

**SCHEDULE "B" ITEMS**

- 3. Easement to The Ohio Bell Telephone Company, filed for record November 25, 1996, established by the instrument recorded in Document No. 960045063 of Lake County Records. PLOTTED
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**LEGAL DESCRIPTION**

Situated in the Township of Perry, County of Lake and State of Ohio, and known as being part of Lot 69 in said Township, bounded and described as follows:

Beginning in the center line of North Ridge Road at its intersection with the center line of Lane Road, thence along the center line of North Ridge Road, North 57° 44' East a distance of 157.74 feet, Thence South, 1° 58' West parallel to the center line of Lane Road a distance of 383.71 feet (passing at 59.59 feet through an iron pipe stake in the southeast line of North Ridge Road) to an iron pipe stake in the north line of land now or formerly owned by Frank A. Maltry and Ralph E. Maltry; Thence along the north line of Maltry land North 60° 54' West passing through an iron pipe stake in the east line of Lane Road a distance of 128.84 feet to the center line of Lane Road, Thence along the center line of Lane Road 2° 58' East a distance of 292.45 feet to the place of beginning, do the same more or less, but subject to all legal highways

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:

**EXCEPTION PARCEL NO. 1**

Situated in the Township of Perry, County of Lake and State of Ohio, and known as being part of Lot 69, in Township 11 North, Range 7 and 8 West, and is bounded and described as follows:

Beginning at the point of intersection of the centerline of U.S. Route 20 (North Ridge Road) at Station 173+57.18 with the centerline of Relocated Lane Road at Station 20+09.84;

Thence North 54° 17' 23" East along said centerline of U.S. Route 20, 157.62 feet to a point in the westerly line of land conveyed to Richard M. Osborne, Trustee by instrument recorded under Document #960052547, of the Lake County Official Records, said point being located at Station 175+14.80;

Thence South 00° 27' 07" East, along said westerly line of land of Osborne 48.99 feet to a point 40.00 feet RIGHT of Station 174+06.50;

Thence South 54° 17' 23" West, 157.74 feet to a point in the existing centerline of Lane Road, said point being 40.00 feet RIGHT of Station 173+28.70;

Thence North 00° 27' 07" West, along said existing centerline of Lane Road 48.99 feet to a point in the above said centerline of U.S. Route 20, said point being located at Station 173+57.06;

Thence North 54° 17' 23" East, along said centerline of U.S. Route 20, 0.12 feet to the place of beginning and containing 0.145 acres of land, including the present roadway which occupies 0.114 acres, more or less, as calculated and observed in September 2000 by Richard J. Bick, Ohio Professional Surveyor No. 5244 of CT Consultants, Inc., Registered Engineers and Surveyors.

Grantor reserves the right of ingress and egress to and from U.S. Route 20

Bearings used herein are to an assumed meridian and are used to delineate angles only.

**EXCEPTION PARCEL NO. 2**

Situated in the Township of Perry, County of Lake and State of Ohio, and known as being part of Lot 69, in Township 11 North, Range 7 and 8 West, and is bounded and described as follows:

Beginning at the point of intersection of the centerline of U.S. Route 20 (North Ridge Road) at Station 173+57.18 with the centerline of Relocated Lane Road at Station 20+09.84;

Thence South 54° 17' 23" West along said centerline of U.S. Route 20, 0.12 feet to a point in the existing centerline of Lane Road, said point being 40.00 feet RIGHT of Station 173+28.70;

Thence South 00° 27' 07" East, along said existing centerline of Lane Road 48.99 feet to a point in the proposed southerly right of way line of U.S. Route 20, said point being 40.00 feet RIGHT of Station 173+28.70 and further being the true place of beginning;

Thence North 54° 17' 23" East, along said proposed southerly right of way line of U.S. Route 20, 168.60 feet to a point of intersection with the proposed easterly right of way line of Relocated Lane Road, said point being 40.00 feet RIGHT of Station 173+46.81;

Thence along said proposed easterly right of way line of Relocated Lane Road, on the arc of a curve deflecting to the left the radius of which is 20.00 feet and the chord of which bears South 16° 05' 46" West, and is 24.73 feet in length), 26.66 feet to a point 55.29 feet RIGHT of Station 173+77.37, and also being 30.00 feet RIGHT of Station 19+60.78 of the centerline of Relocated Lane Road;

