

ZONING:
Parcel is in a B-2 Zoning Area.

LEGAL DESCRIPTION

Situated in the City of Mentor, County of Lake and State of Ohio and known as Parcel B, the following is a legal description of the parcel shown and further being known as a part of land conveyed to Trask Properties, LTD by further bounded and described as follows:
Beginning at the southeasterly corner of Parcel B as shown in dedication plat recorded in Volume 15, Page 33 of Lake County Plat Records, said point lying on the northerly line of land conveyed to Michaels, Inc. by deed recorded in Volume 172, Page 672 of Lake County Official Records;
Thence South 99°56'55" East, along said northerly line, a distance of 183.08 feet to the Principal Place of Beginning;

COURSE I: Thence North 00°03'05" East, along the southerly line of land conveyed to Gary, Inc. by Lake County Record Book 989035321, a distance of 270.00 feet to the southerly sideline of Diamond Centre Drive (60 feet wide) as shown by said dedication plat;

COURSE II: Thence South 89°56'55" East, along said southerly sideline, a distance of 481.88 feet to a point;

COURSE III: Thence South 00°03'05" West, a distance of 210.00 feet to the northerly line of said and conveyed to Michaels, Inc.;

COURSE IV: Thence North 89°56'55" West, along said Michaels, Inc. northerly line, a distance of 481.88 feet to the Principal Place of Beginning and containing 2,323.1 acres of land as calculated and described in July, 1997 by James R. Ferguson, P.E., No. 53886 and 23, 1998 based on a survey made by James R. Ferguson, P.E., No. 5294, be the same, more or less, but subject to all legal highways and easements of record, more or less, but subject to all legal assumed meridian and are intended to indicate angles only.

SCHEDULE "B" ITEMS

- The declaration plat of Diamond Centre Subdivision recorded in Volume 141 of Lake County Records show redials and easements as reflected PLOTTED
- The plat of Diamond Centre Drive widening recorded in Volume 27 of Map, Page 56 of Lake County Records show redials and easements, as reflected PLOTTED
- Mineral rights as contained in Volume 458, Page 552, (NOT PLOTTED'S PART OF PARCEL E-2 WHICH IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND PROVISIONS ON PAGES 553).
- Easement agreement between Trask Properties, LTD, an Ohio Limited Liability Corporation, and Steak N Shake, Inc, an Indiana Corporation, filed No. 1999020665 of Lake County Records. (For further conditions see record) PLOTTED
- Reciprocal access easement agreement contained in instrument in Document No. 200147848 of Lake County Records. PLOTTED

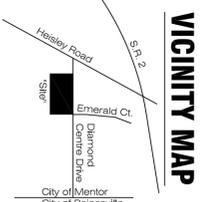
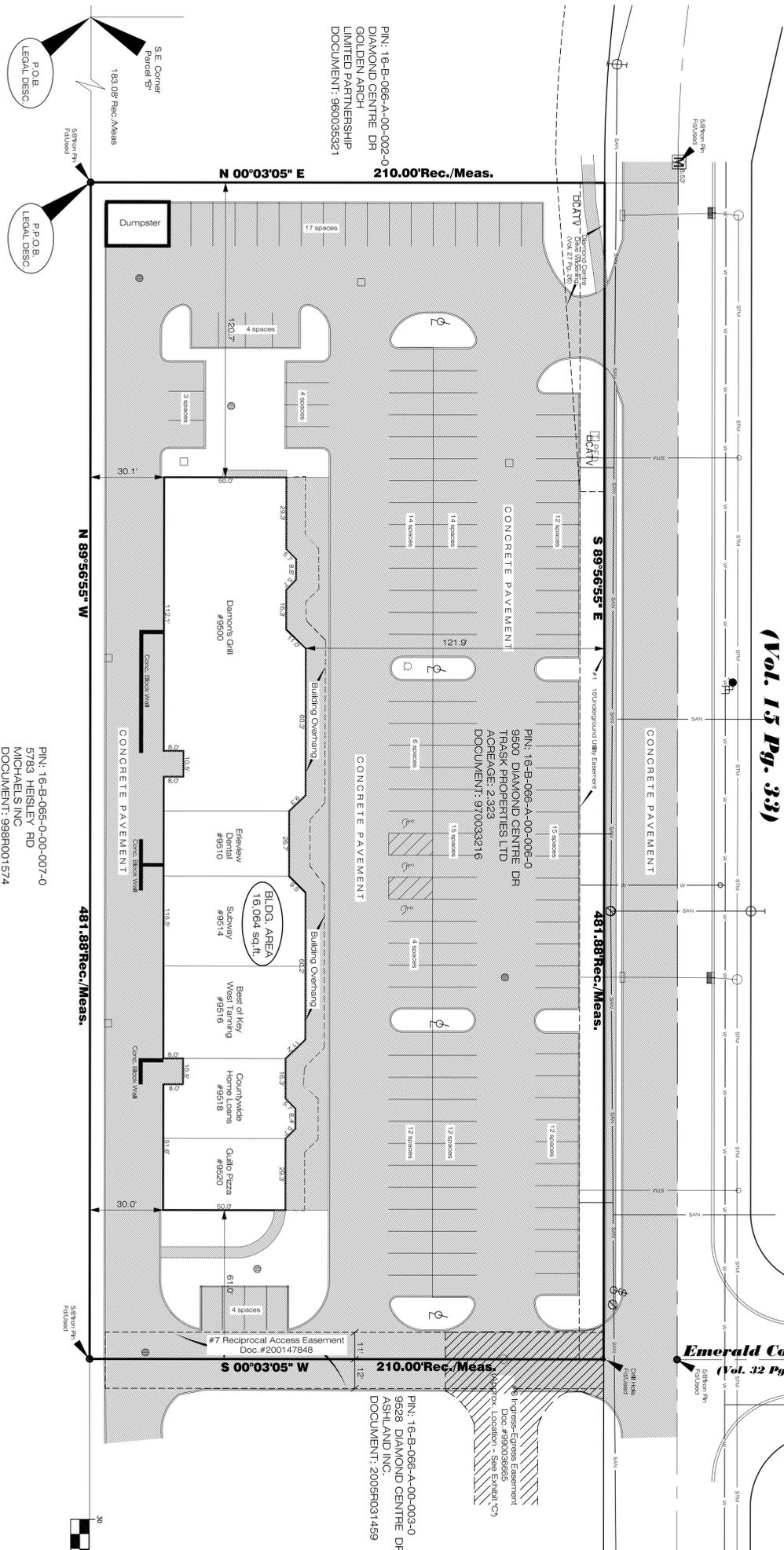
LEGEND

