



NOTES:

- Plan bearings are based upon the Ohio State Plane Coordinates system via GPS observation.
- Stationing shown hereon is from the S.R. 91 Centerline Survey Plat (rev. 8/22/88), recorded in plat book volume P page 21 and as shown on the LAK-91-272 S.R. 91 right of way plans sheet 8 of 10 on file at the Ohio Department of Transportation offices.
- Property is located in flood zone x as depicted on F.I.R.M. community panel number 39085C0089F, dated February 3, 2010.
- There is no evidence of current earth moving work, building construction, or building additions on the date of the survey field work.
- The zoning classification for the property was not provided by the insurer.

Centerline S.R. 91 right of way varies

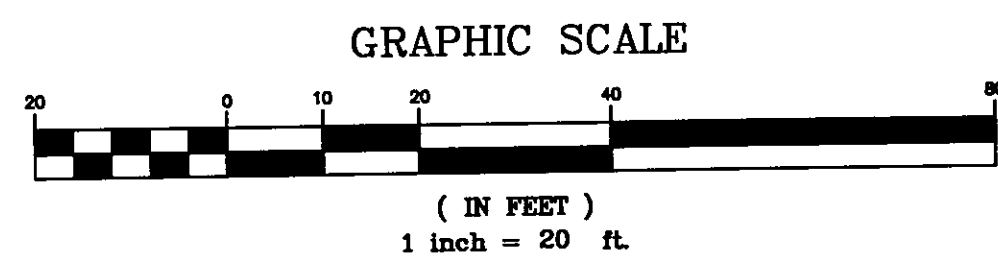
5/8" rebar fd. in monument box  
STA: 202+08.09

5/8" rebar fd. bent  
0.21' East  
0.10' North

5/8" rebar fd.  
STA: 201+84.58  
OFFSET: 105.00 R  
N73°04'43"E  
269.05' Rec & Obs

STA: 202+61.98  
OFFSET: 360.02 R

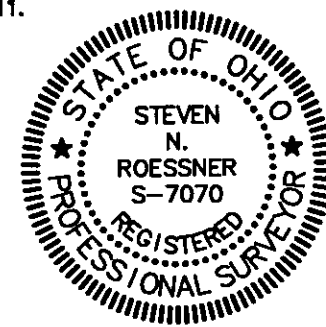
STA: 202+66.93  
OFFSET: 472.45 R



To Osborne Capital Group, LLC., and the Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, and 9, of Table A thereof. The field work was completed on December 19, 2011.

Steven N. Roessler 11/12  
Steven N. Roessler, P.S. Date



This survey does not constitute a title search by the Surveyor or Foresight Engineering Group, Inc. All information regarding record easements and other documents that might affect the quality of title to the Property shown hereon was gained from a title commitment No. 1103 prepared by Chicago Title Insurance Company effective date October 5, 2011, at 7:59 P.M. The following comments correspond to the items numbered in the above referenced commitment.

Schedule B-Section 2

Item No.	Comment
1-2.	Foresight Engineering did not address these items.
3.	The above ground planimetric features are as shown hereon relative to the boundary lines.
4-9.	Foresight Engineering did not address these items.
10.	Right of way to Lake County Gas Company Filed for record November 2, 1927 in volume 91, page 55 of Lake County Records a. Item does not affect subject property as it is limited to be within the original right of way of Euclid Ave.
11.	Easement for storm and sanitary sewers and appurtenances from Paul Lipman, Trustee, to The City of Willoughby, Filed for record Feb. 9, 1968, in volume 707, page 24 of Lake County Records. a. Item shown on survey and does not affect subject property.
12.	Condition in deed from CRS, Inc. and Forest City Development Corporation to the City of Willoughby for street purposes along Euclid Ave., filed for record Oct. 15, 1970, in volume 859, page 1 of Lake County Records. a. Item shown on survey and includes reversionary language which affects property.
13.	Covenants, restrictions and conditions as appearing in Warranty Deed filed Feb. 17, 1983 in volume 6, page 1050 of Lake County Records. a. Item affects entire subject parcel.
14.	Foresight Engineering Group, Inc. did not address these items.

The locations of underground utilities as shown hereon are based on above ground structures and/or record information provided to Foresight Engineering Group, Inc. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No attempt has been made as a part of this survey to obtain or show data concerning existence or location of any utilities.

27-A-012-0-00-011-0  
West Point Partners  
vol. 513, pg. 685

Edge Conc. Pavement w/conc. curb

27-A-012-0-00-016-0  
Clanke, LLC.  
Doc. #2008R033863

Edge Conc. Pavement w/conc. curb

27-A-012-0-00-011-0  
West Point Partners  
vol. 513, pg. 685

Edge Asphalt Pavement w/conc. curb

27-A-012-0-00-010-0  
Forest City Development Corp.  
vol. 732, pg. 15  
0.2286 acres

Edge Asphalt Pavement w/conc. curb

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Survey Description  
27-A-012-0-00-010-0  
0.2286 acres

Situated in the City of Willoughby, County of Lake, State of Ohio and being an Original Willoughby Township Lot 4, Tract 14 of Range X, Lot 9 of the Connecticut Western Reserve and being further bounded and described as follows:

Course 1. Commencing at the intersection of the northerly right of way line of Euclid Avenue (U.S. 20), right of way width varies, with the easterly right of way line of S.R. 91 at station 201+84.58, 105' R as shown on the LAK-91-272 S.R. 91 right of way plans sheet 8 of 10 on file at the Ohio Department of Transportation offices;  
Thence North 73°04'43" East along the northerly right of way line of Euclid Avenue a distance of 404.05 feet to a 5/8 inch rebar set at a southeasterly corner of parcel 27-A-012-0-00-016-0 owned by Clanke, LLC. By document #2008R033863 recorded in the Lake County Records, said 5/8 inch rebar set being the place of beginning of the herein described premises;

Course 2. Thence North 16°55'17" West along an easterly line of said parcel 27-A-012-0-00-016-0 a distance of 115.92 feet to a railroad spike set in asphalt on a southerly line of parcel 27-A-012-0-00-011-0 owned by West Point Partners by deed recorded in volume 513, page 685 of the Lake County Records;

Course 3. Thence North 89°17'33" East along a southerly line of said parcel 27-A-012-0-00-011-0 a distance of 97.22 feet to a railroad spike set in asphalt at a southeasterly corner of said parcel 27-A-012-0-00-011-0;

Course 4. Thence South 25°32'17" East along a westerly line of said parcel 27-A-012-0-00-011-0 a distance of 38.50 feet to a railroad spike set in asphalt;

Course 5. Thence South 16°55'17" East along a westerly line of said parcel 27-A-012-0-00-011-0 a distance of 50.70 feet to a 5/8 inch rebar set on the northerly right of way line of Euclid Avenue;

Course 6. Thence South 73°04'43" West along the northerly right of way line of Euclid Avenue a distance of 99.12 feet to the place of beginning and containing 0.2286 acres of land as surveyed and described by Foresight Engineering Group, Inc. on December 19, 2011 under the supervision of Steven N. Roessler, Professional Surveyor Ohio #7070. The bearings as used herein are based upon the Ohio State Plane coordinate system via GPS observation. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The previous instrument reference is volume 732, page 15 of the Lake County Records.