

ALTA/ACSM LAND TITLE SURVEY

FOR:
**BOARD OF EDUCATION OF THE WILLOUGHBY-EASTLAKE
SCHOOL DISTRICT**

32500 CHARDON ROAD, WILLOUGHBY HILLS, OHIO

SITUATED IN THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE, AND
STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL LOT 3 AND 4
IN TRACT 3.



VICINITY MAP

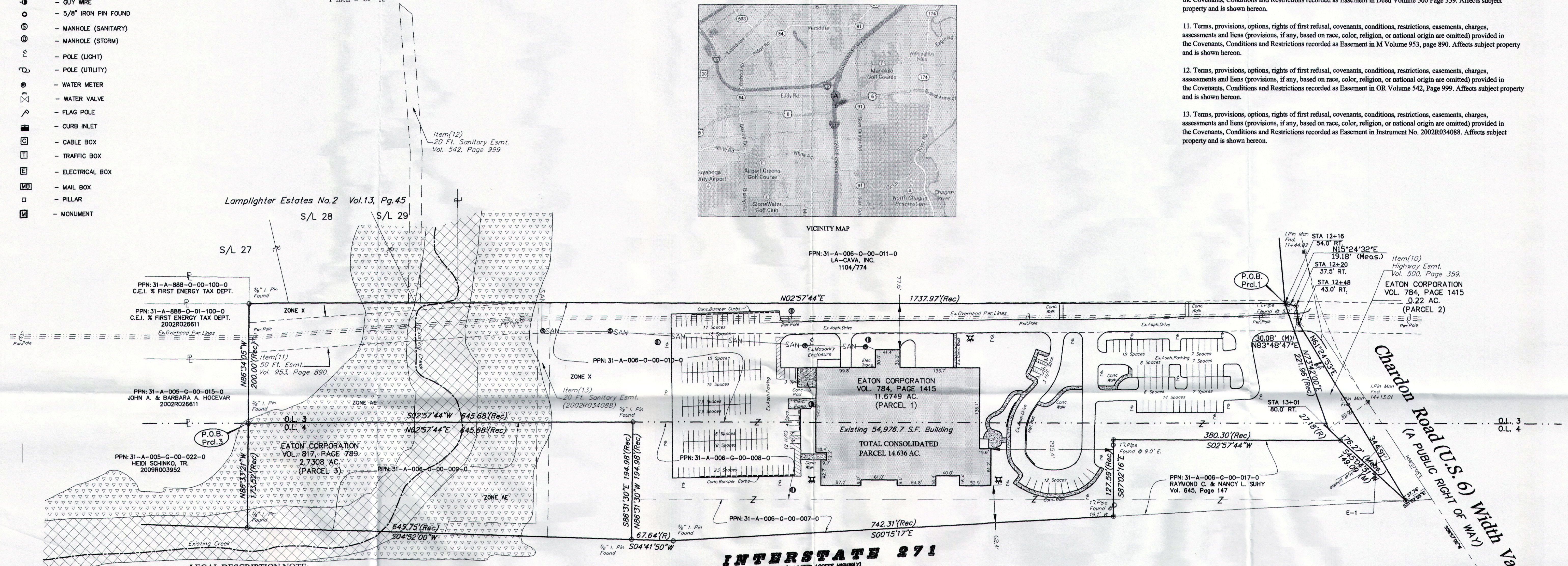
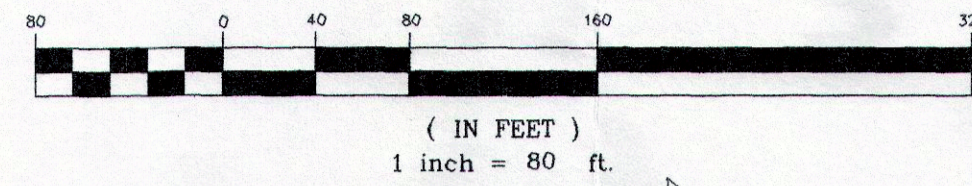
PPN: 31-A-006-0-00-011-0
LA-CAVA, INC.
1104/774

LEGEND

- CATCH BASIN
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- 5/8" IRON PIN FOUND
- MANHOLE (SANITARY)
- MANHOLE (STORM)
- POLE (LIGHT)
- POLE (UTILITY)
- WATER METER
- WATER VALVE
- FLAG POLE
- CURB INLET
- CABLE BOX
- TRAFFIC BOX
- ELECTRICAL BOX
- MAIL BOX
- PILLAR
- MONUMENT

North is based upon an assumed meridian and is to be used for reference only.

GRAPHIC SCALE



LEGAL DESCRIPTION NOTE:

The property description listed below is the land described in Schedule "A" of First American Title Insurance Company's Title File No. 14-0013, dated: January 20, 2014.

