

Legal Description

PARCEL - 5

Situated in the City of Willoughby, County of Lake and State of Ohio, known as being part of Original Willoughby Township Lot No. 3, Tract 6, further known as being part of land conveyed to Snaveley Development Co. by deed recorded in Lake County Document No. 2002R034200 (PPN: 27A-01-25);

Beginning at a railroad spike found in the centerline of Maplegrove Road (80 feet wide and varies) at its intersection with the centerline of Hanna Road (vacated 07-18-89 in Volume 12, Page 40 of Lake County Plat Records), said point also being the northwesterly corner of land conveyed to MFI Partners by deed recorded in Volume 1059, Page 547 of Lake County Official Records (PPN: 27A-01-24);

COURSE I Thence South 18°00'30" East, along said vacated road and southwesterly line of MFI Partners, 249.46 feet to a 5/8 inch iron pin set;

COURSE II Thence North 86°51'36" West, 263.99 feet to a 5/8 inch iron pin set in the easterly sideline of Commerce Circle as shown by plat of its dedication in Volume 44, Page 6 of Lake County Plat Records;

COURSE III Thence North 03°08'24" East, along said sideline, 172.66 feet to a 5/8 inch iron pin set at a point of curvature;

COURSE IV Thence along the arc of a circle deflecting to the right, 31.42 feet, said arc having a radius of 20.00 feet and a central angle of 90°00'06" and a chord which bears North 48°08'27" East, 28.28 feet to a 5/8 inch iron pin set in the southerly sideline of said Maplegrove Road;

COURSE V Thence North 03°08'30" East, 40.00 feet to a point in the said centerline of Maplegrove Road;

COURSE VI Thence South 86°51'30" East, along said centerline, 153.99 feet to the Place of Beginning and containing 1.1493 acres (50,065 square feet) of land, of which 1,0018 acres (43,641 square feet) of land lie outside the right of way of Maplegrove Road as calculated and described in May, 2003 by James R. Pegoraro, Jr., P.S. No. 8150 of LDC, Inc. by the same or more or less, but subject to all legal highways and easements of record. Bearings used herein, based on said plat of Commerce Circle. All iron pins set are 5/8 inch x 30 inch long rebar with yellow plastic cap stamped "LDC, Inc."

Certification

To: MENTOR MEDICAL CAMPUS OUTPATIENT SERVICES PAWLION, (name of lender, NOT GIVEN), FIRST AMERICAN TITLE INSURANCE COMPANY;

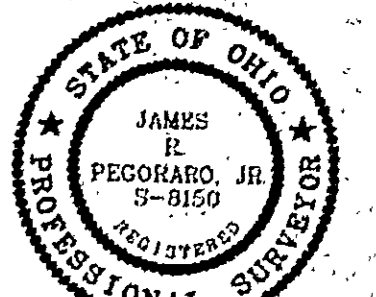
Commitment No. NCS-31091-T-CLE Effective Date May 30, 2003 at 7:29 AM

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 1999, and include items (NONE provided) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, Proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: 6-30-03

James R. Pegoraro Jr. [Signature]

Registration No. 8150



Schedule B Items:

