

**CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 28330213 - SCHEDULE A:**

Situated in the City of Willoughby and City of Willoughby Hills, County of Lake, and State of Ohio: and known as being a part of original Willoughby Township Lot No. 3, Tract No. 6 and being bounded and described as follows:

Beginning in the centerline of Hanna Road, now vacated 60 feet wide, at its intersection with the southerly side line of Maplegrove Road, width varies, said point lying South 17°30'00" East along said centerline, a distance of 38.89 feet from a spike set at its intersection with the centerline of Maplegrove Road; Thence South 17°30'00" East, along said centerline of Hanna Road, (now vacated), a distance of 380.81 feet to an iron pin set at its intersection with the centerline of Hanna Road, (now vacated), a distance of 31.75 feet to an iron pin set at its intersection with the northerly limited access line of Interstate Route 90; Thence North 59°44'40" East, along said northerly limited access line, passing an iron pin set at 30.24 feet, a total distance of 522.42 feet to an iron pin set at its intersection with said southerly side line of Maplegrove Road; Thence North 61°58'19" West along said southerly side line, a distance of 179.35 feet to an iron pin set at an angle point therein; Thence North 85°33'25" West along said southerly side line, a distance of 260.00 feet to an iron pin set at an angle point therein; Thence North 78°30'14" West, continuing along said southerly side line, a distance of 130.30 feet to an iron pin set at an angle point therein at its intersection with the easterly side line of said Hanna Road, now vacated; Thence South 88°47'29" West, continuing along said southerly side line of Maplegrove Road, a distance of 31.21 feet to the place of beginning.

**CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 28330213 - SCHEDULE B, SECTION II:**

Numbers correspond with Schedule B exception items contained in the above referenced Title Commitment.

- Note: Premises under examination about on Interstate Highway 90, a limited access interstate highway, to which vehicular access from abutting property is denied between regularly constituted access points. (MAY AFFECT THE SUBJECT PROPERTY - NO DOCUMENTS SPECIFIED / DOCUMENT NOT PROVIDED)
- "INTENTIONALLY DELETED"
- Easement as contained in Instrument Recorded in Volume 495, Page 833 of Lake County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
- The vacation Plat of Hanna Road as Recorded in Plat Volume 12, Page 40 shows the following: "The vacated portion of Hanna Road is subject to a drainage, sanitary sewer, waterline and utility easement." (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

- There is direct access to the subject property via Maplegrove Road, a public right-of-way.
- The current zoning classification allows for the subject property to be used as a Hotel.
- The locations of utilities shown on the survey are from visible evidence, markings by others and plans provided by others.
- The posted address on site is 35110 Maplegrove Road.
- At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Commitment No. 28330213 with an effective date of February 21, 2008.

BASIS OF BEARING:

The meridian for all bearings shown hereon is the Westerly property line of subject property also being the centerline of former Hanna Road known as being South 17°30'00" East per Lake County Record.

ENCROACHMENTS:

- ▲ 2' Parking Encroachment over Parking setback.
- ▲ 8' Parking Encroachment over Parking setback.
- ▲ 14' Parking Encroachment over Parking setback.
- ▲ 9' Parking Encroachment over Parking setback.
- ▲ 2' Building Encroachment over Building setback.

PARKING:

- 130 Parking Spaces
- 6 Handicapped Spaces
- 136 Total Parking Spaces

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone C (Areas of minimal flooding) according to the Flood Insurance Rate Map for the County of Lake, Community Panel No. 350320006A, Effective Date January 16, 1981.

ZONING:

Zoning Classification: G-B (General Business)
Maximum Building Height: 60'
Building Setbacks: Front=40', Side=10' (west property line), Side=40' (east property line), Rear=10'
Parking Setbacks: Front=20', Side=5' (west property line), Side=15' (east property line), Rear=5'
Parking Ratio: 1 Space per guest room or suite, plus 1 space per every 2 employees
Note: Buildings with a height greater than 35' shall provide an additional 10' of side and rear yard setbacks for every 12' of building height greater than 35'
Zoning information provided by the City of Willoughby, phone: (440) 953-4207

CERTIFICATION:

This survey is made for the benefit of: Willoughby Tramz, LLC; Motel 6 Operating LP, and Chicago Title Insurance Company.

