

ALTA/ACSM LAND TITLE SURVEY

Prepared for and at the instance of

DEBARTOLO PROPERTY GROUP, L.L.C.
TONY J. LARICCIA, FRED M. LARICCIA & CAROL ANNE O'SHAUGHNESSY
OHIO TITLE CORP. N.E. AGENCY, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEauga AND STATE OF OHIO AND BEING A PART OF ORIGINAL VILLAGE OF CHARDON LOT NUMBER 147 AND 153, TRACT 3



SCALE IN FEET
FEBRUARY, 2003
REVISED MARCH 06, 2003
SCALE: 1" = 50'

LEGAL DESCRIPTION

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAGA, AND STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL CHARDON LOT NUMBER 147 AND 153, TRACT 3;

BEGINNING AT A DRILL HOLE IN STONE MONUMENT FOUND AT THE CENTER LINE INTERSECTION OF SEVENTH STREET AND CENTER STREET (S.R. 44), WIDTH VARIES;

THENCE N54°26'30"W ALONG THE CENTER LINE OF CENTER STREET, A DISTANCE OF 291.50 FEET TO THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY CENTER SIX CORPORATION, AS RECORDED IN VOLUME 775, PAGE 921 OF GEAGA COUNTY DEED RECORDS, AND THE PRINCIPLE PLACE OF BEGINNING;

THENCE S04°04'35"E ALONG A WESTERLY LINE OF CENTER SIX CORPORATION, AND PASSING OVER THE SOUTHERLY LINE OF CENTER STREET, WHICH IS REFERENCED BY A 5/8 INCH IRON PIN FOUND WITH CAP, "CT", 52.43 FEET THEREFROM, A TOTAL DISTANCE OF 542.74 FEET TO AN ANGLE POINT, WHICH IS REFERENCED BY A ONE INCH IRON PIPE FOUND, 0.07 FEET (EAST), AND 0.16 FEET (SOUTH);

THENCE S84°04'35"W ALONG A NORTHERLY LINE OF CENTER SIX CORPORATION, A DISTANCE OF 560.93 FEET TO THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OWNED BY CENTER SIX CORPORATION, AS RECORDED IN VOLUME 1241, PAGE 944 OF GEAGA COUNTY DEED RECORDS, WHICH IS REFERENCED BY A 3/4 INCH IRON PIN FOUND, 0.09 FEET (NORTH), AND 0.05 FEET (EAST);

THENCE N27°59'39"E ALONG THE EASTERLY LINE OF CENTER SIX CORPORATION, AS AFORESAID, AND PASSING OVER A 5/8 INCH IRON PIN TO BE SET WITH CAP, #7394 (CIUNI & LYNN), ON THE SOUTHWESTERLY LINE OF CENTER STREET, 752.16 FEET THEREFROM, A TOTAL DISTANCE OF 792.51 FEET TO A POINT ON THE CENTERLINE OF CENTER STREET, AS AFORESAID;

THENCE S54°26'30"E ALONG THE CENTER LINE OF CENTER STREET, A DISTANCE OF 173.67 FEET TO THE PRINCIPLE PLACE OF BEGINNING, AND CONTAINING 5.0598 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD, ACCORDING TO A SURVEY MADE BY JOSEPH R. CIUNI, OHIO REGISTERED NUMBER 7394, FOR ADACHE-CIUNI-LYNN ASSOCIATES, INC., 5595 TRANSPORTATION BOULEVARD, CLEVELAND, OHIO, 44125, AS DATED FEBRUARY, 2003.

BASIS OF BEARING IS TAKEN FROM MINOR SUBDIVISION PLAT, AS RECORDED IN VOLUME 34, PAGE 114 OF GEAGA COUNTY MAP RECORDS.

