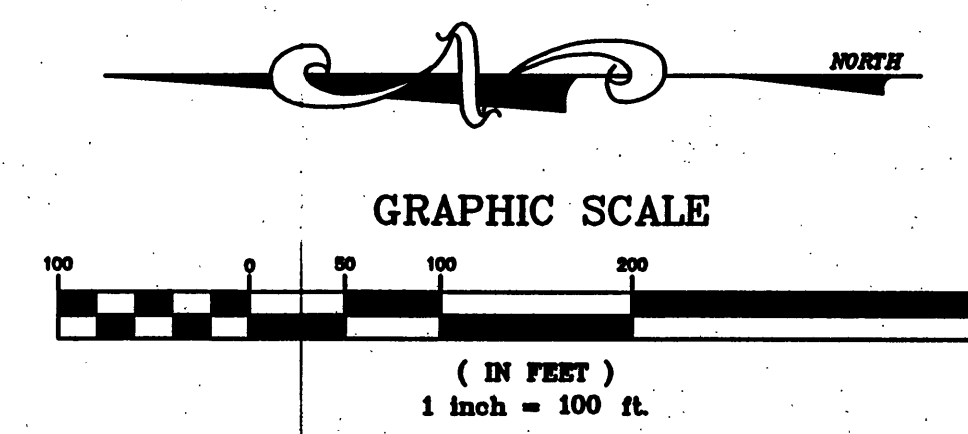


ALTA/ACSM Land Title Survey
 Part of Original Mentor Township Lot 10, Tract 10 and Lots 6 & 11, Tract 11,
 Township 10 North, Range 9 West of the Connecticut
 Western Reserve Survey
 Now in the City of Mentor, Lake County, Ohio
 December, 2007 Scale 1"=100'

BOUNDARY SURVEY LEGEND

● 5/8" IRON PIN SET	A, ACT.	ACTUAL MEASUREMENT OR CALCULATION
○ IRON PIN/PIPE FOUND	U, USED	MEASURED OR MONUMENT
■ MON BOX FOUND WITH PIN/PIPE	M, MSD	MEASURED
■ MONUMENT BOX FOUND EMPTY	D, R, REC.	DEED OR RECORD
▲ SURVEY NAIL SET	CALC.	CALCULATED
▲ SURVEY NAIL FOUND	C/L	CENTERLINE
○ STONE/CONCRETE MONUMENT FOUND	O, OBS.	OBSERVED
	P.P.N.	PERMANENT PARCEL NUMBER



Heisley Road (60' Wide)

CURRENT LEGAL DESCRIPTIONS

PARCEL NO. 1
 Situated in the City of Mentor, County of Lake and State of Ohio and known as being a part of Lot 10, Tract 10, in said Township, is further bounded and described as follows:
 Beginning at a point where the center of the Hendricks Road is intersected by the East line of Tract 11, said point also being located S. 89 deg. 15' W., a distance of 1117.37 feet from the intersection the center of said Hendricks Road with the center of Heisley Road
 Thence by a line which bears N. 1 deg. 49' 40" W. (at 30.00 feet passing through an iron pipe stake in the North line of said road), a distance of 2383.50 feet to an iron pipe stake in the South line of land owned by John E. Spith.
 Thence along the South line of land of said Spith N. 88 deg. 58' 08" E., a distance of 285.47 feet to an iron pipe stake.
 Thence by a line which bears S. 0 deg. 45' E., (at 2384.54 feet passing through an iron pipe stake in the North line of said Hendricks road), a distance of 2384.54 feet to the center of said Hendricks Road.
 Thence along center of said Hendricks Road S. 89 deg. 15' W., a distance of 250.43 feet to the place of beginning.
 Containing 15.00 acres of land as surveyed and described by Victor H. Kerr, Registered Surveyor No. 1514, be the same more or less, but subject to all legal highways.
 EXCEPTING FROM THE ABOVE, acreage contained in the Appropriation case filed in Lake County Probate Court, Civ. No. 7-156.
 ALSO EXCEPTING AND RESERVING THEREFROM, THE FOLLOWING:
 Situated in the City of Mentor, County of Lake and State of Ohio, indicated on the Lake County Auditor's Records as Permanent Parcel No. 160-107-0-00-019, and known as being a part of Tract 10, Lot 10, A/N of Freeway, in said city, consisting of 1.220 acres, be the same more or less, but subject to all legal highways.
 (Permanent Parcel No. 160-062-0-00-017)