I, Timothy A. Finke, P.S. a Registered Land Surveyor do hereby certify to the aforesaid parties as of the date set forth that I have made a survey of a tract of land described as follows:

Legal Description:

A certain parcel of land situated in the City of Willoughby and the Village of Willoughby Hills, County of Lake, State of Ohio, known as being a part of the original Willoughby Township Lot No. 3, Tract No. 6. Known as being a portion of The Vacated Plat of Hanna Road, as recorded in Plat Volume 12, Page 833 of the Lake County Records. Known as being all of land now or formerly conveyed to Willoughby Tramz, LLC, as recorded in Deed Book 1059, Page 547 of the Lake County Records and being more particularly described as follows:

COMMENCING at a railroad spike found at the intersection of the centerline of Maplegrove Road (Variable Width - Public) with the centerline of Hanna Road (60' Wide - Public) (Vacated per Plat Volume 12, Page 833);

Thence, South 17°30'00" East along the centerline of said vacated Hanna Road, a distance of 38.89 feet to an "iron pin" found in concrete at the Northwest corner of land now or formerly conveyed to DMD Realty, LLC, as recorded in Document No. 2004R03998 of the Lake County Records, said point also being the POINT OF BEGINNING;

Thence, South 17°30'00" East continuing along the centerline of said Hanna Road and the east line of said land of DMD Realty, LLC and also the east line of land now or formerly conveyed to LAGF Associates - East, LLC, as recorded in Document No. 98058959 of the Lake County Records, passing a 5/8" capped rebar stamped "LDC 5368" found at the Southeast corner of said land of DMD Realty, LLC, at a distance of 209.83 feet, for a total distance of 380.81 feet to a 5/8" capped rebar stamped "L.D.C. Inc. 5368" found at an angle point in the east line of said land of LAGF Associates - East, LLC;

Thence, South 23°06'00" East continuing along said centerline and east line of said land of LAGF Associates - East, LLC, a distance of 31.75 feet to a 5/8" capped rebar set at the Southeast corner of said land of LAGF Associates - East, LLC, reference a 5/8" capped rebar stamped "SHA 5108" found South 61°50'44" West from said corner, said point also being on the North line of Interstate Highway 90 (Variable Width - Limited Access);

Thence, North 59°44'40" East along the north line of said Interstate Highway 90, passing over the corporate division line between the City of Willoughby and the Village of Willoughby Hills at an approximate distance of 284.47 feet, for a total distance of 522.42 feet to a 5/8" capped rebar stamped "6832" found on the south line of aforementioned Maplegrove Road;

Thence, North 61°58'19" West along to south line of Maplegrove Road, a distance of 179.35 feet to a 5/8" capped rebar stamped "6832" found at an angle point;

Thence, North 85°33'25" West continuing along the south right of way line, passing over the corporate division line between the Village of Willoughby Hills and the City of Willoughby an approximate distance of 30.62 feet to a 5/8" capped rebar stamped "LDC 5368" found at an angle point;

Thence, North 78°30'14" West continuing along said south right of way line, a distance of 130.30 feet to a PK nail set at an angle point;

Thence, South 88°47'29" West continuing along said south right of way line, a distance of 31.21 feet to the POINT OF BEGINNING;

Containing 118,544 square feet (2.7214 acres) of land, more or less, approximately 97,220 square feet (2.2319 acres) of which lies within the City of Willoughby and approximately 21,324 square feet (0.4895 acres) of which lies within the Village of Willoughby Hills, as surveyed in February of 2008 by Timothy A. Finke, P.S., Ohio Registered Professional Land Surveyor No. S-8392 for and on behalf of Millman Surveying, Inc. and is subject to all legal highways and easements of record.

The basis of all bearings shown hereon is the west line of the subject property known as being South 17°30'00" East per Deed Book 1059, Page 547 of the Lake County Records.


The above described parcel of land is all of the same land as described in Chicago Title Insurance Company Title Commitment No. 028330213, having an effective date of February 21, 2008.