- Easements contained on the Dedication plat of Commerce Circle. PLOTTED
 - Reservation contained in the deed from John L. Cobb and Elizabeth C. Cobb to Roy H. Hart and Helen J. Hart, dated February 8, 1952, filed for record March 7, 1952 and recorded in Volume 314, Page 301 of Lake County Records, pertaining to the use and maintenance of a natural spring water system "until city water becomes available" AFFECTS CAPTION AND MORE LAND.
 - Easement for Highway purposes from the Standard Oil Company to the State of Ohio, dated December 23, 1963, filed for record February 15, 1964 and recorded in Volume 536, Page 444 of Lake County Records. PLOTTED
 - Grant of Easement by Greer Properties, Inc. to Hospitality Motor Inns Inc. and the City of Willoughby Ohio dated July 26, 1989, filed for record October 5, 1989 and recorded in Volume 495, Page 833 of Lake County Records. Pertaining to the maintenance of a "gravity-flow sewer" within the Right of Way of Hanna Road. "gravity flow" sewer shown as abandoned hereon. PLOTTED
 - Surrender and Termination of Easement and Mutual Grant of Easement by and among BP Exploration & Oil Inc., Service Station Holdings Inc. and Harlay Hotels, Inc. dated December 14, 1993, filed for record December 22, 1993 and recorded in Volume 951, Page 1167 of Lake County Records.
 - INGRESS/EGRESS: non-exclusive right and easement of vehicular and pedestrian ingress and egress over and across the PAVED AND ASPHALTED AREAS OF THE PROPERTIES as the same may be located or relocated, enlarged and/or diminished. AFFECTS CAPTION AND MORE LAND.
 - PARKING: As Shown on Exhibit D. DOES NOT AFFECT CAPTION
 - UTILITIES: Perpetual non-exclusive right and easement for sanitary and electrical conduits in and across property. AFFECTS CAPTION AND MORE LAND. Electrical conduits have been removed and sanitary line to BP relocated.
- All easements and rights in regard to Item #14 above between Snaveley Development Company and BP to be released or reworked as shown in the Amendment to Mutual Grant and of Easement by and among BP Products North America Inc., East N Park Hospitality Group, Inc. and Snaveley Development Company, filed for record March 14, 2003 and recorded in Lake County Document #2003R013956. 20 foot Sanitary Sewer easement shown in this Amendment DOES NOT AFFECT CAPTION.
- Recital contained in the deed from LAG Associates-East-LLC to Snaveley Development Company... Recorded in Lake County Document #2002R03400. NOT PLOTTED
 - Mortgage by Snaveley Development Company to FirstMerit Bank, NA.... Recorded in Lake County Document #2002R051826. NOT PLOTTED
 - Assignment of Rents and Leases by Snaveley Development Company to FirstMerit Bank NA.... Recorded in Lake County Document #2002R051827. NOT PLOTTED
 - Declaration of Easements, Covenants, Conditions and Restrictions by Snaveley Development Company, dated February 12, 2003, filed for record February 13, 2003 and recorded in Lake County document #2003R008269. AFFECTS CAPTION AND MORE LAND.

Utilities

It is the obligation and responsibility of the contractor to make his own investigations of surface and subsurface conditions prior to submitting his proposal. The location of all underground facilities are shown on this plat from data available at the time of the field survey in accordance with section 153.64 of the Ohio Revised Code. The contractor shall be responsible for notification of the existing utility owners and utility protection service listed below in accordance with section 153.64 of the O.R.C. and as outlined in project specifications.

The Utility ownership's are as followed:

OHIO UTILITIES PROTECTION SERVICE
4740 BELMONT AVENUE
YOUNGSTOWN, OHIO 44505
PHONE: (800) 362-2764

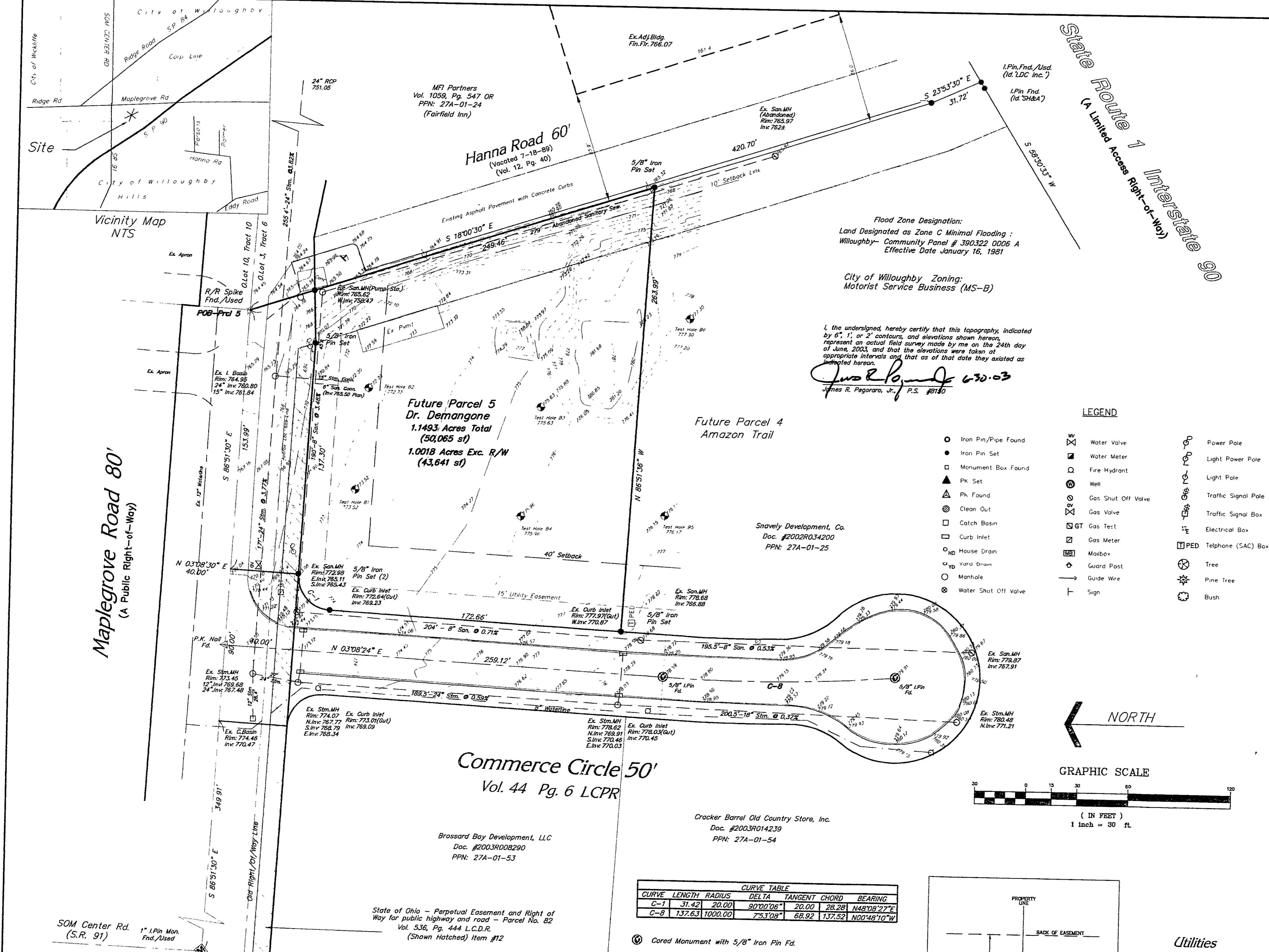
COMCAST
7820 DIVISION DRIVE
MENTOR, OHIO 44060
PHONE: (440) 974-3401 (AMIL)

WILLOUGHBY CITY HALL
ONE PUBLIC SQUARE
WILLOUGHBY, OHIO 44094
PHONE: (440) 951-2800

LAKE COUNTY DEPARTMENT OF UTILITIES
105 MAIN STREET
PAINESVILLE, OHIO 44077
PHONE: (440) 350-2652 (WATER ONLY)

DOMINION EAST OHIO
1201 EAST 95TH STREET
PO BOX 5768
CLEVELAND, OHIO 44101
PHONE: (216) 736-6832
(ANTHONY CARRUSO)

UTILITY LOCATION FOR
15' WIDE EASEMENT
NO SCALE
JUN 12, 2003
General Layout of trenching within 15' Utility Easement



ALTA/ACSM Land Title Survey
Situating in the City of Willoughby, County of Lake and State of Ohio, Known as being part of Original Willoughby Township Lot 3, Tract 6.

DATE June 30, 2003
SCALE: HOR. 1"=30'
VERT. 1"=30'
FILENAME ALTA
COMPUTER Server
FIELD CREW

REV. No.	DATE	BY	CHK'D

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C-1	31.42	20.00	90°00'06"	20.00	28.28	N48°08'27"E
C-2	137.63	1000.00	753°08'	68.92	137.52	N00°48'10"W

- Cared Monument with 5/8" Iron Pin Fd.
- Test Bores Shown represent stake found no boring done as of 6/24/03
- 5/8" x 30" Iron Rebar Set w/ Yellow Cap Stamped LDC, Inc.
- D/M = Deed & Measured
- R/M = Record Plat & Measured
- Act. = Actual Field Observation

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS · PLANNERS · SURVEYORS

8585 East Avenue Mentor, Ohio 44060
TEL: (440) 251-8463 FAX: (440) 931-5602
(440) 354-6278 FAX: (440) 931-5673

1471 Lear Industrial Park Area, Ohio 44011
TEL: (440) 937-5601 FAX: (440) 937-5602
(440) 937-5603 FAX: (440) 937-5603

SHEET	OF
1	1

CONTRACT No. Demad1-0301