

DESCRIPTION OF A PART OF THE LANDS OF EASTLAKE REAL ESTATE VENTURE LIMITED, A LIMITED LIABILITY COMPANY
BEING PARTS OF P.P. NO. 34A-007-0-00-003-0 AND P.P. NO. 34A-007-0-00-004-0

Situated in the City of Eastlake, County of Lake, and State of Ohio and known as being a part of Lot No. 4 in the Gard Tract and is more particularly bounded and described as follows:

Beginning in the centerline of Vine Street (State Route No. 640), 60 feet in width, at its intersection with the easterly line of the Willowick Park Allotment as shown by plat recorded in Volume D, Page 34 of the Lake County Plat Records, said point of intersection being located South 84°12'08" West a distance of 8.56 feet from an iron pin stake in a monument box found marking an angle in said centerline of Vine Street as shown by plat recorded in Volume 14, Page 22 of the Lake County Plat Records, said angle point being located North 84°12'08" East a distance of 1864.67 feet as measured along said centerline from a stone in a monument box found marking its intersection with the centerline of Willowick Drive;

Thence North 1°03'40" West along said easterly line of the Willowick Park Allotment 544.96 feet to an iron pin stake set at the principal point of beginning of the following described parcel of land;

COURSE I Thence North 1°03'40" West continuing along said easterly line of the Willowick Park Allotment 384.53 feet to an iron pin stake set at the southeasterly corner of Sublot No. 830 in said allotment (P.P. No. 34A-010-E-00-048-0), the same as conveyed to Bruce J. Cholewa and Annette M. Marinucci by instrument dated July 31, 2000 and recorded as Document No. 200027188 of the Lake County Records;

COURSE II Thence North 84°12'08" East along the southerly line of Parcel No. II of said lands of Cholewa and Marinucci 140.00 feet to an iron pin stake found marking the southeasterly corner of the same;

COURSE III Thence North 1°03'40" West along the easterly line of said Parcel No. II of lands of Cholewa and Marinucci 44.47 feet to an iron pin stake found marking the northeasterly corner of the same;

COURSE IV Thence South 84°12'08" West along the northerly line of said Parcel No. II of lands of Cholewa and Marinucci 140.00 feet to an iron pin stake set at the northeasterly corner of said Sublot No. 830 in the Willowick Park Allotment;

COURSE V Thence North 1°03'40" West along the easterly line of said Willowick Park Allotment 230.26 feet to the southwesterly corner of land conveyed to the City of Eastlake (P.P. No. 34A-007-0-00-042-0) by instrument dated October 18, 1965 and recorded in Volume 630, Page 567 of the Lake County Deed Records and witness an iron pipe stake found bearing South 88°53'50" West a distance of 0.12 feet therefrom and witness a stone monument found marking a northeasterly corner of said Willowick Park Allotment and bearing North 1°03'40" West a distance of 184.82 feet therefrom;

COURSE VI Thence North 88°53'50" East along the southerly line of said land of the City of Eastlake 213.50 feet to an iron pipe stake found marking its intersection with the westerly line of land (P.P. No. 34A-007-0-00-005-0) conveyed to Anthony M. and Blazanka Karam by instrument dated February 12, 1997 and recorded as Document No. 91000411 of the Lake County Records;

COURSE VII Thence South 1°12'20" East along said westerly line of land of Karam 665.02 feet to an iron pin stake set therein;

COURSE VIII Thence South 88°58'10" West by a line which is parallel with the aforesaid centerline of Vine Street and distant 550.00 feet northerly by normal measure therefrom, a distance of 25.18 feet to the principal point of beginning and containing 3.111 acres of land as calculated and described in December, 2003 from surveys dated January, 1994 and April, 1997 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786, of GT Consultants, Inc., be the same, more or less, but subject to all legal highways;

All points indicated as "iron pin set" are marked by a 5/8 inch diameter by 30 inch long steel reinforcing bar driven flush with the ground and capped with a 1-1/4 inch diameter yellow plastic disc engraved "GT CONSULTANTS."

