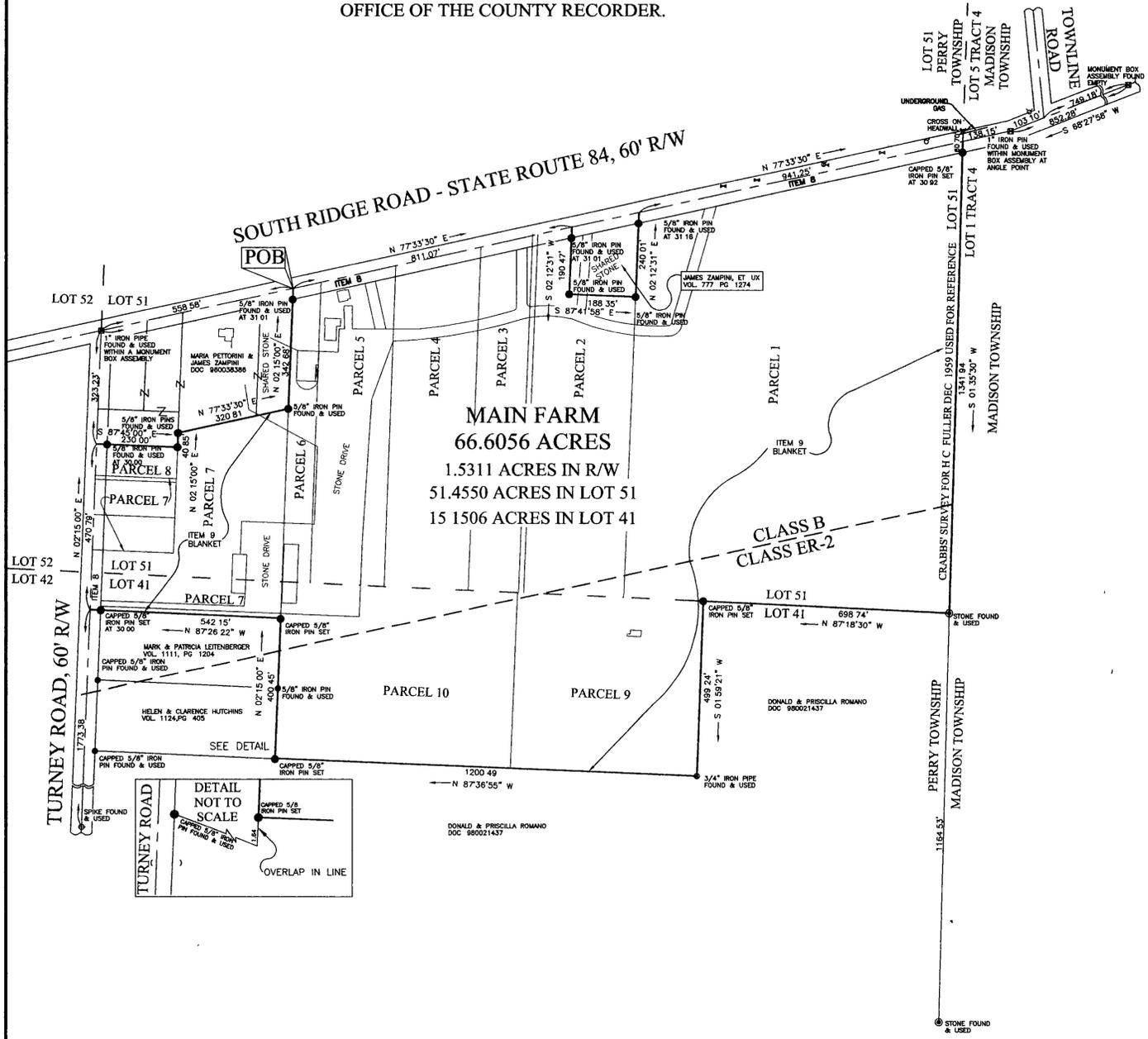


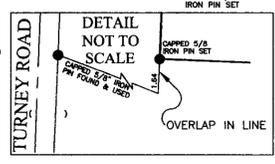
3A-81-2,3,4,5,6,7,17, 22,24,25
3A-86-9,10,8

ALTA / ACSM LAND TITLE SURVEY

ALL THAT CERTAIN LANDS SITUATE IN LOT 41 & LOT 51, PERRY TOWNSHIP, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO.
A RESURVEY OF THE LANDS TO THE LAKE COUNTY NURSERY EXCHANGE, INC., AS RECORDED IN DEED VOLUME 40, PAGE 793, VOLUME 68, PAGE 1026, VOLUME 304, PAGE 193 AND VOLUME 777, PAGE 1276 IN THE OFFICE OF THE COUNTY RECORDER.