CERTIFICATION

CERTIFICATION TO: EXECUTIVE TITLE AGENCY CORPORATION
 IN REFERENCE TO EXECUTIVE TITLE AGENCY CORPORATION A.L.T.A. POLICY COMMITMENT NO. L-7-300247, DATED OCTOBER 23, 2007:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 2005. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM, AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION: THE 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: 12/11/07
 (SIGNED) Michael P. Spallacy
 REGISTRATION NO. P.S. # 8169



SCHEDULE "B" ITEMS

- Executive Title Agency Corporation A.L.T.A. Policy L-7-300247
- △ Easements contained in Appropriation Case No. 7-156 filed March 17, 1961 in Lake County Probate Court. PLOTTED
 - △ That part of insured premises falling within the bounds of Hendricks Road is subject to the rights of the public to use the same as part of a public highway. PLOTTED

UPDATED LEGAL DESCRIPTIONS

Situated in the City of Mentor, County of Lake, and State of Ohio, known as being part of Original Mentor Township Lot No. 10 in Tract 10, further known as being all of land conveyed to Eleanor Noak by instrument no. 1999R041707 (Parcel 1) of Lake County Deed Records (P.P.N. 16-B-064-0-00-026-0):
 Beginning at the intersection of the Easterly line of Original Mentor Township Lot No. 11 in Tract 11 with centerline of Hendricks Road (width varies), said point lying South 89°34'54" West, 1117.37 feet from an iron pin in a monument box at the intersection of the centerline of Heisley Road (60 feet wide) with the centerline of said Hendricks Road the same being the Southeastern corner of land conveyed to Eleanor Noak by instrument no. 1999R041707 (Parcel 2) of Lake County Deed Records (P.P.N. 16-B-064-0-00-026-0);
 COURSE I Thence North 01°33'58" West, along the Easterly line of said P.P.N. 16-B-062-0-00-017-0 of Noak, and said Original Mentor Township Lot No. 11 in Tract 11, at 30.00 feet passing through a 5/8 inch iron pin (id. Polaris) set in the Northernly sideline of said Hendricks Road, 1507.49 feet to a 5/8 inch iron pin (id. Polaris) set in the Southernly limited access line of State Route 2 as shown by plot recorded in volume "N", page 15 of Lake County Plat Records;
 COURSE II Thence North 29°36'51" East, along said Southernly limited access line, 557.69 feet to the Northwest corner of land conveyed to PS Realty Ltd., by instrument no. 2006R019419 of Lake County Deed Records (P.P.N. 16-B-064-0-00-045-0) (witness: a 1-1/4 inch iron pipe found North 02°28'10" West, 0.08');
 COURSE III Thence South 00°28'10" East along the Westerly line of said PS Realty Ltd., and along the Westerly line of land conveyed to Mentor Heisley Raquet Club by deed recorded in volume 291, page 466 of Lake County Official Records (P.P.N. 16-B-064-0-00-022-0), and Bond Street Properties by deed recorded in volume 1158, page 452 of Lake County Official Records (P.P.N. 16-B-064-0-00-025-0), at 1990.01 feet passing through the Northernly sideline of said Hendricks Road (witness: a 5/8 inch iron pin found North 02°28'10" West, 1.18'), 1990.01 feet to the centerline thereof;
 COURSE IV Thence South 89°34'54" West, along the centerline of said Hendricks Road, 250.70 feet to the Place of Beginning and containing 10.7227 acres of land (467,079 square feet), 10.5498 acres of land (459,549 square feet) exclusive of the right of way of Hendricks Road based on a survey performed in November, 2007 by Michael P. Spallacy of P.S. No. 8169 of Polaris Engineering and Surveying, and subject to all legal highways. Bearings used herein refer to the centerline of State Route 2 North 30°56'35" East per plot recorded in volume "N", page 15 of Lake County Plat Records, and all iron pins set are 5/8 inch by 30 inch rebar with plastic identification caps. The intent of this instrument is to provide a current legal description for P.P.N. 16-B-064-0-00-026-0.