Bearings are based upon the reported bearing of the easterly line of the Willowick Park Allotment (North 1°03'40" West) as shown by plat recorded in Volume D, Page 34 of the Lake County Plat Records.

DESCRIPTION OF APPURTENANT EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE LAND OF EASTLAKE REAL ESTATE VENTURE LIMITED, A LIMITED LIABILITY COMPANY TO BE SPLIT FROM P.P. NO. 34A-007-0-00-003-0 AND P.P. NO. 34A-007-0-00-004-0

BEING AN EASEMENT OVER AND THROUGH A PART OF THE RESIDUAL PORTION OF P.P. NO. 34A-007-0-00-003-0 AND PART OF P.P. NO. 34A-007-0-00-004-0

Situated in the City of Eastlake, County of Lake, and State of Ohio and known as being an easement for purposes of ingress and egress over and through a part of Lot No. 4 in the Gard Tract and is more particularly bounded and described as follows:

Beginning in the centerline of Vine Street (State Route No. 640), 60 feet in width, at its intersection with the easterly line of the Willowick Park Allotment as shown by plat recorded in Volume D, Page 34 of the Lake County Plat Records, said point of intersection being located South 84°12'08" West a distance of 8.56 feet from an iron pin stake in a monument box found marking an angle in said centerline of Vine Street as shown by plat recorded in Volume 14, Page 22 of the Lake County Plat Records, said angle point being located North 84°12'08" East a distance of 1864.67 feet as measured along said centerline from a stone in a monument box found marking its intersection with the centerline of Willowick Drive;

Thence North 1°03'40" West along said easterly line of the Willowick Park Allotment 30.00 feet to its intersection with the northerly line of said Vine Street and the principal point of beginning of the following described easement;

COURSE I Thence North 1°03'40" West continuing along said easterly line of the Willowick Park Allotment 519.96 feet to an iron pin stake set therein;

COURSE II Thence North 88°58'10" East by a line which is parallel with the aforesaid centerline of Vine Street and distant 550.00 feet northerly by normal measure therefrom, 38.50 feet to a point;

COURSE III Thence South 1°03'40" East by a line which is parallel with said easterly line of the Willowick Park Allotment and distant 39.50 feet easterly by normal measure therefrom, 520.00 feet to the aforesaid northerly line of Vine Street;

COURSE IV Thence South 88°58'10" West along said northerly line of Vine Street 24.26 feet to an angle therein;

COURSE V Thence South 84°12'08" West continuing along said northerly line of Vine Street 8.64 feet to the principal point of beginning of the easement herein described and containing about 0.400 of an acre of land as calculated and described in December, 2003 from surveys dated January, 1994 and April, 1997 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786, of GT Consultants, Inc.

DESCRIPTION OF RESIDUAL PORTION OF THE LANDS OF EASTLAKE REAL ESTATE VENTURE LIMITED, A LIMITED LIABILITY COMPANY

BEING A CONSOLIDATION OF THE RESIDUAL PORTIONS OF P.P. NO. 34A-007-0-00-003-0 AND P.P. NO. 34A-007-0-00-004-0 AND ALL OF P.P. NO. 34A-007-0-00-005-0

Situated in the City of Eastlake, County of Lake, and State of Ohio and known as being a part of Lot No. 4 in the Gard Tract and is more particularly bounded and described as follows:

Beginning in the centerline of Vine Street (State Route No. 640), 60 feet in width, at its intersection with the easterly line of the Willowick Park Allotment as shown by plat recorded in Volume D, Page 34 of the Lake County Plat Records, said point of intersection being located South 84°12'08" West a distance of 8.56 feet from an iron pin stake in a monument box found marking an angle in said centerline of Vine Street as shown by plat recorded in Volume 14, Page 22 of the Lake County Plat Records, said angle point being located North 84°12'08" East a distance of 1864.67 feet as measured along said centerline from a stone in a monument box found marking its intersection with the centerline of Willowick Drive;

COURSE I Thence North 1°03'40" West continuing along said easterly line of the Willowick Park Allotment 544.96 feet to an iron pin stake set therein;