Thence continuing along said proposed easterly right of way line of Relocated Lane Road, on the arc of a curve deflecting to the right the radius of which is 260.00 feet and the chord of which bears South 05° 44' 35" East, and is 146.42 feet in length), 149.43 feet to a point 30.00 feet RIGHT of Station 18+29.48;

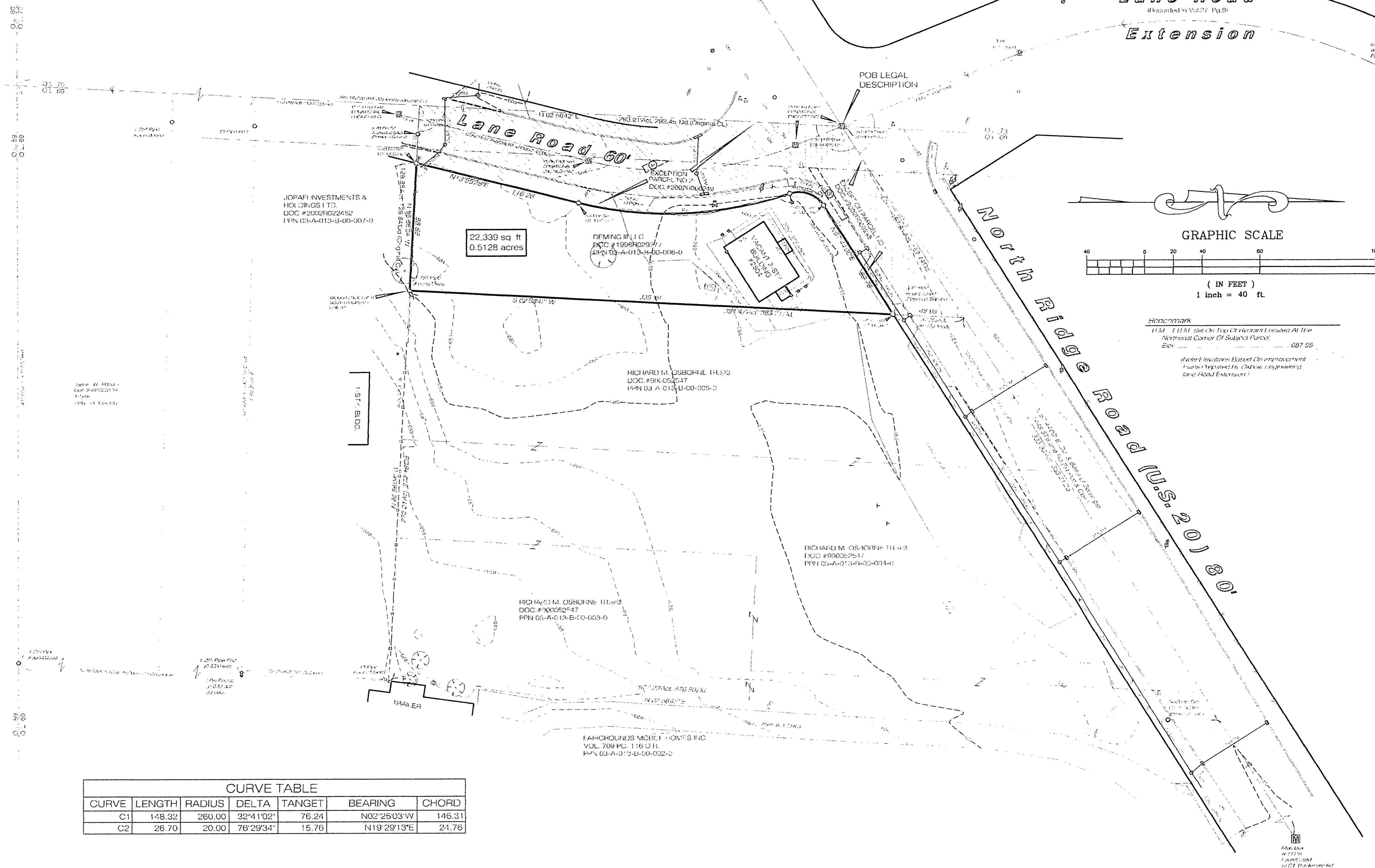
Thence South 10° 36' 11" West, continuing along said proposed easterly right of way line of Relocated Lane Road 118.45 feet to a point in the westerly line of land conveyed to K.A. Barker, Co. by instrument recorded under Document #960053033 of the Lake County Records, said point being 30.00 feet RIGHT of Station 17+11.02;