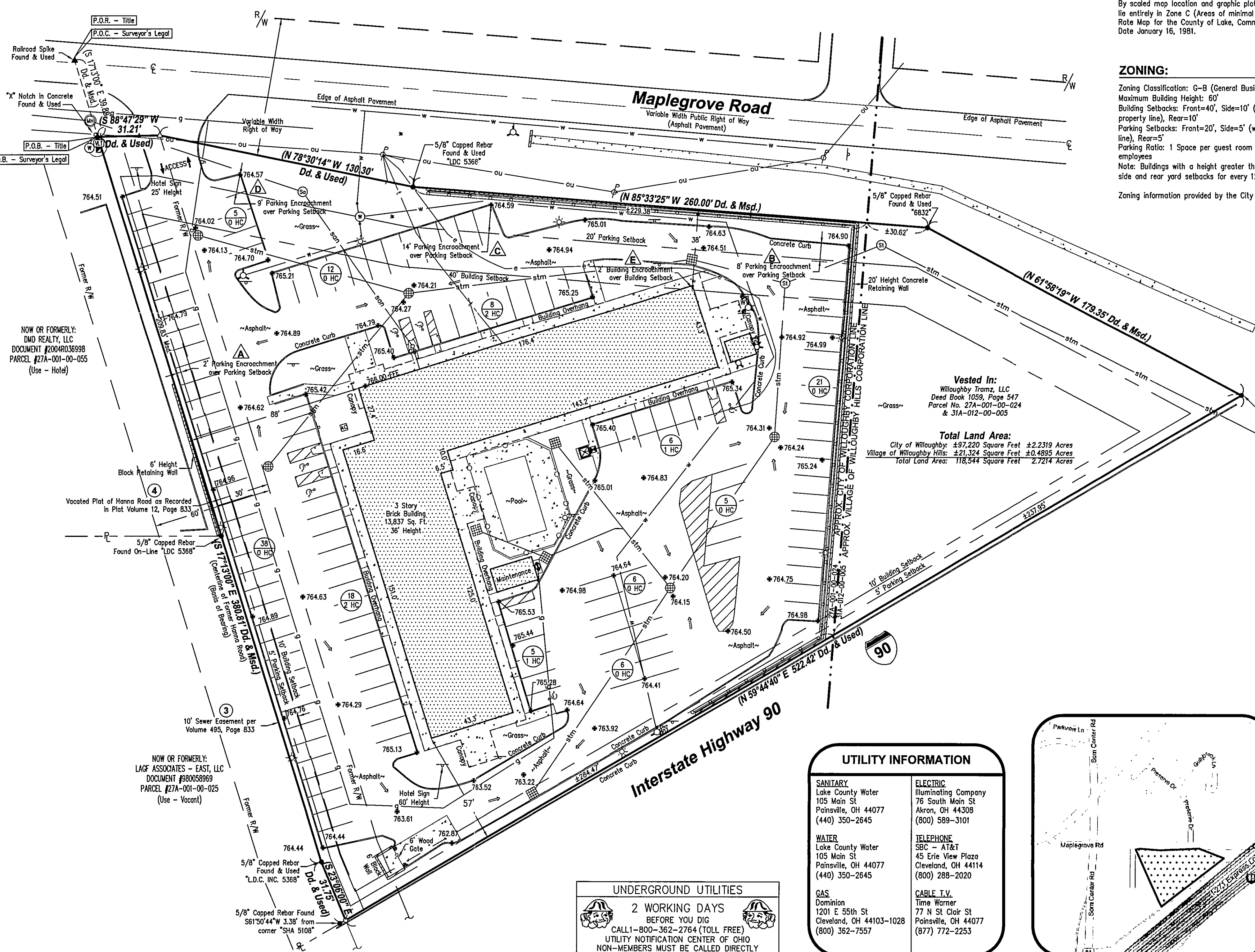
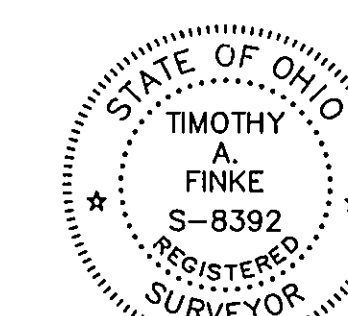
All rebar set are 5/8 inch in diameter, 30 inches in length with a yellow, plastic stamped "MILLMAN 330-342-0723".

I further certify that:

- The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises;
- That there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon;
- That the title lines and the lines of actual possession are the same and the improvements erected on the property as shown hereon do not encroach over the property lines, lots lines, building lines, setback lines, title lines, government lease or patent lines or over any easement or rights of way;
- All courses and distances and other measurements were established by actual field measures and the boundaries and monuments indicated hereon were actually located;
- All utility services required for the operation of the property and the improvements thereon either enter the property through the adjoining public streets and/or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land;
- All applicable setback and side yard lines are shown on the survey and there are no violations of any applicable zoning or subdivision ordinances;
- This map or plat and the survey on which it is based were made (i) in accordance with the "minimum standard detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes item 1-4, 6, 7(a), 7(b), 8-10, 11(b) and 13, 14, 16-18 of table "a" thereof, and (ii) pursuant to the accuracy standards as adopted by ALTA, NSPS and ACSM in effect on the date of this certification. The undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance.
- The property described hereon is the same property described in Chicago Title Insurance Company Commitment No. 28330213 dated February 21, 2008, and that all easements, covenants and restrictions referenced in said title commitment are apparent from a physical inspection of the site otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a zone designation C by the Federal Emergency Management Agency (FEMA), on flood insurance rate map no. 0006A, with a date of identification of January 16, 1981, for Community No. 390322, in the City of Willoughby and City of Willoughby Hills, State of Ohio, which is the current flood insurance map for the community in which the said premises is situated.
- The property has direct access to Maplegrove Road, a dedicated public street.

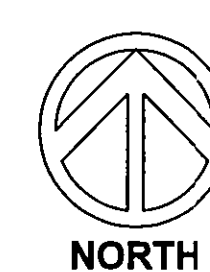
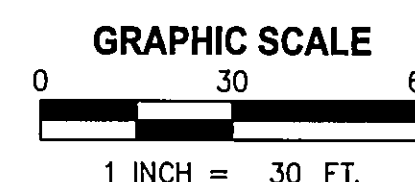
Field work completed February 29, 2008.

By: 
Timothy A. Finke, P.S.
Ohio Professional Surveyor No. 8392
For and on behalf of Millman Surveying, Inc.
Date of Survey: February 29, 2008



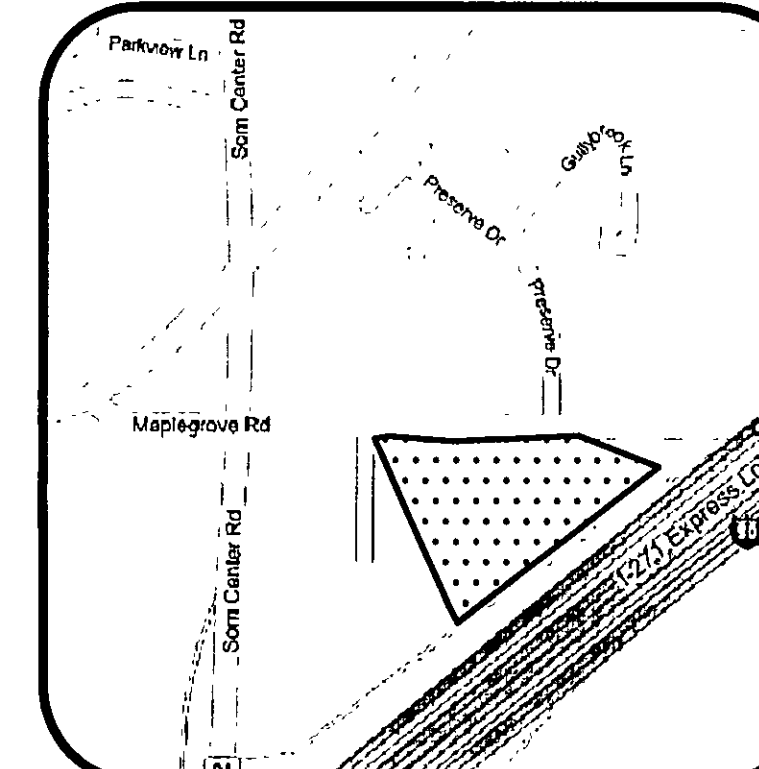
Vested In:
Willoughby Tramz, LLC
Deed Book 1059, Page 547
Parcel No. 27A-001-00-024 & 31A-012-00-005