COURSE II Thence North 88°58'10" East by a line which is parallel with the aforesaid centerline of Vine Street and distant 550.00 feet northerly by normal measure therefrom, 25.18 feet to an iron pin stake set in the westerly line of land (P.P. No. 34A-007-0-00-005-0) conveyed to Anthony M. and Blazanka Karam by instrument dated February 12, 1997 and recorded in Document No. 91000411 of the Lake County Records;

COURSE III Thence South 1°12'20" East along said westerly line of land of Karam 550.00 feet to said centerline of Vine Street;

COURSE IV Thence South 88°58'10" West along said centerline of Vine Street 208.01 feet to an iron pin stake in a monument box found marking an angle in the same;

COURSE V Thence South 84°12'08" West continuing along said centerline of Vine Street 8.56 feet to the principal point of beginning and containing 2.726 acres of land as calculated and described in December, 2003 from surveys dated January, 1994 and April, 1997 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786, of GT Consultants, Inc., be the same, more or less, but subject to all legal highways;

All points indicated as "iron pin set" are marked by a 5/8 inch diameter by 30 inch long steel reinforcing bar driven flush with the ground and capped with a 1-1/4 inch diameter yellow plastic disc engraved "GT CONSULTANTS."

Bearings are based upon the reported bearing of the easterly line of the Willowick Park Allotment (North 1°03'40" West) as shown by plat recorded in Volume D, Page 34 of the Lake County Plat Records.

DESCRIPTION OF A STORM SEWER AND DRAINAGE EASEMENT FROM EASTLAKE REAL ESTATE VENTURE LIMITED, A LIMITED LIABILITY COMPANY TO THE CITY OF EASTLAKE BEING PART OF P.P. NO. 34A-007-0-00-003-0

Situated in the City of Eastlake, County of Lake, and State of Ohio and known as being a part of Lot No. 4 in the Gard Tract and is more particularly bounded and described as follows:

Beginning in the centerline of Vine Street (State Route No. 640), 60 feet in width, at its intersection with the easterly line of the Willowick Park Allotment as shown by plat recorded in Volume D, Page 34 of the Lake County Plat Records, said point of intersection being located South 84°12'08" West a distance of 8.56 feet from an iron pin stake in a monument box found marking an angle in said centerline of Vine Street as shown by plat recorded in Volume 14, Page 22 of the Lake County Plat Records, said angle point being located North 84°12'08" East a distance of 1864.67 feet as measured along said centerline from a stone in a monument box found marking its intersection with the centerline of Willowick Drive;

Thence North 1°03'40" West along said easterly line of the Willowick Park Allotment 544.96 feet to an iron pin stake set at the principal point of beginning of the following described easement;

COURSE I Thence North 1°03'40" West continuing along said easterly line of the Willowick Park Allotment a distance of 384.53 feet to an iron pin stake set at the southeasterly corner of Sublot No. 830 in said allotment (P.P. No. 34A-010-E-00-048-0), the same as conveyed to Bruce J. Cholewa and Annette M. Marinucci by instrument dated July 31, 2000 and recorded as Document No. 200027188 of the Lake County Records;

COURSE II Thence North 84°12'08" East along the southerly line of Parcel No. II of said lands of Cholewa and Marinucci a distance of 140.00 feet to a point;

COURSE III Thence South 1°03'40" East by a line which is parallel with said easterly line of the Willowick Park Allotment and distant 15.00 feet easterly by normal measure therefrom a distance of 384.47 feet to a point;

COURSE IV Thence South 88°58'10" West a distance of 15.00 feet to the principal point of beginning and containing 5,767 square feet (0.132 acres) of land as calculated and described in February, 2008 from surveys dated January, 1994 and April, 1997 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786, of GT Consultants, Inc., be the same, more or less, but subject to all legal highways;

Eastlake Real Estate Ventures Limited LLC, grantor(s) herein, claim(s) title by or through instrument dated September 30, 1997 and recorded in Document No. 999028492 of the Lake County Official Records;

Bearings are based upon the reported bearing of the easterly line of the Willowick Park Allotment (North 1°03'40" West) as shown by plat recorded in Volume D, Page 34 of the Lake County Plat Records.

