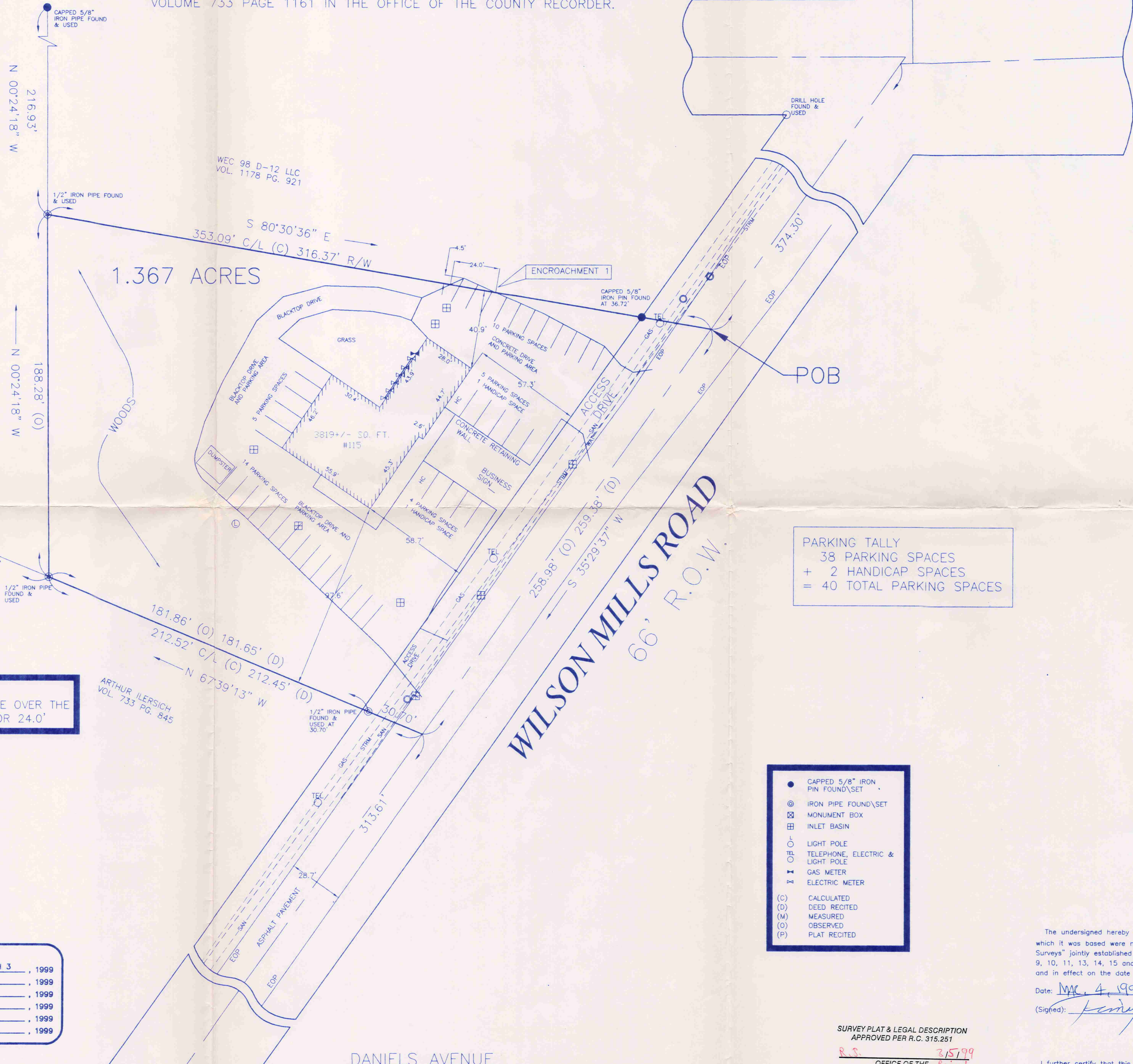
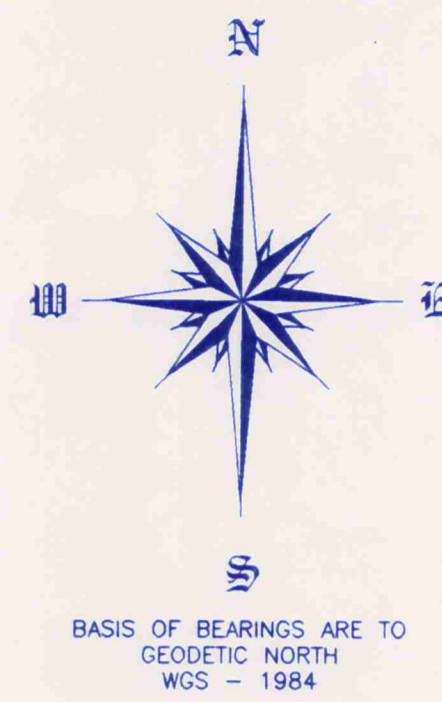