- | | | | |
|--|--------------------|--|----------------|
| | Clean Out | | Water Valve |
| | Catch Basin | | Water Meter |
| | Curb Inlet | | Fire Hydrant |
| | Yard Drain | | Well |
| | Manhole | | Gas Valve |
| | Sanitary Manhole | | Gas Water |
| | Storm Manhole | | Mailbox |
| | Storm Inlet MH | | Guard Post |
| | House/Down Spout | | Sign |
| | Telephone GS&C Box | | Electrical Box |

- | | | | |
|--|---------------------|--|-----------|
| | Guide Wire | | Tree |
| | Power Pole | | Fine Tree |
| | Light Power Pole | | Bush |
| | Light Pole | | |
| | Traffic Signal Pole | | |
| | Traffic Signal Box | | |
| | Mailbox | | |
| | Guard Post | | |
| | Sign | | |
| | Telephone GS&C Box | | |

ALTA - ACSM LAND TITLE SURVEY
Trask Properties Ltd. PPN 16B-66A-06
SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE
OF OHIO AND KNOWN AS BEING PART OF LOT 4, TRACT 10,
TOWNSHIP 10 NORTH, RANGE 9 WEST OF THE CONNECTICUT
WESTERN RESERVE SURVEY.
October 2007 SCALE 1"=30'

Diamond Centre Drive 60' (A Varies)
(Vol. 15 Pg. 33)



FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN "ZONE C" BY GRAPHICAL PLOTTING ONLY. A MINIMAL FLOOD ZONE AS SHOWN ON THE FEDERAL FLOOD MAPS COMMUNITY PANEL NO. 980317-0005E Dated 9/20/95.

BASIS OF BEARINGS

PER RECORD DEED OF SUBJECT PROPERTY

SURVEY LEGEND

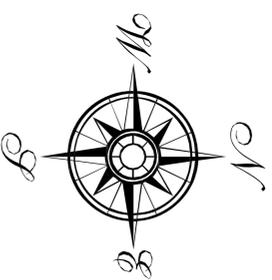
M = Measured
D = Deed
P = Plotted
D/M = Deed & Measured
A = Actual

UTILITY INFO:

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON, VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, LDC INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF. THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

APPARENT ENCROACHMENTS

PN: 16-B-066-A-00-003-0
9528 DIAMOND CENTRE DR
ASHLAND INC.
DOCUMENT: 2005R031459



CERTIFICATION

TO: Auto-Owners Life Insurance Company, Its Successors and/or Assigns; Dworkin & Bernstein Co., LPA and Chicago Title Insurance Co.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. SURVEY BASED ON CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 027350887, Dated 09/30/07

DATE: _____
RICHARD A. THOMPSON, JR., P.S. #7388

SHEET 1 OF 1	CONTRACT NO. DWORB1-0703	<p align="center">ALTA - ACSM Land Title Survey City of Mentor - Lake County - Ohio</p>	<p>DATE: 10/31/07</p> <p>SCALE: HOR: 1"=30'</p> <p>VERT: ALTA</p> <p>FILENAME: ALTA</p> <p>COMPUTER S: ALTA</p> <p>TAB NAME: ALTA</p>	<p align="center">LAND DESIGN consultants www.LDCinc.net</p> <p>ENGINEERS PLANNERS SURVEYORS</p> <p>8585 East Avenue Mentor, Ohio 44060 TEL: (440) 255-8463 (440) 951-LAND (440) 354-6938 FAX: (440) 255-9575</p>
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