ALTA - ACSM Land Title Survey

of PPN's 7A-35-03 and 7A-35-05 Brainard Properties
Situated in the Township of Leroy, County of Lake and State of Ohio and known as being part of Lots 79 & 80, Township 10 North, Range 7 West of the Connecticut Western Reserve Survey.
February 2009 Scale 1"=300'

LEGAL DESCRIPTION
"As Surveyed"

Situated in the Township of Leroy, County of Lake and State of Ohio, known as being part of Lot No. 80, Township 10 North, Range 7 West of the Connecticut Western Reserve:

Beginning at the intersection of United State Route 90 (as shown by centerline plat recorded in Volume M, Page 34 of Lake County Plat Records) and Vrooman Road, 60 (sixty) feet wide and varies;

Thence South 50°17'18" West, along the centerline of U S Route 90, 1831 73 feet to a point;

Thence North 39°42'42" West, 156 86 feet to a 5/8 inch iron pin found (I D "LDC,INC.") in the northerly sideline of said U S Route 90;

Thence South 88°42'34" West, along a northerly line of land conveyed to Richard M. Osborne, Tr. By Document No 2002R053356 of Lake County Records (PPN 7A-27-09), also being the northerly line of Lot 63, passing through a 5/8 inch iron pin found (I D "Kosta") at 3 19 feet, 457.73 feet to a 5/8 inch iron pin found (I D "LDC,INC.") at an angle point therein,

The following ten courses are along the northeasterly portion of said Osborne PPN 7A-27-09;

Thence North 17°15'40" East, 231 00 feet to a 5/8 inch iron pin found (I D "LDC,INC.") at an angle point therein;

Thence North 01°04'40" East, 421 03 feet to a 5/8 inch iron pin found (I D "LDC,INC.") at an angle point therein;

Thence North 04°00'40" East, 314 82 feet to a 5/8 inch iron pin found (I D "LDC,INC") at an angle point therein;

Thence North 54°14'20" West, 223 08 feet to a 5/8 inch iron pin found (I D "LDC,INC.") at an angle point therein;

Thence South 84°15'40" West, 103 62 feet to a 5/8 inch iron pin found (I D. "LDC,INC") at an angle point therein;

Thence North 48°44'20" West, 123 42 feet to a 5/8 inch iron pin found (I D "LDC,INC") at an angle point therein,

Thence North 32°14'20" West, 203 94 feet to a 5/8 inch iron pin found (I D "LDC,INC") at an angle point therein;

Thence North 01°15'40" East, 118 80 feet to a 5/8 inch iron pin found (I D "LDC INC") at an angle point therein;

Thence North 33°44'20" West, 61.38 feet to a 5/8 inch iron pin found (I D "LDC,INC") at an angle point therein;

Thence South 58°35'40" West, 125 44 feet to a 5/8 inch iron pin found (I D "LDC INC") in the easterly line of Lot 80 and the Principal Place of Beginning;

COURSE I Thence South 02°04'01" East, along a westerly line of said Osborne (PPN 7A-27-09) and the easterly line of Lot 80, 214 50 feet to a 5/8 inch iron pin found (I D "LDC,INC."),

The following four courses are along the northerly portion of said Osborne (PPN. 7A-27-09),

COURSE II Thence North 21°04'01" West, 217.50 feet to a 5/8 inch iron pin found (I.D. "LDC,INC") at an angle point therein;

COURSE III Thence North 61°04'01" West, 165 00 feet to a 5/8 inch iron pin found (I.D. "LDC,INC") at an angle point therein;

COURSE IV Thence South 70°55'59" West, 217 50 feet to a 5/8 inch iron pin found (I.D. "LDC,INC") at an angle point therein;

COURSE V Thence South 52°55'59" West, 1348.48 feet to a 5/8 inch iron pin found (I.D "LDC,INC") in the easterly line of land conveyed to Richard M. Osborne, Tr By Document No 2002R053356 of Lake County Records (PPN 8A-09-03), also being the easterly line of Lot 18, Tract 1, Township 10 North, Range 8 West, also being the corporation line between Leroy Township and Concord Township;

COURSE VI Thence North 00°51'16" West, along the easterly line of said Osborne (PPN 8A-09-03) corporation line and Lot 18, 531 56 feet to the center of the Grand River;

The following eight courses are along the center of said Grand River, also being the corporation line between Leroy Township and Perry Township;