LEGAL DESCRIPTION:

Parcel 1
Situating in the City of Willoughby Hills, County of Lake, State of Ohio and known as being part of Original Willoughby Township Lot Numbers 3 and 4 in Tract 3 of said Township, and further bounded and described as follows:
Beginning at a point in the Westerly line of land conveyed to Laurence J. Divoky and Alice C. Divoky by deed dated September 19, 1946 as recorded in Volume 217, Page 485 of Lake County Records of Deeds, at its point of intersection with the Southerly Right-of-Way line of Chardon Road (U.S. Route 6) as conveyed to the State of Ohio as a perpetual easement for highway purposes May 20, 1960 as recorded in Volume 500, Page 359 of Lake County Records of Deeds;
Thence North 73°42'00" East, along aforesaid Right-of-Way line of Chardon Road, 221.96 feet to an iron pin set at an angle point therein;
Thence North 45°04'51" East, along aforesaid Right-of-Way line of Chardon Road, 27.18 feet to an iron pin set in the Westerly line of land conveyed to Raymond C. Suhy and Nancy L. Suhy by deed dated June 5, 1963 as recorded in Volume 575, Page 92 of Lake County Deed Records;
Thence South 29°57'44" West, along the Westerly line of aforesaid land conveyed to Raymond C. Suhy and Nancy L. Suhy, 380.30 feet to an iron pin set at the Southwest corner of said Suhy land;
Thence South 87°02'16" East, along the Southerly line of aforesaid land conveyed to Raymond C. Suhy and Nancy L. Suhy; and the Southerly line of land conveyed to Raymond C. Suhy and Nancy L. Suhy by deed dated March 30, 1966 and recorded in Volume 645, Page 147 of Lake County Records, 127.59 feet to a point in the Westerly Right-of-Way line of Interstate Route 271;
Thence South 00°15'17" East, along the Westerly Right-of-Way line on Interstate Route 271, being also the Easterly line of aforesaid land conveyed to Laurence J. and Alice C. Divoky by deed in Volume 622, Page 416, a distance of 742.31 feet to an iron pin set therein at an angle point in said Right-of-Way line;
Thence South 4°41'50" West, along the aforesaid Right-of-Way line, 67.64 feet to an iron pin set at the Southeast corner of aforesaid land conveyed to Laurence J. and Alice C. Divoky by deed in Volume 622, Page 416;
Thence North 86°31'30" West, along the Southerly line of aforesaid land conveyed to Laurence J. and Alice C. Divoky by deed in Volume 622, Page 416, and the Southerly line of land conveyed to Laurence J. Divoky and Alice C. Divoky by deed dated September 2, 1949 as recorded in Volume 269, Page 287 of Lake County Records, 194.98 feet to an iron pin set in the Easterly line of aforesaid Original Willoughby Township Lot Number 3, being also in the Easterly line of aforesaid land conveyed to Laurence J. and Alice C. Divoky by deed in Volume 217, Page 485;
Thence South 2°57'44" West, along aforesaid Easterly line of Original Lot NO. 3 and land conveyed to Laurence J. and Alice C. Divoky by deed in Volume 217, Page 485, a distance of 645.68 feet to a point at the Southeast corner thereof;
Thence North 86°34'05" West, along the Southerly line of aforesaid Original Lot, passing through an iron pipe found distant 0.20 feet, 200.00 feet to an iron pipe found at the Southwest corner of aforesaid land conveyed to Laurence J. and Alice C. Divoky by deed in Volume 217, Page 485;
Thence North 2°57'44" East, along the Westerly line of aforesaid land conveyed to Laurence J. and Alice C. Divoky by deed in Volume 217, Page 485, a distance of 1737.97 feet to the place of beginning and containing 11.6749 acres of land, be the same more or less, but subject to all legal highways.

LEGAL DESCRIPTION:

Parcel 2
Situating in the City of Willoughby Hills, County of Lake and State of Ohio and known as being part of Original Willoughby Township Lot No. 3 and 4, Tract No. 3 bounded and described as follows:
Being a parcel of Land lying on the left side of the centerline of a survey made by the Department of Highways, and recorded in Book N, Page 15, of the records of Lake County and being located within the following described points in the boundary thereof:
Beginning at a point in the Westerly line of the property so conveyed, 54.00 feet right of, measured on a line normal to the centerline of Chardon Road (U.S. Route No. 6) at Station 12 + 16; thence, Northerly along the said Westerly property line to a point in the Southerly right of way line of Chardon Road (U.S. Route 6), 37.5 feet right of, measured on a line normal to, said Chardon Road centerline at Station 12 + 20; thence Easterly along the Southerly line of said Chardon Road to a point 43.00 feet right of, measured on a line normal to, the said centerline of Chardon Road at Station 12 + 48; thence, continuing along the Southerly line of Chardon Road to the Easterly line of the property so conveyed 37.74 feet right of, measured on a line normal to, the relocated centerline of Chardon Road (U.S. Route No. 6) at Station 15 + 86.22; thence, Southwesterly in a straight line to a point 80.00 feet right of, measured on a line normal to, said relocated Chardon Road centerline at Station 13 + 01; thence Westerly in a straight line to the place of beginning, and containing within said boundaries 0.22 acres, more or less, but subject to all legal highways.