Thence South 89° 39' 53" West, along said westerly line of land of Barker, 39.83 feet to a point in the existing centerline of Lane Road, said point being 9.12 feet LEFT of Station 17+06.46;

Thence North 00° 27' 07" West, along the existing centerline of Lane Road, 243.16 feet to the true place of beginning and containing 0.343 acres of land, including the present roadway which occupies 0.115 acres, more or less, as calculated and observed in September 2000 by Richard J. Bick, Ohio Professional Surveyor No. 5244 of CT Consultants, Inc., Registered Engineers and Surveyors.

Grantor reserves the right of ingress and egress to and from U.S. Route 20

Bearings used herein are to an assumed meridian and are used to delineate angles only.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	148.32	260.00	32°41'02"	76.24	N02°25'03"W	146.31
C2	26.70	20.00	76°29'34"	15.76	N19°29'13"E	24.76

**BASIS OF BEARINGS**

CENTERLINE OF NORTH RIDGE ROAD PER DEED INFO

**SURVEY LEGEND**

Iron Pin (1/2" dia) (See Survey) Mark = Massicot (See Survey) Cap = Duct  
 Iron Pipe Stake (See Survey) Flag Stake (See Survey) Flag = Flag  
 3/4" x 48" Iron Pin Stake D.M. (Duct & Massicot) Act = Actual

**OUPS INFO:**

The survey was conducted in accordance with all the applicable rules and regulations of the State of Ohio. The survey was conducted by a search of available records. Verification by field observation has been conducted where practical. However, the survey was not conducted in a way that would guarantee the correctness of the survey. This survey is subject to change in the event of any discovery available concerning title information.

**FLOOD NOTE**

Subject Property is Located in ZONE "C" as shown by Lake Erie Commission Parcel 20071 0230; DATED 1/1/81

**ZONING**

Subject Property is Located in COMMERCIAL Zoning as with 50' setbacks from R/W lines and a 25' rear yard.

**APPARENT ENCROACHMENTS**

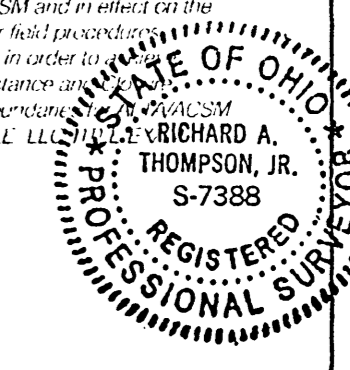
Refer to the Title Insurance Policy for a list of all apparent encroachments.

**UTILITY LEGEND**

- Water Mains
- Sanitary Sewer
- Storm Sewer
- Electric
- Gas
- Telephone
- Other

**CERTIFICATION**

I, RICHARD A. THOMPSON, JR., Registered Professional Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey records on file in my office, and that the same were made in accordance with the provisions of the laws of the State of Ohio. My commission expires on 08/31/08.



SHEET 1 OF 1  
 CONTRACT No. OSAIR1-0506

ALTA-ACSM  
 LAND TITLE SURVEY  
 PERRY TOWNSHIP - LAKE COUNTY - OHIO

LAND DESIGN consultants  
 ENGINEERS PLANNERS SURVEYORS  
 885 EAST AVENUE, MARIETTA, OHIO 44060  
 TEL: (440) 265-9463 FAX: (440) 265-9575

DATE: 8/22/05  
 SCALE: HOR. 1"=40'  
 VERT. \_\_\_\_\_  
 FILENAME: \_\_\_\_\_  
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PPN 03-A-013-B-00-006-0