SURVEY
12	FIRST MERIT BANK, N.A.	FINANCING STATEMENT	INSTR. NO. 2002U000914	DOES NOT AFFECT SURVEY

GENERAL NOTES

1. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT ARE AS OBTAINED FROM FIELD OBSERVATION, OWNER MARKING, AND OWNER PROVIDED PLANS.

2. NO OTHER ITEM IN COMMITMENT NUMBER 24310459 MEN AFFECTS THE SURVEY SHOWN HEREON.

3. DIRECTIONS AND DISTANCES SHOWN ON THIS SURVEY BASED ON AN ADJUSTED TRAVERSE.

4. THE PROPERTY SHOWN HEREON IS THE SAME AS THAT SHOWN IN COMMITMENT NUMBER 24310459, SCHEDULE

5. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY.

7. ELEVATIONS ALONG CURBS ARE BOTTOM OF CURB, UNLESS NOTED OTHERWISE.

8. THERE IS EVIDENCE OF RECENT CONSTRUCTION ACTIVITY ON THE SURVEYED PARCEL, AS WELL AS ON THE ADJOINER TO THE NORTH.

9. THERE IS NO DOMESTIC WATER ON-SITE. THERE IS AN 8" PUBLIC WATERLINE ACROSS COMMERCE CIRCLE (AS SHOWN ON SURVEY).

UTILITY STATEMENT

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NORTH

0 10 20 40

SCALE: 1" = 20.00'

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Ruby Tuesday

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6065 COMMERCE CIRCLE

WILLOUGHBY, OHIO

PREPARED UNDER THE DIRECT SUPERVISION OF:

STATE OF OHIO
KEVIN P. CARPENTER
9-22-04
REGISTERED PROFESSIONAL SURVEYOR

KEVIN P. CARPENTER, P.S.
ON BEHALF OF WD PARTNERS

SCALE:	1" = 20'
DATE:	12/22/04
DRAWN:	NJS
CHECKED:	KPC
VERSION:	1

REVISIONS

WD PROJECT NUMBER
RUBMW1062

SITE SURVEY

CS1.2