Parcel 3
Situating in the City of Willoughby Hills, County of Lake, and State of Ohio and known as being part of Original Willoughby Township Lot Number 4 in Tract 3 of said Township and further bounded and described as follows:
Beginning at the Southwest corner of aforesaid Lot Number 4, being also the most Southeasterly corner of land conveyed to Eaton Corporation by deed dated October 16, 1973 as recorded in Volume 784, Page 1415 of Lake County Records of Deeds;
Thence North 2°57'44" East, along the Westerly line of aforesaid Lot 4, being also an easterly line of aforesaid land conveyed to Eaton Corporation, 645.68 feet to an iron pin set therein;
Thence South 86°31'30" East, along a southerly line of aforesaid land conveyed to Eaton Corporation, 194.98 feet to an iron pin found in the Westerly Right-of-Way line of Interstate Route Number 271;
Thence South 4°52'00" West, along the aforesaid Westerly Right-of-Way line of Interstate Route Number 271, a distance of 645.75 feet to an iron pin set in the Southerly line of aforesaid Original Lot Number 4;
Thence North 86°33'21" West, along the Southerly line of aforesaid Lot Number 4, a distance of 173.52 feet to the place of beginning, containing 2.7308 acres of land, according to the survey dated July 16, 1976 by Frank B. Krause, Registered State of Ohio Surveyor No. 4753, be the same more or less but subject to all legal highways.

PARKING INFORMATION:

Number of painted spaces = 224 which includes 5 handicapped spaces.
Required spaces: 1 space for every 400 sq. ft. of floor area (building 54,976.7 sq. ft./400 = 137).

FLOOD ZONE INFORMATION:

The subject property is located in Flood Zone "X", an area of 0.2% annual chance flood, and Flood Zone "AE", special flood hazard area, as shown on community panel number 39085C0179F (February 3, 2010).

UTILITY NOTES:

Note 1: The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
Note 2: Before digging in this area call "OUPS" at 800-362-2764 for field locations of underground utility lines.

ENCROACHMENT TABLE:

E-1: Adjoiner's asphalt drive crossed parcel 2 to gain access to the public right of way.

SURVEYOR'S NOTES AS TO TABLE "A" ITEMS

- Item 15) All above ground features were located by field measurements.
- Item 16) No observable evidence of earth moving, building construction or building additions within recent months.
- Item 17) No changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repair.
- Item 18) No observable evidence of site used as a solid waste dump, sump or sanitary landfill.

SCHEDULE "B" - SECTION II EXCEPTIONS:

- 9. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded as Mineral Rights in Deed Volume 52, Page 366. Affects subject property and is shown hereon.
- 10. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded as Easement in Deed Volume 500 Page 359. Affects subject property and is shown hereon.
- 11. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded as Easement in M Volume 953, page 890. Affects subject property and is shown hereon.
- 12. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded as Easement in OR Volume 542, Page 999. Affects subject property and is shown hereon.
- 13. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded as Easement in Instrument No. 2002R034088. Affects subject property and is shown hereon.

ZONING INFORMATION:

The subject property is zoned 'E' - Research and Office District

YARD REQUIREMENTS:

The following minimum requirements shall apply:
(a) Front Yard = 100 Feet.
(b) Side Yard = 30 Feet.
(c) Rear Yards = 30 Feet.

HEIGHT REGULATIONS:

Maximum Building height = 40 Feet.

BULK RESTRICTIONS:

Max. lot coverage by building = 25%.

SURVEYOR'S CERTIFICATE

To: First American Title Insurance Company, Liberty Title, Inc., the Board of Education of the Willoughby-Eastlake City School District, and their respective successors and assigns.

The undersigned certifies that this map or plat and the survey on which it is based were made on the date shown below of the premises specifically described in First American Title Insurance Company's File Number 14-0013, dated January 20, 2014 and were made (i) in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11, 13, 14, 16, 17 and 18 of Table A as specifically defined therein and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that, in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

John R. Alban, Professional Surveyor #7651

REV: 03-11-14 TO SHOW ENCROACHMENT

PREPARED BY:

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Engineers and Surveyors
38052 Euclid Avenue, Suite 100
Willoughby, Ohio 44094
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