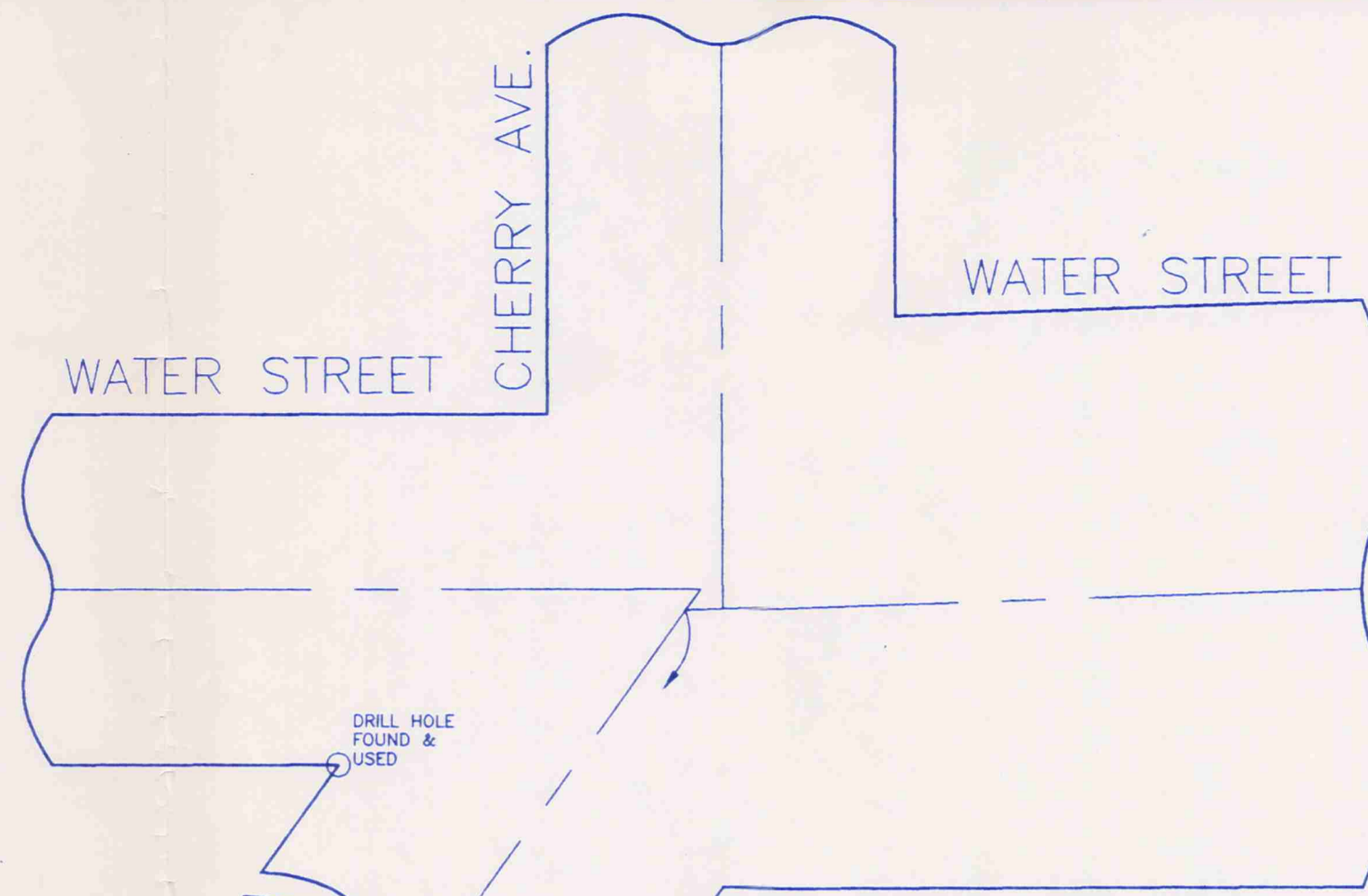