Situated in the City of Mentor, County of Lake, and State of Ohio, known as being part of Original Mentor Township Lots 6 and 11 in Tract 11, further known as being all of land conveyed to Eleanor Noak by instrument no. 1999R041707 (Parcel 2) of Lake County Deed Records (P.P.N. 16-B-062-0-00-017-0):
 Beginning at the intersection of the Westerly line of Original Mentor Township Lot No. 10 in Tract 10 with centerline of Hendricks Road (width varies), said point lying South 89°34'54" West, 1117.37 feet from an iron pin in a monument box at the intersection of the centerline of Heisley Road (60 feet wide) with the centerline of said Hendricks Road the same being the Southeastern corner of land conveyed to Eleanor Noak by instrument no. 1999R041707 (Parcel 1) of Lake County Deed Records (P.P.N. 16-B-064-0-00-026-0);
 COURSE I Thence South 89°34'54" West, along the centerline of said Hendricks Road, 196.25 feet to an angle point there;
 COURSE II Thence South 89°40'17" West, continuing along the centerline of said Hendricks Road, 444.57 feet to the Southeastern corner of land conveyed to Properties of Painesville LLC by instrument no. 2006R028966 of Lake County Records (P.P.N. 16-B-062-0-00-016-0);
 COURSE III Thence North 00°48'39" West, along the Easterly line of said Properties of Painesville LLC, at 72.25 feet passing through a 5/8 inch iron pin (id. Polaris) set in the Northernly sideline of said Hendricks Road, 499.03 feet to a 5/8 inch iron pin (id. Polaris) set in the Southernly limited access line of State Route 2 as shown by plot recorded in volume "N", page 15 of Lake County Plat Records;
 COURSE IV Thence North 30°56'35" East, along said Southernly limited access line, 1170.85 feet to a 5/8 inch iron pin (id. Polaris) set at the Northwest corner of said P.P.N. 16-B-064-0-00-026-0 of Noak the same being in the Westerly line of said Original Mentor Township Lot No. 10 in Tract 10
 COURSE V Thence South 01°33'58" East, along said lot line, and the Westerly line of said Noak, at 1477.09 feet passing through a 5/8 inch iron pin (id. Polaris) set in the Northernly sideline of said Hendricks Road, 1507.09 feet to the Place of Beginning and containing 14.6442 acres of land (637,900 square feet), 13.9873 acres of land (609,286 square feet) exclusive of the right of way of Hendricks Road based on a survey performed in November, 2007 by Michael P. Spallacy of P.S. No. 8169 of Polaris Engineering and Surveying, and subject to all legal highways. Bearings used herein refer to the centerline of State Route 2 North 30°56'35" East per plot recorded in volume "N", page 15 of Lake County Plat Records, and all iron pins set are 5/8 inch by 30 inch rebar with plastic identification caps. The intent of this instrument is to provide a current legal description for P.P.N. 16-B-062-0-00-017-0.