PREPARED BY:
ADACHE-CIUNI-LYNN ASSOCIATES
PROJECT NO. 202046-3A
JANUARY 24, 2003
REVISED MARCH 06, 2003

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II

8 EASEMENT FOR HIGHWAY PURPOSES FROM TONY LARICCIA AND CARMEN LARICCIA, HUSBAND AND WIFE, TO THE STATE OF OHIO (SHOWN ON PLAN)

CENTER SIX CORPORATION
VOL. 775, PG. 921
G.C.D.R.

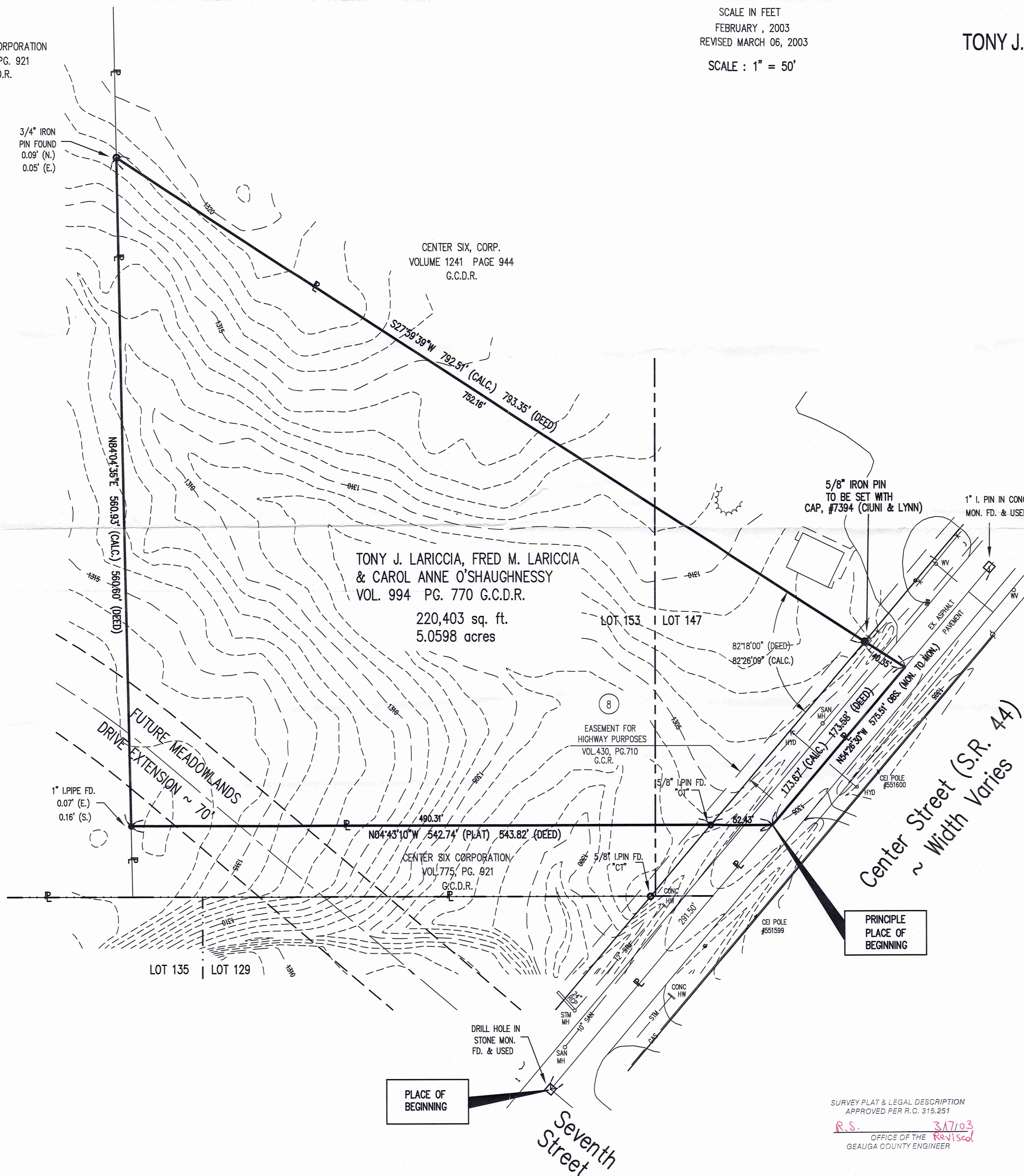
CENTER SIX, CORP.
VOLUME 1241 PAGE 944
G.C.D.R.