ALTA - ACSM LAND TITLE SURVEY
ALL THAT CERTAIN LAND SITUATE IN LOT 137, IN THE VILLAGE OF CHARDON,
TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT
WESTERN RESERVE SURVEY, COUNTY OF GEAGA, STATE OF OHIO. A
RESURVEY OF LANDS TO D. AND T. ENTERPRISES, AS RECORDED IN DEED
VOLUME 733 PAGE 1161 IN THE OFFICE OF THE COUNTY RECORDER.



LEGAL DESCRIPTION
ALL THAT CERTAIN LANDS SITUATE IN LOT 137, IN THE VILLAGE OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAGA, STATE OF OHIO. A RESURVEY OF LANDS TO D. AND T. ENTERPRISES, AS RECORDED IN DEED VOLUME 733 PAGE 1161 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED. BEGINNING AT A POINT TO MARK THE CENTERLINE OF WILSON-MILLS ROAD (66 FEET WIDE), SAID POINT BEING THE SOUTHEAST CORNER OF LANDS TO WEC 98D-12 LLC, AS RECORDED IN VOLUME 1178 PAGE 921, AND BEING FURTHER LOCATED FROM A POINT MARKING THE INTERSECTION OF THE EAST CENTERLINE OF WATER STREET, WITH SAID CENTERLINE OF WILSON-MILLS ROAD, SOUTH 35°-29'-37" WEST, A DISTANCE OF 374.30 FEET.
THENCE, THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 35°-29'-37" WEST, ALONG THE CENTERLINE OF WILSON-MILLS ROAD, A DISTANCE OF 258.98 FEET TO MARK A POINT IN SAID CENTERLINE AT THE NORTHEAST CORNER OF LANDS TO ARTHUR ILSERSICH, AS RECORDED IN VOLUME 733 PAGE 845.
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THENCE, SOUTH 80°-30'-36" EAST, (THRU A CAPPED 5/8" IRON PIN FOUND (HAMMONTREE) AT 316.37 FEET) ALONG THE SOUTH LINE OF LANDS TO SAID WEC 98D-12 LLC, A TOTAL DISTANCE OF 353.09 FEET TO THE POINT AND PLACE OF BEGINNING. SAID LAND CONTAINING 1.367 ACRES AS SURVEYED AND DESCRIBED IN FEBRUARY 1999 BY TIMOTHY E. STOCKER, P.S. 7245, CRABBS' SURVEYING ORDER 2028. BASIS OF BEARINGS ARE TO GEODETIC NORTH-WGS-1984.

PARKING TALLY
38 PARKING SPACES
+ 2 HANDICAP SPACES
= 40 TOTAL PARKING SPACES

ENCROACHMENTS
1 - SEE OUR CONCRETE DRIVE OVER THE NORTH PROPERTY LINE 4.5' FOR 24.0'