COURSE VII Thence North 70°06'57" East, 218 00 feet to a point;

COURSE VIII Thence North 40°36'10" East, 386 00 feet to a point;

COURSE IX Thence North 23°06'01" East, 276 00 feet to a point;

COURSE X Thence North 33°51'52" East, 376 00 feet to a point;

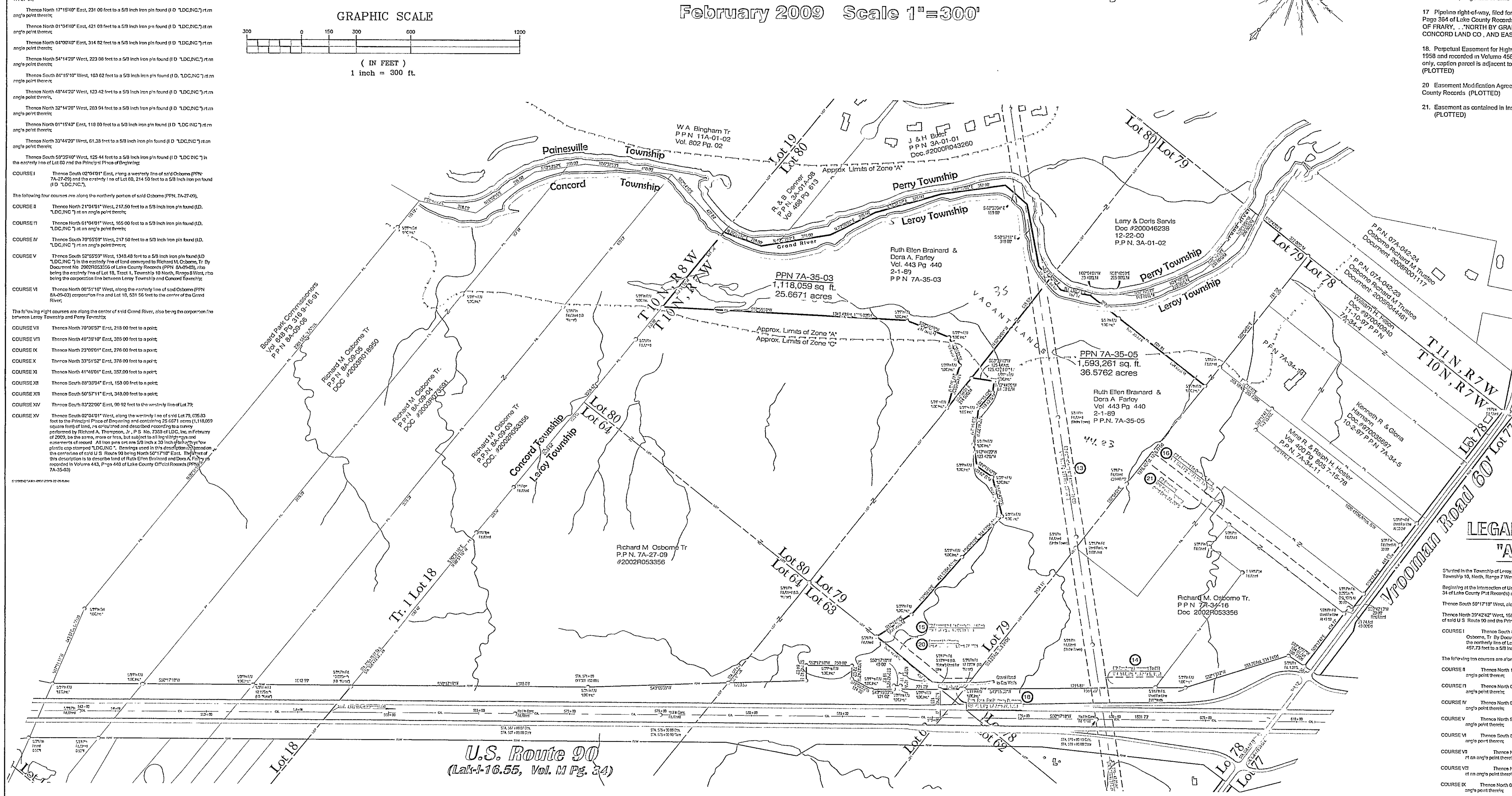
COURSE XI Thence North 41°46'01" East, 357.00 feet to a point;