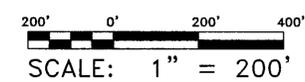


MAIN FARM
66.6056 ACRES
1.5311 ACRES IN R/W
51.4550 ACRES IN LOT 51
15 1506 ACRES IN LOT 41



SCHEDULE B - MIDLAND TITLE SECURITY, INC.,
COMMITMENT NO 15-35275

ITEM NO	DESCRIPTION	RECORDING INFORMATION	AFFECTS PROPERTY
ITEM 8	CENTERLINE NOTE RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE INSURED LAND WITHIN THE BOUNDS OF SOUTH RIDGE AND TURNEY ROADS		AS SHOWN
ITEM 9	RIGHT OF WAY BETWEEN LAKE COUNTY NURSERY EXCHANGE, INC., AND VIKING RESOURCES CORPORATION	VOL 9, PG 455	BLANKETS PARCEL AS SHOWN
	DOCUMENT RE-RECORDED	VOL 40, PG 793	BLANKETS PARCEL AS SHOWN



DATE OF ORIGINAL APRIL 23, 2001
REVISION _____ DATE _____, 2001
REVISION _____ DATE _____, 2001

LEGAL DESCRIPTION

ALL THAT CERTAIN LANDS SITUATE IN LOTS 51 AND 41, PERRY TOWNSHIP, TOWNSHIP NUMBER 11 NORTH, RANGE VII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO A RESURVEY AND COMBINING OF PARCELS TO THE LAKE COUNTY NURSERY EXCHANGE, INC., AS RECORDED IN DEED VOLUMES 40 PAGE 793, 68 PAGE 1026, 304 PAGE 193, AND VOLUME 777 PAGE 1276 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED

BEGINNING AT A POINT TO MARK THE EAST LINE OF LANDS TO MARIA PETTORINI, ET AL, AS RECORDED IN DOCUMENT # 980038386, IN THE CENTERLINE OF SOUTH RIDGE ROAD (STATE ROUTE 84) (60 FEET WIDE), SAID POINT BEING LOCATED FROM A 1" IRON PIPE FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE CENTERLINE INTERSECTION OF TURNEY ROAD (60 FEET WIDE), NORTH 77-33'-30" EAST, A DISTANCE OF 558.58 FEET

THENCE, THE FOLLOWING (16) COURSES AND DISTANCES NORTH 77-33'-30" EAST, ALONG THE CENTERLINE OF SOUTH RIDGE ROAD, A DISTANCE OF 811.07 FEET TO MARK A POINT AT THE NORTHWEST CORNER OF LANDS TO JAMES ZAMPINI, ET UX, AS RECORDED IN DEED VOLUME 777 PAGE 1274

THENCE, WITH THE WEST, SOUTH, AND EAST LINE TO SAID J ZAMPINI, ET UX, THE FOLLOWING (3) COURSES AND DISTANCES SOUTH 02-12'-31" WEST, (THRU A 5/8" IRON PIN FOUND AT 31.01 FEET) A TOTAL DISTANCE OF 190.47 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE SOUTHWEST CORNER THEREOF

THENCE, SOUTH 87-41'-58" EAST, A DISTANCE OF 188.35 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE SOUTHEAST CORNER THEREOF

THENCE, NORTH 02-12'-31" EAST (THRU A 5/8" IRON PIN FOUND AT 208.85 FEET), A TOTAL DISTANCE OF 240.01 FEET TO MARK A POINT AT THE NORTHEAST CORNER TO SAID J ZAMPINI, ET UX, IN THE CENTERLINE OF SOUTH RIDGE ROAD

THENCE, NORTH 77-33'-30" EAST, ALONG THE CENTERLINE OF SOUTH RIDGE ROAD, A DISTANCE OF 941.25 FEET TO MARK A POINT IN THE WEST LINE OF LOT 1, TRACT 4 IN MADISON TOWNSHIP, AND BEING THE EAST LINE OF LOT 51, PERRY TOWNSHIP

THENCE, SOUTH 01'-35'-30" WEST (THRU A CAPPED 5/8" IRON PIN SET AT 30.92 FEET), ALONG SAID TOWNSHIP LINE, A TOTAL DISTANCE OF 1341.94 FEET TO A STONE MONUMENT FOUND TO MARK A POINT AT THE NORTHEAST CORNER OF LANDS TO DONALD AND PRISCILLA ROMANO, AS RECORDED IN DOCUMENT # 980021437, AT THE SOUTHEAST CORNER OF LOT 51, IN THE NORTH LINE OF LOT 41, PERRY TOWNSHIP

THENCE, NORTH 87-18'-30" WEST, WITH THE NORTH LINE OF LOT 41, AND SAID D AND P RAMANO, A DISTANCE OF 698.74 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT

THENCE, SOUTH 01-59'-21" WEST, ALONG AN INTERIOR WEST LINE TO SAID ROMANO, A DISTANCE OF 499.24 FEET TO A 3/4" IRON PIPE FOUND TO MARK AN INTERIOR CORNER IN THE NORTH LINE TO SAID D AND P ROMANO

THENCE, NORTH 87-36'-55" WEST, ALONG THE NORTH LINE TO SAID ROMANO, A DISTANCE OF 1200.49 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE SOUTHEAST CORNER OF LANDS TO H AND C HUTCHINS, AS RECORDED IN DEED VOLUME 1124 PAGE 405

THENCE, NORTH 02-15'-00" EAST, WITH THE EAST LINE TO SAID HUTCHINS, A DISTANCE OF 400.45 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE NORTHEAST CORNER OF LANDS TO M AND P LEITENBERGER, AS RECORDED IN DEED VOLUME 1111 PAGE 1204

THENCE, NORTH 87-26'-22" WEST (THRU A CAPPED 5/8" IRON PIN SET AT 512.15 FEET), ALONG THE NORTH LINE TO SAID LEITENBERGER, A TOTAL DISTANCE OF 542.15 FEET TO MARK A POINT AT THE NORTHWEST CORNER THEREOF, IN THE CENTERLINE OF TURNEY ROAD (60 FEET WIDE)

THENCE, NORTH 02-15'-00" EAST ALONG THE CENTERLINE OF TURNEY ROAD A DISTANCE OF 470.79 FEET TO MARK A POINT AT THE SOUTHWEST CORNER OF THE PARCELS TO SAID MARIA PETTORINI, ET AL

THENCE, SOUTH 87-45'-00" EAST, (THRU A 5/8" PIN FOUND AT 30.00 FEET) A TOTAL DISTANCE OF 230.00 FEET TO A 5/8" IRON PIN FOUND TO MARK THE MOST SOUTHEAST CORNER OF THE PARCELS TO M PETTORINI, ET AL

THENCE, NORTH 02'-15'-00" EAST, A DISTANCE OF 40.85 FEET TO A 5/8" IRON PIN FOUND TO MARK ANOTHER SOUTH CORNER TO SAID M PETTORINI, ET AL

THENCE, NORTH 77-33'-30" EAST, ALONG THE SOUTH LINE TO SAID M PETTORINI, ET AL A DISTANCE OF 320.81 FEET TO A 5/8" IRON PIN FOUND TO MARK A POINT AT THE SOUTHEAST CORNER THEREOF

THENCE, NORTH 02'-15'-00" EAST (THRU A 5/8" IRON PIN FOUND AT 311.87 FEET), ALONG THE EAST LINE TO SAID MARIA PETTORINI, A TOTAL DISTANCE OF 342.68 FEET TO THE POINT AND PLACE OF BEGINNING SAID LAND CONTAINING A TOTAL OF 66.6056 ACRES, WITH 51.4550 ACRES IN LOT 51, AND 15.1506 ACRES IN LOT 41 AS SURVEYED AND DESCRIBED IN APRIL 2001 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2737 BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SOUTH RIDGE ROAD, NORTH 77-33'-30" EAST



STATEMENT OF ENCROACHMENTS

SHARED STONE DRIVE

ZONING INFORMATION

B - COMMERCIAL
ER-2 - STATE RESIDENTIAL

FLOOD NOTE

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, PANEL 35 OF 75 COMMUNITY PANEL NUMBER 390771 0035C, WITH AN EFFECTIVE DATE OF JANUARY 2, 1981 THE PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE C AREAS OF MINIMAL FLOODING

CERTIFICATION

TO
Lake County Nursery, Inc
Midland Title Security, Inc
State Bank and Trust Company

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 Pursuant to the Accuracy Standard as adopted by the ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further states that

the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys of a RURAL SURVEY

This survey was prepared for the exclusive use of the person or entity named in this certificate and does not extend to any unnamed person or entity without an express recertification by the surveyor naming the person or entity

Date 4-30-01

Timothy E. Stocker, P.S. 7245

THE RECORD DOCUMENTS NOTED ON THIS PLAT OF SURVEY ARE THOSE DOCUMENTS AND ONLY THOSE DOCUMENTS DETERMINED BY MIDLAND TITLE SECURITY, INC. AND SET FORTH IN COMMITMENT NO 15-35275 DATED MARCH 15, 2001 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY

CRABBS' SURVEYING SERVICE MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT TO SURVEYED PROPERTY

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

U.S. SURVEYOR
CRABBS' SURVEYING SERVICE
10 WEST BRIN STREET SUITE 101
PALMESTON, OH 44077
1-800-488-3968

CHK T STOCKER
DRN S LOVEJOY
REV
PAGE 1 OF 1

PROJECT ADDRESS
SOUTH RIDGE ROAD & TURNEY ROAD
PERRY, OHIO

PROJECT LOCATION
LAKE COUNTY, OHIO

PROJECT NAME
ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR
LAKE COUNTY NURSERY EXCHANGE, INC
&
MIDLAND TITLE SECURITY, INC
STATE BANK & TRUST COMPANY

JOB NUMBER 2737
COMMITMENT NO 15-35275