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 Beginning at the intersection of the Westerly line of Original Mentor Township Lot No. 10 in Tract 10 with centerline of Hendricks Road (width varies), said point lying South 89°34'54" West, 1117.37 feet from an iron pin in a monument box at the intersection of the centerline of Heisley Road (60 feet wide) with the centerline of said Hendricks Road the same being the Southeastern corner of land conveyed to Eleanor Noak by instrument no. 1999R041707 (Parcel 1) of Lake County Deed Records (P.P.N. 16-B-064-0-00-026-0);
 COURSE I Thence North 01°33'58" West, along the Easterly line of said P.P.N. 16-B-062-0-00-017-0 of Noak, and said Original Mentor Township Lot No. 11 in Tract 11, at 30.00 feet passing through a 5/8 inch iron pin (id. Polaris) set in the Northernly sideline of said Hendricks Road, 1507.49 feet to a 5/8 inch iron pin (id. Polaris) set in the Southernly limited access line of State Route 2 as shown by plot recorded in volume "N", page 15 of Lake County Plat Records;
 COURSE II Thence North 29°36'51" East, along said Southernly limited access line, 557.69 feet to the Northwest corner of land conveyed to PS Realty Ltd., by instrument no. 2006R019419 of Lake County Deed Records (P.P.N. 16-B-064-0-00-045-0) (witness: a 1-1/4 inch iron pipe found North 02°28'10" West, 0.08');
 COURSE III Thence South 00°28'10" East along the Westerly line of said PS Realty Ltd., and along the Westerly line of land conveyed to Mentor Heisley Raquet Club by deed recorded in volume 291, page 466 of Lake County Official Records (P.P.N. 16-B-064-0-00-022-0), and Bond Street Properties by deed recorded in volume 1158, page 452 of Lake County Official Records (P.P.N. 16-B-064-0-00-025-0), at 1990.01 feet passing through the Northernly sideline of said Hendricks Road (witness: a 5/8 inch iron pin found North 02°28'10" West, 1.18'), 1990.01 feet to the centerline thereof;
 COURSE IV Thence South 89°34'54" West, along the centerline of said Hendricks Road, 250.70 feet to the Place of Beginning and containing 10.7227 acres of land (467,079 square feet), 10.5498 acres of land (459,549 square feet) exclusive of the right of way of Hendricks Road based on a survey performed in November, 2007 by Michael P. Spallacy of P.S. No. 8169 of Polaris Engineering and Surveying, and subject to all legal highways. Bearings used herein refer to the centerline of State Route 2 North 30°56'35" East per plot recorded in volume "N", page 15 of Lake County Plat Records, and all iron pins set are 5/8 inch by 30 inch rebar with plastic identification caps. The intent of this instrument is to provide a current legal description for P.P.N. 16-B-062-0-00-017-0.

BASIS OF BEARINGS

BEARINGS REFER TO THE CENTERLINE OF STATE ROUTE 2 NORTH 30°56'35" EAST PER PLAT RECORDED IN VOLUME "N" PAGE 15 OF LAKE COUNTY PLAT RECORDS

ZONING

SUBJECT PROPERTY LOCATED IN MENTOR IS ZONED M-1 (LIGHT MANUFACTURING) PER PART 11, TITLE 5, CHAPTER 1153.01 OF THE CITY OF MENTOR CODED ORDINANCES

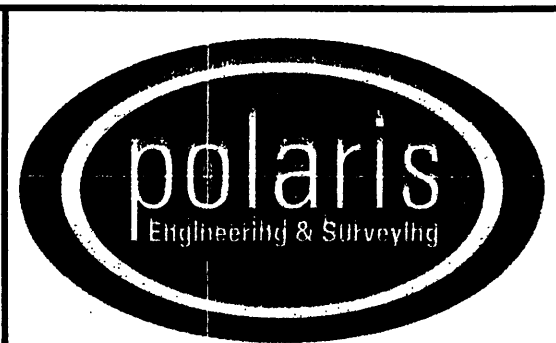
FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN ZONE "C" AREAS OF MINIMAL FLOODING PER FEMA RATE MAP COMMUNITY PANEL 390317-0005-E FOR THE CITY OF MENTOR WITH AN EFFECTIVE DATE OF SEPTEMBER 20, 1995.

REV. No.	DATE	BY	CHK'D

DATE: 12/11/07
 SCALE: HOR. 1"=100'
 VERT. 1"=40'
 FOLDER: 2007/07024/DWG
 FILENAME: SURVEYALTA
 TAB: ALTA
 DRAWN: MFS

State Route 2 and Hendricks Road
 Lands Shown Are Known As Being Part
 Of Original Mentor Township
 Lot 10, Tract 10 and Lots 6 and 11, Tract 11
 Now in The City of Mentor
 Lake County, Ohio



POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

ALTA-ACSM Land Title Survey
 Executive Title Agency Corp.
 Order No. L-7-300247
 CONTRACT No. 07-194
 SHEET 01 OF 01

Hendricks Road (60' Wide and Varies)