COURSE XII Thence South 88°33'04" East, 153 00 feet to a point;

COURSE XIII Thence South 50°57'11" East, 348.00 feet to a point;

COURSE XIV Thence South 83°22'00" East, 90 92 feet to the westerly line of Lot 79;

COURSE XV Thence South 02°04'01" West, along the westerly line of said Lot 79, 695.83 feet to the Principal Place of Beginning and containing 25 6671 acres (1,118,059 square feet) of land, as calculated and described according to a survey performed by Richard A. Thompson, Jr , P S No. 7388 of LDC, Inc. in February of 2009, be the same, more or less, but subject to all legal highways and easements of record All iron pins set are 5/8 inch x 30 inch rebar with yellow plastic cap stamped "LDC,INC ". Bearings used in this description are based on the centerline of said U S Route 90 being North 50°17'18" East. The intent of this description is to describe land of Ruth Ellen Brainard and Dora A. Farley as recorded in Volume 443, Page 440 of Lake County Official Records (PPN 7A-35-03)



SCHEDULE "B" ITEMS

13 Easement to The Cleveland Electric Illuminating Company to construct and maintain a transmission line, filed for record February 20, 1942 and recorded in Volume 138, Page 281 of Lake County Records. (PLOTTED)

14. Roadway Easement to The Cleveland Electric Illuminating Company, filed for record July 6, 1961 and recorded in Volume 517, Page 430 of Lake County Records. (PLOTTED)

15 Appurtenant Easement for Ingress & Egress, filed for record September 13, 1978 and recorded in Volume 1001, Page 192 of Lake County Records (PLOTTED)

16 Easement for Ingress & Egress, filed for record September 13, 1978 and recorded in Volume 1001, Page 292 of Lake County Records. (PLOTTED)

17 Pipeline right-of-way, filed for record February 14, 1985 and recorded in Volume 118, Page 364 of Lake County Records (NOT PLOTTED - BLANKET EASEMENT OVER LANDS OF FRARY, . ."NORTH BY GRAND RIVER, SOUTH BY I-90, WEST BY NORTH CONCORD LAND CO , AND EAST BY GUTTMAN.. PART OF 7A-34-6 AND 7A-35-3")

18. Perpetual Easement for Highway Purposes (Parcel 33 10-Ia), filed for record June 27, 1958 and recorded in Volume 458, Page 67 of Lake County Records (shown for information only, caption parcel is adjacent to and northerly of the above described easement) (PLOTTED)

20 Easement Modification Agreement as contained in Instrument No 2006R039668 of Lake County Records (PLOTTED)

21. Easement as contained in Instrument No. 2006R039669 of Lake County Records (PLOTTED)

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Thence South 50°17'18" West, along the centerline of U S Route 90, 1831 73 feet to a point;

Thence North 39°42'42" West, 156 88 feet to a 5/8 inch iron pin found (I D. "LDC,INC.") in the northerly sideline of said U S Route 90 and the Principal Place of Beginning;

COURSE I Thence South 88°42'34" West, along a northerly line of land conveyed to Richard M. Osborne, Tr By Document No 2002R053356 of Lake County Records (PPN 7A-27-09), also being the northerly line of Lot 63, passing through a 5/8 inch iron pin found (I D "Kosta") at 3.19 feet, 457.73 feet to a 5/8 inch iron pin found (I D "LDC,INC.") at an angle point therein;

The following ten courses are along the northeasterly portion of said Osborne PPN 7A-27-09;

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COURSE III Thence North 01°04'10" East, 421 03 feet to a 5/8 inch iron pin found (I D "LDC,INC.") at an angle point therein;

COURSE IV Thence North 04°00'40" East, 314 82 feet to a 5/8 inch iron pin found (I D "LDC,INC") at an angle point therein;

COURSE V Thence North 54°14'20" West, 223.08 feet to a 5/8 inch iron pin found (I.D "LDC,INC") at an angle point therein;

COURSE VI Thence South 84°15'40" West, 103 62 feet to a 5/8 inch iron pin found (I D "LDC,INC") at an angle point therein;

COURSE VII Thence North 48°44'20" West, 123 42 feet to a 5/8 inch iron pin found (I.D. "LDC,INC") at an angle point therein;

