

LEGAL DESCRIPTION OF RECORD

First American Title Insurance Company
 Commitment No. NCS-373628-CLE, Effective 11-04-2008

in the City of Willoughby, County of Lake, State of Ohio, described as

beginning at a point being the intersection of the centerline of Euclid Avenue
 centerline of SOM Center Road;

South 03 degrees 07 minutes 37 seconds West on and along said centerline
 Center Road, a distance of 345.00 feet;

North 86 degrees 52 minutes 23 seconds West a distance of 40.58 feet to
 being the intersection with the Western Right of Way line of SOM Center
 Road being the True point of beginning;

South 0 degrees 17 minutes 39 seconds West on and along said right of
 a distance of 17.52 feet to an angle point;

Continuing on and along said right of way line being also parallel with and
 perpendicular from the centerline thereof South 03 degrees 07 minutes
 37 seconds West a distance of 122.26 feet;

North 87 degrees 23 minutes 53 seconds West a distance of 2400.00 feet;

North 02 degrees 36 minutes 07 seconds East a distance of 141.98 feet;

South 86 degrees 52 minutes 23 seconds East a distance of 240.73 feet to
 a point of beginning.

Containing 480 square feet as conveyed to the City of Willoughby by Deed recorded
 in Document No. 2002-2965 of Lake County Deed Records.

SURVEYORS LEGAL DESCRIPTION

in the City of Willoughby, County of Lake and State of Ohio and known as
 a portion of Original Willoughby Township Tract No. 14, Lot 4 and Tract No. 11, Lot
 11, being further bounded and described as follows:

beginning at a 3/4" iron pin monument found at the intersection of the centerlines
 of Euclid Avenue (State Route 20) (Width Varies) and SOM Center Road (State
 Route 19) (Width Varies);

South 03° 07' 37" West along the centerline of SOM Center Road, 345.00
 feet to a point therein;

North 86° 52' 23" West, passing through a 5/8" iron pin found at 40.58
 feet from the old right of way of SOM Center Road, 45.55 feet to a 5/8" x 30" iron
 pin set at the westerly right of way of SOM Center Road and the northwesterly
 corner of land conveyed to The City of Willoughby by the deed recorded in Document
 No. 200202965 of Lake County Deed Records and the PRINCIPAL PLACE OF
 BEGINNING of the premises described herein;

South 01° 25' 58" West along the westerly right of way of SOM Center Road,
 to a 5/8" x 30" iron pin set on the northerly line of land conveyed to
 the Company (Parcel No. 27-A-006-0-00-042-0) by the deed recorded in
 Document No. 86, Page 1260 of Lake County Deed Records;

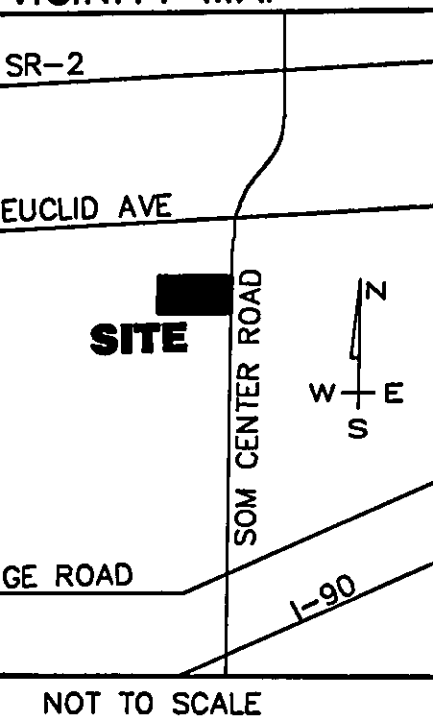
North 87° 23' 59" West along the northerly line of land so conveyed to SOM
 Company, 238.58 feet to a 5/8" iron pin found (0.22 feet north, 0.12 feet
 east) at the southeasterly corner of land conveyed to Geoffrey R. Baker (Parcel No.
 166-0-00-026-0) by the deed recorded in Volume 220, Page 526 of Lake
 County Deed Records;

North 02° 35' 40" East along an easterly line of land so conveyed to
 R. Baker, 141.98 feet to a 5/8" x 30" iron pin set at an angle point

South 86° 52' 23" East along a southerly line of land so conveyed to
 R. Baker and the southerly line of land conveyed to Emro Marketing
 Company (Parcel No. 27-A-006-0-00-027-0) by the deed recorded in Volume
 197 of Lake County Deed Records, 235.76 feet to the PRINCIPAL PLACE
 OF BEGINNING and containing 0.7671 acres of land as surveyed and described by
 Edward B. Dudley, Registered Surveyor No. 6747, of the Riverstone Company in
 Document No. 2008 and subject to all legal highways, restrictions, reservations and
 easements of record.