The above described easement burdens a portion of property designated as Lake County Auditor's Permanent Parcel No. 34A-007-0-00-003-0.

DESCRIPTION OF A STORM SEWER AND DRAINAGE EASEMENT TO BE RESERVED BY EASTLAKE REAL ESTATE VENTURE LIMITED, A LIMITED LIABILITY COMPANY BEING PART OF P.P. NO. 34A-007-0-00-003-0

Situated in the City of Eastlake, County of Lake, and State of Ohio and known as being a part of Lot No. 4 in the Gard Tract and is more particularly bounded and described as follows:

Beginning in the centerline of Vine Street (State Route No. 640), 60 feet in width, at its intersection with the easterly line of the Willowick Park Allotment as shown by plat recorded in Volume D, Page 34 of the Lake County Plat Records, said point of intersection being located South 84°12'08" West a distance of 8.56 feet from an iron pin stake in a monument box found marking an angle in said centerline of Vine Street as shown by plat recorded in Volume 14, Page 22 of the Lake County Plat Records, said angle point being located North 84°12'08" East a distance of 1864.67 feet as measured along said centerline from a stone in a monument box found marking its intersection with the centerline of Willowick Drive;

Thence North 1°03'40" West along said easterly line of the Willowick Park Allotment 544.96 feet to an iron pin stake set;

Thence North 88°58'10" East a distance of 15.00 feet to the principal point of beginning of the following described easement;

COURSE I Thence North 1°03'40" West by a line which is parallel with said easterly line of the Willowick Park Allotment and distant 15.00 feet easterly by normal measure therefrom a distance of 190.00 feet to a point;

COURSE II Thence North 88°58'10" East a distance of 15.00 feet to a point;

COURSE III Thence South 1°03'40" East by a line which is parallel with said easterly line of the Willowick Park Allotment and distant 30.00 feet easterly by normal measure therefrom a distance of 190.00 feet to a point;

COURSE IV Thence South 88°58'10" West a distance of 15.00 feet to the principal point of beginning and containing 2,850 square feet (0.065 acres) of land as calculated and described in February, 2008 from surveys dated January, 1994 and April, 1997 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786, of GT Consultants, Inc., be the same, more or less, but subject to all legal highways;

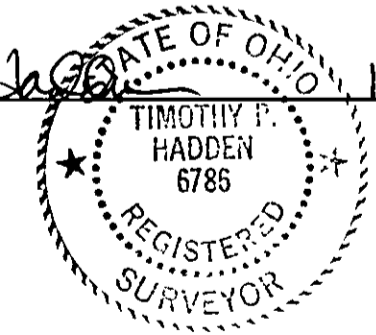
Bearings are based upon the reported bearing of the easterly line of the Willowick Park Allotment (North 1°03'40" West) as shown by plat recorded in Volume D, Page 34 of the Lake County Plat Records.

The above described easement burdens a portion of property designated as Lake County Auditor's Permanent Parcel No. 34A-007-0-00-003-0.

CERTIFICATION

THIS PLAT WAS PREPARED BY ME FROM THE NOTES OF SURVEYS PERFORMED UNDER MY SUPERVISION IN JANUARY, 1994 AND IN APRIL, 1997 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy P. Hadden, 18 March 2008
TIMOTHY P. HADDEN
OHIO P.S. NO. 6786 DATE



NOTES

All points designated "IRON PIN SET" area marked by a 5/8 inch diameter by 30 inch long steel reinforcing bar driven flush with the ground and capped with a 1-1/4 inch diameter yellow plastic disc engraved "GT CONSULTANTS."

Bearings are based upon the reported bearing of the easterly line of the Willowick Park Allotment (N. 1°03'40" W) as shown by plat recorded in Volume D, Page 34 of the Lake County Plat Records.