COURSE VIII Thence North 32°44'20" West, 203 94 feet to a 5/8 inch iron pin found (I.D "LDC,INC.") at an angle point therein;

COURSE IX Thence North 01°15'40" East, 118 80 feet to a 5/8 inch iron pin found (I D. "LDC,INC.") at an angle point therein;

COURSE X Thence North 33°44'20" West, 61.38 feet to a 5/8 inch iron pin found (I D. "LDC,INC.") at an angle point therein;

COURSE XI Thence South 58°35'10" West, 125 44 feet to a 5/8 inch iron pin found (I D. "LDC,INC.") in the easterly line of Lot 80;

COURSE XII Thence North 02°04'01" West, along the easterly line of said Lot 80, 695.83 feet to the center of the Grand River, also known as the corporation line between Leroy Township and Perry Township;

COURSE XIII Thence South 83°22'00" East, along the center of said Grand River and corporation line, 88 08 feet to a point;

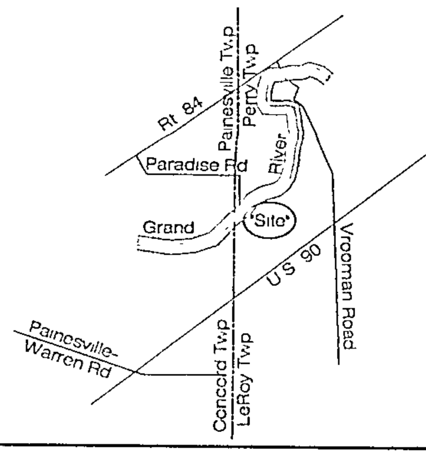
COURSE XIV Thence North 00°07'38" East, along the center of said Grand River and corporation line, 162.12 feet to a point;

COURSE XV Thence North 87°55'59" East, along a southerly line of said Osborne (PPN 7A-34-16), passing through a 5/8 inch iron pin found (I.D "LDC,INC") at 202.28 feet, 804 09 feet to a 5/8 inch iron pin found (I D. "LDC,INC") at an angle point therein, also being the westerly line of Lot 78;

COURSE XVI Thence South 02°04'01" East, along a westerly line of said Osborne (PPN: 7A-34-16) and the westerly line of said Lot 80, passing through a 5/8 inch iron pin found at 693.21 feet, 2134.11 feet to a 5/8 inch iron pin found (I D. "LDC,INC") in the northerly sideline of said U.S Route 90;

COURSE XVII Thence South 49°15'38" West, along the northerly sideline of said U.S. Route 90, 130.20 feet to the Principal Place of Beginning and containing 36.5762 acres (1,593,261 square feet) of land, as calculated and described according to a survey performed by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc. in February of 2009, be the same, more or less, but subject to all legal highways and easements of record. All iron pins set are 5/8 inch x 30 inch rebar with yellow plastic cap stamped "LDC,INC.". Bearings used in this description are based on the centerline of said U.S Route 90 being North 50°17'18" East. The intent of this description is to describe land of Ruth Ellen Brainard and Dora A. Farley as recorded in Volume 443, Page 440 of Lake County Official Records (PPN: 7A-35-05).

VICINITY MAP



FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN " ZONE - C & ZONE - A " AS SHOWN ON THE FEDERAL FLOOD MAPS COMMUNITY PANEL 390770028C, Dated 1-2-81.

BASIS OF BEARINGS

Per the R/W Plans for U S. Rt 90

ZONING:

Subject Property is Zoned R-2 Resdiental (3 Acres)

SURVEY LEGEND

Meas = Measured	Dd = Deed
Plat = Subdivision Plat	Rec = Record
D./M = Deed & Measured	Act. = Actual

ENCROACHMENTS

None Apparent

CERTIFICATION

"To Osair Inc. and Lake County Title"

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 professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

STATE OF OHIO RICHARD A. THOMPSON JR. S-7388 REGISTERED PROFESSIONAL SURVEYOR

Richard A Thompson Jr. P.S 7388

2.10.9

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9025 Osborne Drive, Mentor, Ohio 44060
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(440) 354-6938 FAX: (440) 255-9575
L.D.C. Inc. d.b.a.

DATE 2/6/09
SCALE: HOR. 1"=300'
VERT.
FILENAME ALTA
COMPUTER S.
TAB NAME ALTA

SHEET 1 OF 1

CONTRACT No. OSAIR1-0807