Total Land Area:
City of Willoughby: 497,220 Square Feet ±2.2319 Acres
Village of Willoughby Hills: 21,324 Square Feet ±0.4895 Acres
Total Land Area: 118,544 Square Feet 2.7214 Acres



SYMBOL LEGEND

R/W	- Right-of-Way	▲	- Fire Hydrant
P/L	- Adjacent Property Line	○	- Water Valve
○	- Centerline	○	- Water Manhole
P.O.B.	- Place/Point of Beginning	○	- Sanitary Manhole
P.O.R.	- Place/Point of Reference	□	- Air Condition Unit
▲	- Encroachment/Protrusion	□	- Utility Pedestal (As Noted)
(X)	- Schedule B-Section II Item	⊗	- Electric Transformer
Calc.	- Calculated	⊗	- Ballard Post
Msd.	- Measured	⊗	- Handicap Space
Dd.	- Deed	⊗	- Sign
FFE	- Finished Floor Elevation	⊗	- Wall (As Noted)
↔	- Drainage Flow Direction	⊗	- Utility Pole
●	- Ground Shot Elevation (GS)	⊗	- Light Pole
●	- Monumentation Found as Noted	⊗	- Guy Wire
▲	- Railroad Spike Found	⊗	- Quarrel
○	- 5/8" Rebar w/Cap Set	⊗	- Fence (As Noted)
○	- P.K. Nail or Drill Hole Set	⊗	- Concrete Area
(XX)	- No. of Regular Parking Spaces	⊗	- No Parking Area
(S)	- No. of Handicap Parking Spaces	⊗	- Building Area
(M)	- Manhole		
(MH)	- Storm Manhole		
(CB)	- Catch Basin		
(C)	- Cleanout		
(E)	- Electric Meter		
(G)	- Gas Meter		
(W)	- Water Stand Pipe		



UTILITY INFORMATION

SANITARY Lake County Water 105 Main St Painesville, OH 44077 (440) 350-2645	ELECTRIC Illuminating Company 76 South Main St Akron, OH 44308 (800) 589-3101
WATER Lake County Water 105 Main St Painesville, OH 44077 (440) 350-2645	TELEPHONE SBC - AT&T 45 Erie View Plaza Cleveland, OH 44114 (800) 289-2020
GAS Dominion 1201 E 55th St Cleveland, OH 44103-1028 (800) 362-7557	CABLE T.V. Time Warner 77 N St Clair St Painesville, OH 44077 (877) 772-2253

UNDERGROUND UTILITIES
2 WORKING DAYS BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
UTILITY NOTIFICATION CENTER OF OHIO
NON-MEMBERS MUST BE CALLED DIRECTLY

**ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:**

Accor North America
4001 International Parkway
Carrollton, TX 75007
Phone: (972) 360-2716

Fairfield Inn
35110 Maplegrove Road
City of Willoughby
County of Lake
State of Ohio

Drawn By: MRK	Project Manager: DLH	
Date: February 29, 2008	Scale: 1"=30'	
Checked: TAF	Sheet: 1 of 1	
REVISION NOTES		
By:	Date:	Comment:
DWG	3/17/08	Utility Update, Legal Description, Zoning, Cert.
MR	3/21/08	Legend Symbol-Iron to P.K. Nail
LKS	3/25/08	Added gas line
RMK	4/03/08	Surveyor's Legal Description Added
National Commercial Division MSI Site No.: 13364		

MILLMAN SURVEYING, Inc.
 www.MILLMANAMERICA.com
 Phone: (800) 520-1010
 Phone: (330) 342-0834
 Fax: (330) 342-0834
 CORPORATE HEADQUARTERS:
 17420 W. 17th Road, Suite H
 Hudson, Ohio 44236