BEARINGS:
 Centerline of SOM Center Road as South 03°07'37" West as shown on the deed
 recorded in Document No. 19990012887 of Lake County Deed Records.

VICINITY MAP



SCHEDULE B, SECTION II ITEMS

Table of Exceptions
 First American Title Insurance Company
 Commitment No. NCS-373628-CLE, Effective 11-04-2008
 Schedule B, Section II

Highway Purposes Easement disclosed by instrument recorded in Volume
 599, Page 154 on July 3, 1964. (PARCEL 43-A, AS SHOWN HEREON)

Restriction contained in the deed filed for record in Volume 68, Page 1264.

1. (a) Taxes and assessments (both general and special) not now due and
 payable; (b) zoning ordinances, subdivision and planning laws and regulations
 and building code restrictions and all laws, rules and regulations relating to land
 and structures and their use, including but not limited to building, building
 construction, building line and use and occupancy restrictions, and violations of
 any of the foregoing; (c) easements, conditions, agreements and restrictions of
 record; (d) such a state of facts as an accurate survey might show; and (e) all
 legal roads and highways. (EASEMENT FOR HIGHWAY PURPOSES AS SHOWN HEREON
 (PARCEL 43-A) OTHER ITEMS UNABLE TO PLOT AND NOT SHOWN HEREON)

2. Grantee agrees that for a period of twenty-five (25) years from and after
 the date of this conveyance, the premises shall not be used for the sale,
 marketing, storage or advertising of petroleum fuels and that this restriction
 shall be a covenant running with the land and shall be contained in and made a
 part of every deed, mortgage, lease or other instrument affecting the title to
 said premises, such restriction shall not, however, prohibit the storage of
 petroleum fuels on the property for the purpose of use or consumption by
 occupants.
 (UNABLE TO PLOT AND NOT SHOWN HEREON)

UTILITY PROVIDERS



Reference No. A831800751
 Date: 11-13-2008

Ohio Utility Protection Service (OUPS)
 Company Id No. 6283
 1-800-362-2764
 webmaster@ohioonecall.org

ODOT Plans LAK-91-2.72,
 (STA. 191+00 TO 200+94.51)
 (WATER, SANITARY SEWER AND GAS
 AS SHOWN HEREON)

AT&T (SBC)
 Engineering Dept.
 13630 Lorain Road, Room #200
 Cleveland, OH 44111
 Phone: (216) 476-6148
 (NO FACILITIES PER EMAIL)

Lake County Water
 105 Main Street
 P.O. Box 490
 Painesville, Ohio 44077
 (NO PLANS AVAILABLE IN SUBJECT AREA)

Plans Not Received

City of Willoughby
 1 Public Square
 Willoughby, OH 44094

Dominion East Ohio Gas
 1201 East 55th Street
 Cleveland, Ohio 44103
 Phone: (877) 542-2630

The Illuminating Co.

Time Warner Cable

UTILITY NOTE

"The underground utilities shown have been located from field survey evidence, plans
 and markings provided by owner, utility companies or their representatives. The surveyor
 makes no guarantee that the underground utilities shown comprise all such utilities in
 the area, either in service or abandoned. The surveyor further does not warrant that
 the underground utilities shown are in the exact location indicated although he does
 certify that they are located as accurately as possible from the information available.
 This surveyor has not physically located the underground utilities."

ENCROACHMENTS

Subject Concrete Encroaches Upon Adjacent Property 1.8'±

Subject Concrete Encroaches Upon Adjacent Property 3.5'±

FLOOD NOTE

By Graphic Plotting only, this property is situated in Zone "C", a minimum flood
 zone as shown on the Federal Flood Map Community Panel No. 390322-0006A,
 Effective: January 16, 1981 and is not in a Special Flood Hazard Area.

Website http://store.msc.fema.gov

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. APPROXIMATE
 SCALED LOCATION FROM FEMA FLOOD MAPS.