VINE STREET 60'
(S.R. NO. 640)

N. 84°12'08" E. 1864.67' REC. & OBS.
PLAT VOL. 14, PG. 22

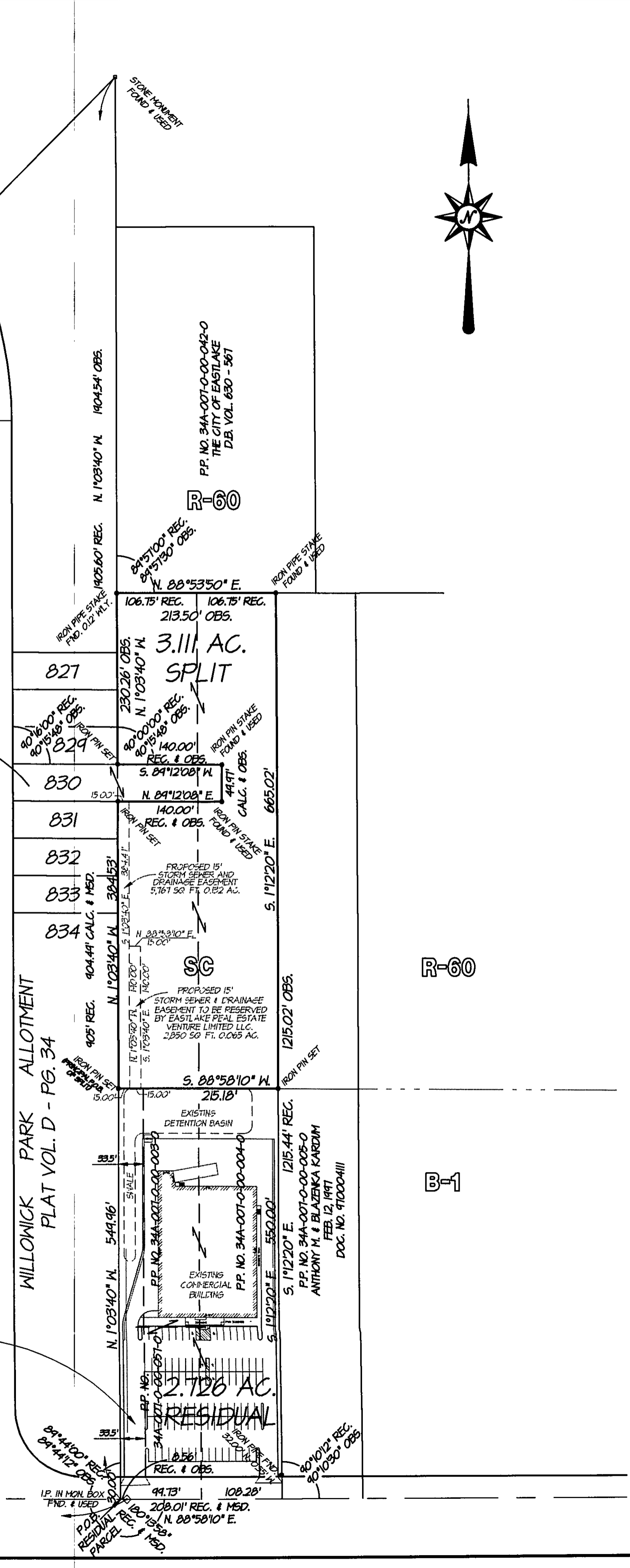
AREA IN SPLIT = 3.111 ACRES
AREA IN RESIDUE = 2.726 ACRES
TOTAL IN SURVEY = 5.836 ACRES

APPURTENANT EASEMENT FOR INGRESS & EGRESS FOR BENEFIT OF OWNER OF THE "SPLIT" PARCEL

WAWERLY ROAD 50'

WILLOWICK PARK ALLOTMENT PLAT VOL. D - PG. 34

2.726 AC. RESIDUAL



SUBMITT

PLAT OF SURVEY AND LOT SPLIT FOR EASTLAKE VENTURE LIMITED L.L.C.

GT Consultants

DATE: _____
DRAWN B
CHECKED
APPROVE
SCALE: _____
F.B. No. _____
COI
SHEET N
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