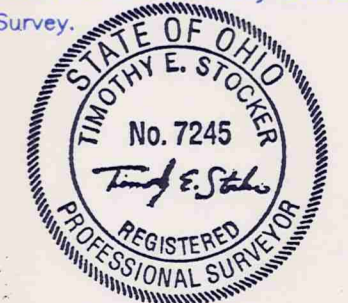
- CAPPED 5/8" IRON PIN FOUND/SET
- ⊙ IRON PIPE FOUND/SET
- ⊠ MONUMENT BOX
- ⊞ INLET BASIN
- LIGHT POLE
- ⊕ TELEPHONE, ELECTRIC & LIGHT POLE
- ⊗ GAS METER
- ⊘ ELECTRIC METER
- (C) CALCULATED
- (D) DEED RECITED
- (M) MEASURED
- (O) OBSERVED
- (P) PLAT RECITED

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, PANEL 1 OF 1 COMMUNITY PANEL NUMBER 390191 0005C, WITH AN EFFECTIVE DATE OF JANUARY 4, 1985 THE PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE C AREAS OF MINIMAL FLOODING.

REPUBLIC BANK SURVEY CERTIFICATION:

The undersigned hereby certifies to Republic Bank, [and to additional parties if any] that this map or plat and the survey on which it was based were made () in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereof, and () pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey.

Date: MAR 4 1999
(Signed): Timothy E. Stocker Registered Surveyor



SURVEY PLAT & LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 2/5/99
OFFICE OF THE GEAGA COUNTY ENGINEER

I further certify that this map or plat and the survey on which it was based meets the Minimum Standards for Boundary Surveys in the State of Ohio as set forth in Ohio Administrative Code, Chapter 4733-37; that this map or plat, the survey on which it was based, and the legal description shown hereon meets the requirements, if any, as established by the Geauga County Transfer and Conveyance Standards.

I also certify that the property shown on this map or plat abuts a publicly dedicated street and there is vehicular ingress and egress to and from the property; that the property description is the same property specifically described in Lawyers Title Insurance Company's Title Commitment No. 83327-E, dated February 3, 1999; that except as shown the premises does not serve any other adjoining property for drainage, ingress, egress or any other purpose; that if the property consists of two or more parcels that the parcels are contiguous and when taken together form one parcel without any gaps or gores; and that existing utilities (i.e., storm, sanitary, sewers, water, gas and electric) are available to the property.



SCALE: 1" = 30'

DATE OF ORIGINAL:	FEB. 24	, 1999
REVISION:	REVISIONS AS PER GEAGA COUNTY	DATE: MARCH 3, 1999
REVISION:		DATE: , 1999
REVISION:		DATE: , 1999
REVISION:		DATE: , 1999
REVISION:		DATE: , 1999

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

U.S. SURVEYOR
CRABBS' SURVEYING SERVICE™
10 WEST ERIE STREET, SUITE 101
PAINESVILLE, OH 44077
1-800-488-3968

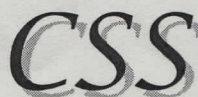
PROJECT ADDRESS:
115 WILSON MILLS ROAD
CHARDON, OHIO

JOB NUMBER: 2028PLOT
COMMITMENT NUMBER: 83327-E

PROJECT NAME:
ALTA/ACSM LAND
TITLE SURVEY

PROJECT LOCATION:
GEAGA COUNTY, OHIO

PREPARED FOR:
LAWYERS TITLE INSURANCE COMPANY
&
REPUBLIC BANK, ITS SUCCESSORS
AND/OR ASSIGNS


Crabbs' Surveying Service

10 West Erie Street, Suite 101

Painesville, Ohio 44077

ALL THAT CERTAIN LANDS SITUATE IN LOT 137, IN THE VILLAGE OF CHARDON, TOWNSHIP NUMBER 9 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF GEAUGA, STATE OF OHIO. A RESURVEY OF LANDS TO D. AND T. ENTERPRISES, AS RECORDED IN DEED VOLUME 733 PAGE 1161 IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED.

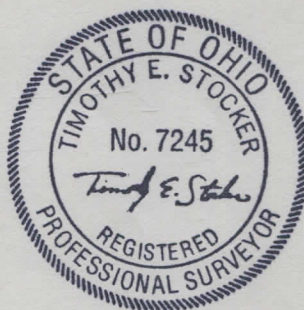
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APPROVED PER R.C. 315.251

R.S.

3/5/99

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER