

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 Snavely 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 1,149.31 acres (50,065 square feet) of land, of which 1,001.8 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., be the same, 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."

Flood Zone Designation:
Land Designated as Zone C Minimal Flooding:
Willoughby - Community Panel # 390322 0006 A
Effective Date January 16, 1981

City of Willoughby Zoning:
Motorist Service Business (MS-B)

I, the undersigned, hereby certify that this topography, indicated by 6", 1", or 2" contours, and elevations shown hereon, represent an actual field survey made by me on the 24th day of June, 2003, and that the elevations were taken at appropriate intervals and that as of that date they existed as indicated hereon.

James R. Pegoraro, Jr. 6-30-03
James R. Pegoraro, Jr., P.S. #8150

Certification

To: MENTOR MEDICAL CAMPUS OUTPATIENT SERVICES PAVILION, (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

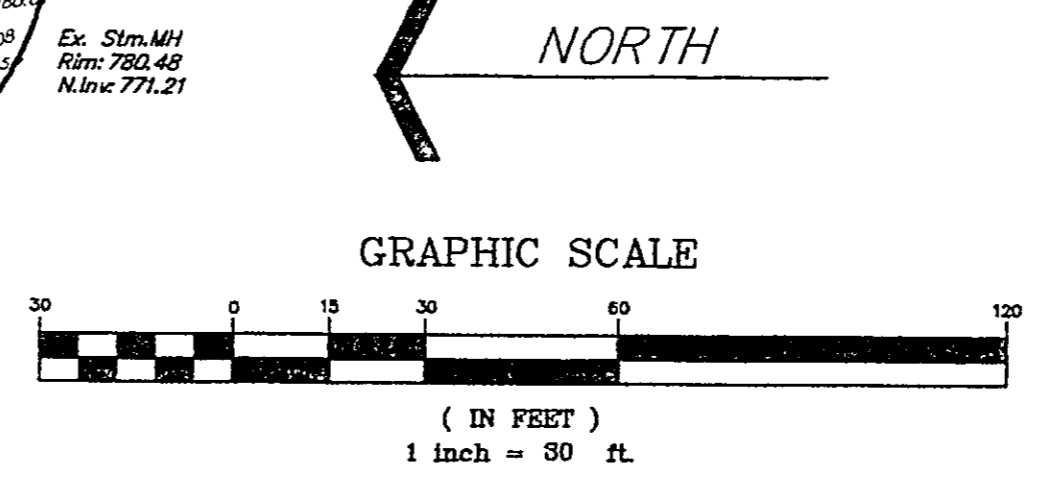
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items (NONE provided) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that 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.*

James R. Pegoraro Jr.
Registration No. 8150

STATE OF OHIO
JAMES R. PEGORARO, JR.
S-8150
PROFESSIONAL SURVEYOR

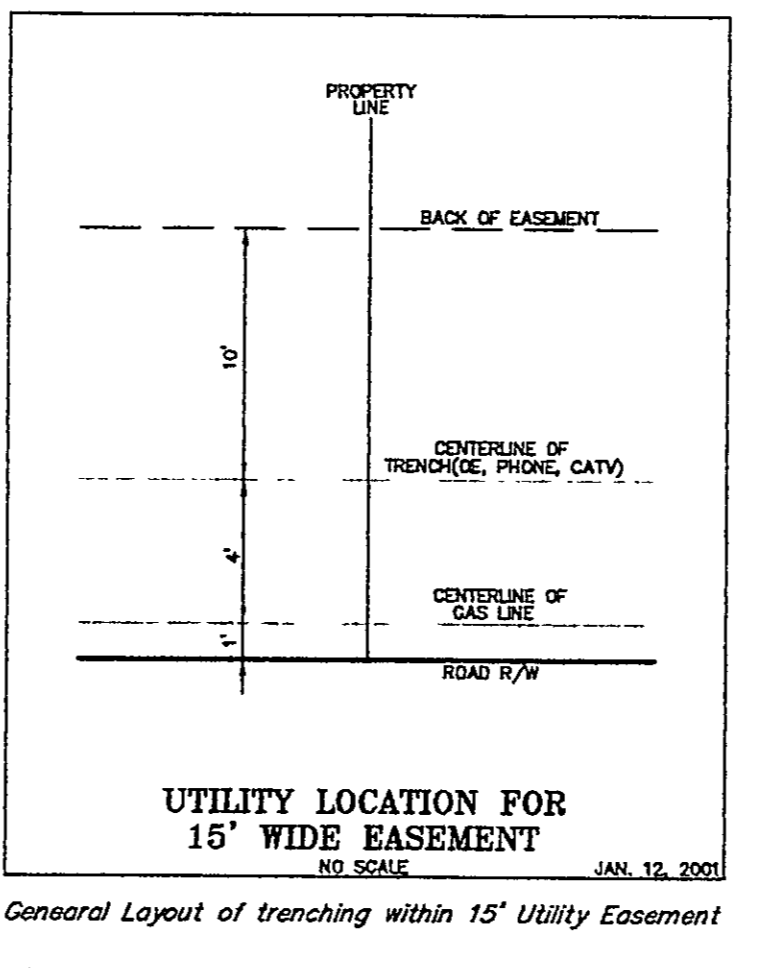
- ### LEGEND
- Iron Pin/Pipe Found
 - Iron Pin Set
 - Monument Box Found
 - ▲ PK Set
 - ⊙ PK Found
 - ⊙ Clean Out
 - Catch Basin
 - Curb Inlet
 - HD House Drain
 - YD Yard Drain
 - Manhole
 - ⊙ Water Shut Off Valve
 - ⊗ Water Valve
 - ⊗ Water Meter
 - ⊗ Fire Hydrant
 - ⊗ Well
 - ⊗ Gas Shut Off Valve
 - ⊗ Gas Valve
 - ⊗ Gas Test
 - ⊗ Gas Meter
 - ⊗ Mailbox
 - ⊗ Guard Post
 - ⊗ Sign
 - ⊗ Power Pole
 - ⊗ Light Power Pole
 - ⊗ Light Pole
 - ⊗ Traffic Signal Pole
 - ⊗ Traffic Signal Box
 - ⊗ Electrical Box
 - ⊗ Telephone (SAC) Box
 - ⊗ Tree
 - ⊗ Pine Tree
 - ⊗ Bush



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	75°31'09"	68.92	137.52	N00°48'10"W

- ⊙ Cored 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



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 follows:

OHIO UTILITIES PROTECTION SERVICE
4740 BELMONT AVENUE
YOUNGSTOWN, OHIO 44005
PHONE: (800) 362-2784

COMCAST
7820 DIVISION DRIVE
MENTOR, OHIO 44060
PHONE: (440) 974-3401 (A.M.I.)

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

DOMINION EAST OHIO
1201 EAST 55TH STREET
PO BOX 5758
CLEVELAND, OHIO 44101
PHONE: (216) 736-6832
(ANTHONY CARRUSO)

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

AMERITECH
5422 E. BRUN STREET
GARFIELD HEIGHTS, OHIO 44125
PHONE: (216) 518-4730 (DAVE SHARP)

THE ILLUMINATING COMPANY
7757 AUBURN ROAD
PAINESVILLE, OHIO 44077
PHONE: (440) 350-7741 (JENNIE HALDI)

ALTA/ACSM Land Title Survey

Situated 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

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

5385 East Avenue Mentor, Ohio 41060
TEL: (440) 253-9163 (440) 951-LAND
(440) 354-0938 FAX: (440) 255-9375

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

SHEET 1 OF 1
CONTRACT No. Demad1-0301