BASIS OF BEARINGS

The centerline of SOM Center Road as South 03°07'37" West as shown on the deed
 recorded in Document No. 19990012887 of Lake County Deed Records.

DEED OF REFERENCE

Land conveyed to KRK Auto Wash, LTD by the deed dated March 19, 1999 and recorded
 in Document No. 19990012887 of Lake County Deed Records.

PROPERTY AREA

Overall:	33,896	Square Feet	0.7782	Acres
Exception:	482	Square Feet	0.0111	Acres
Net:	33,414	Square Feet	0.7671	Acres

ZONING INFORMATION AND NOTES

CITY OF WILLOUGHBY
 1 Public Square
 Willoughby, OH 44094

(ZONING REQUIREMENTS ARE SUBJECT TO INTERPRETATION, FOR FURTHER
 ZONING INFORMATION CONTACT: Building Dept. 440-953-4118)

GENERAL DESCRIPTION
 G-B: General Business

ADJACENT PROPERTY ZONING DISTRICT
 G-B: General Business
 R-MF-L: Multi Family Residential

USES PERMITTED CHAPTER 1141.03
 Car Wash as Conditional Use

MINIMUM LOT AREA CHAPTER 1141.04
 1 Acre

HEIGHT RESTRICTIONS CHAPTER 1141.07
 35'

SETBACK REQUIREMENTS CHAPTER 1141.05
 FRONT: 40'
 SIDE: 10', 40' If Abutting Residential
 REAR: 10', 40' If Abutting Residential

PARKING REQUIREMENTS SCHEDULE 1161.04
 1 Space per Employee

OBSERVED USE
 Car Wash

OBSERVED AREA
 0.7671

OBSERVED HEIGHT
 17'±

OBSERVED SETBACKS
 Front: 38.3'±
 Side: 45.0'±
 Rear: 6.6'±

OBSERVED PARKING
 No Striped Parking Observed

**ALTA / ACSM
 LAND TITLE SURVEY
 OF
 5000 S.O.M. CENTER ROAD,
 WILLOUGHBY, OHIO
 (PARCEL No. 27-A-006-0-00-045-0)
 FOR**

KRK AUTO WASH, LTD.

**COMMUNITY SOUTH BANK,
 ITS SUCCESSORS AND ASSIGNS,
 AS THEIR INTERESTS MAY APPEAR**

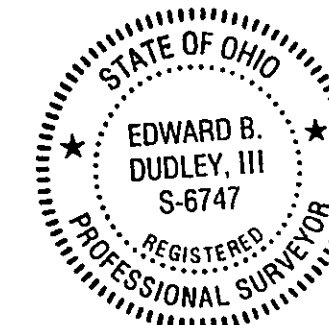
FIRST AMERICAN TITLE INSURANCE COMPANY

2005 ALTA/ACSM CERTIFICATION

To KRK Auto Wash, Ltd.; Community South Bank, its successors and assigns, as
 interests may appear and First American Title Insurance Company;

This is to certify that this map or plot and the survey on which it is based were
 accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land
 Surveys," jointly established and adopted by ALTA and NSPS in 2005, and include:
 3, 4, 6, 7A, 7B, 7C, 8, 9, 10, 11A, 11B, 13, 14, 16, 17 and 18 of Table A thereof
 to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date
 this certification, undersigned further certifies that in my professional opinion, as
 a surveyor registered in the State of Ohio, the Relative Positional Accuracy of this
 does not exceed that which is specified therein.

EDWARD B. DUDLEY, III P.S. No. 6747 Date 12-01-2008
 PRINCIPAL 01-08-2009 County Comments



SURVEYOR'S NOTES

- All 5/8"x30" iron pins set and capped "Riverstone Company-Dudley PS6747"
- No observable evidence of recent construction.
- No observable evidence of site being used as a waste dump or sanitary landfill.
- No observable evidence of cemeteries or burial grounds.

DRAWN BY

DTM 12-01-2008

APPROVED

EBD 12-01-2008

LAND SURVEYING - ENGINEERING - DESIGN
 2618 NORTH MORELAND BOULEVARD
 CLEVELAND - OHIO - 44120
 PHONE: (216) 491-2000 FAX: (216) 491-4991
 WWW.RIVERSTONEURVEY.COM