

PARCEL 1 DESCRIPTION

Situated in the City of Eastlake, County of Lake, State of Ohio, and known as being a part of Original Lot No. 5, Tract 14 and Original Lot No. 4, Card Tract in Original Willoughby Township...

PARCEL 2 DESCRIPTION

Situated in the City of Eastlake, County of Lake, State of Ohio, and known as being a part of Original Lot No. 4, Card Tract in Original Willoughby Township...

PARCEL 3 DESCRIPTION

Vertical return is NG0293 and is based on point Y 322 (P.D. No. MB1592) as published by NGS (National Geodetic Survey)...

COMBINATION DESCRIPTION

Required yards and treelines shall not be obstructed by any structure and such areas, together with all other portions of the zoning lot not covered by permitted structures, shall be landscaped...

UTILITIES

Under Chapter 1547 permits are required for all signs. One free-standing sign is permitted. If the sign is placed not less than 100 feet away from the right of way (R/W)...

SURVEYOR'S NOTES

The legal descriptions shown herein are based on the results of a boundary survey. The overall description is equivalent to the sum of the multiple parcels and there are no inclusions or overlaps in the described parcels.

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SCHEDULE B TITLE EXCEPTIONS

PARCEL 1 (WAL-MART PARCEL) Chicago Title Insurance Company Commitment No. 23330605 Effective Date August 1, 2002

PARCEL 2 (ERB PARCEL a.k.a. D.I.Y. PARCEL)

Chicago Title Insurance Company Commitment No. 21451224 Effective Date August 1, 2002

PARCEL 3 (EASTLAKE RETAIL LIMITED PARTNERSHIP PARCEL)

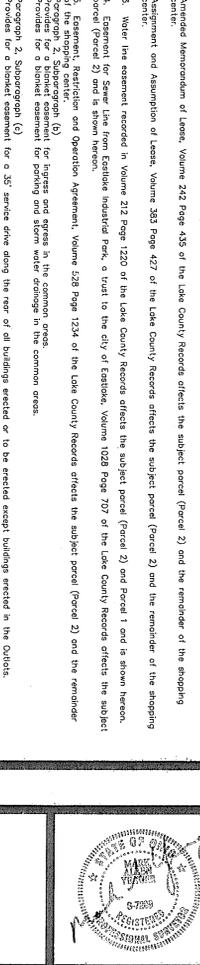
Chicago Title Insurance Company Commitment No. 21302070 Effective Date August 1, 2002

1. All public roads and highways of record are shown herein. 2. Memorandum of Lease, Volume 188 Page 728 of the Lake County Records effects the subject parcel (Parcel 1) and the remainder of the shopping center. 3. Water line easement recorded in Volume 212 Page 1220 of the Lake County Records effects the subject parcel (Parcel 2) and Parcel 1 and is shown herein. 4. Easement for Sewer Line from Eastlake Industrial Park, a tract to the City of Eastlake, Volume 1028 Page 707 of the Lake County Records effects the subject parcel (Parcel 2) and is shown herein. 5. Easement, Restriction and Operation Agreement, Volume 528 Page 1234 of the Lake County Records effects the subject parcel (Parcel 1) and the remainder of the shopping center (Parcel 2). 6. Easement, Restriction and Operation Agreement, Volume 528 Page 1234 of the Lake County Records effects the subject parcel (Parcel 1) and the remainder of the shopping center (Parcel 2). 7. Easement, Restriction and Operation Agreement, Volume 528 Page 1234 of the Lake County Records effects the subject parcel (Parcel 1) and the remainder of the shopping center (Parcel 2). 8. Memorandum of Lease, Volume 188 Page 728 of the Lake County Records effects the subject parcel (Parcel 1) and the remainder of the shopping center (Parcel 2).

Table with 2 columns: REVISIONS, BY. Rows include dates like 02/13/03, 09/03/02, 08/22/02 and initials GM.

KS ASSOCIATES, INC. 260 Burns Road, Suite 100 Elyria, Ohio 44035 (440)365-4730 Fax (440)365-4790 mailroom@ksassoc.com www.ksassoc.com

WAL-MART #1863-03 ALTA/ACSM LAND TITLE SURVEY OF PART OF ORIGINAL LOT NO. 5, TRACT 14 AND ORIGINAL LOT NO. 4, CARD TRACT IN ORIGINAL WILLOUGHBY TOWNSHIP CITY OF EASTLAKE, COUNTY OF LAKE, STATE OF OHIO



DRAWN BY: GRSB CHECKED BY: DAW/ML SCALE: 1"=40.00' DATE: 08/21/02 SHEET: P-1 OF 3 SHEETS