TONY J. LARICCIA, FRED M. LARICCIA
& CAROL ANNE O'SHAUGHNESSY
VOL. 994 PG. 770 G.C.D.R.

220,403 sq. ft.
5.0598 acres

PLACE OF BEGINNING

PRINCIPLE PLACE OF BEGINNING

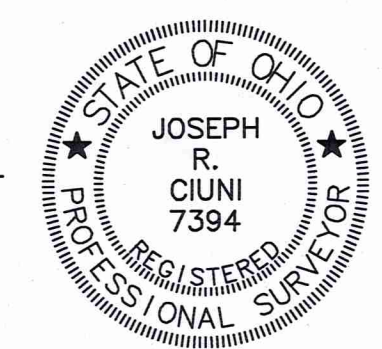


PREPARED BY:
acla
adache ciuni lynn associates inc. CONSULTING ENGINEERS
5595 transportation boulevard, cleveland, ohio 44125
PHONE (216) 518-5544 FAX (216) 518-5545

THE UNDERSIGNED HEREBY CERTIFIES TO DEBARTOLO PROPERTY GROUP, L.L.C., TONY J. LARICCIA, FRED M. LARICCIA, AND CAROL ANNE O'SHAUGHNESSY, OHIO TITLE CORP. N.E. AGENCY, INC., AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE (i) 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), 8, 10, 11 AND 13 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY. THIS MAP OR PLAT CORRECTLY SHOWS THE PREMISES, AND THE LOCATION OF ALL BUILDINGS, STRUCTURES, FENCES, EASEMENTS, RIGHTS OF WAY, SIGNS, DRAINAGE DITCHES, BUILDINGS SET-BACK LINES, RAILROADS, STREAMS, PARTY WALLS, AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES; THAT EXCEPT AS SHOWN, AND AFTER CAREFUL INSPECTION, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS, EASEMENTS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, FENCES OR OTHER IMPROVEMENTS, EXCEPT AS SHOWN HEREIN, AND NO ENCROACHMENT ON SAID PREMISES BY BUILDINGS, STRUCTURES, FENCES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; THAT THE PROPERTY DESCRIPTION CONTAINED HEREIN IS AN ACCURATE DESCRIPTION OF THE PREMISES SURVEYED AND DESCRIBES THE SAME PROPERTY SPECIFICALLY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE INSURANCE ORDER NO. C02-616 DATED JUNE 27, 2002; THAT, EXCEPT AS SHOWN, THE PREMISES DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS OR ANY OTHER PURPOSE; THAT THE PREMISES IS LOCATED IN FLOOD ZONE C (AREA OF MINIMAL FLOODING) AS SHOWN BY COMMUNITY-PANEL NUMBER 390191 0005 C, DATED JAN. 04, 1985 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP; THAT ALL REQUIRED BUILDING SET-BACK LINES ON THE PREMISES ARE LOCATED AS SHOWN HEREON; THAT THE PREMISES ARE CONTIGUOUS WITHOUT ANY GAPS OR GORES; THAT THE PREMISES HAS ACCESS TO AND FROM A PUBLIC DEDICATED MAINTAINED BY GOVERNMENTAL AUTHORITY AND ABUTS SAID DEDICATED ROADWAY; THAT THE ADDRESS OF THE PROPERTY IS CORRECT AS SHOWN; THAT THE DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF; THAT ALL BEARINGS ARE RELATED TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY; THAT PERMANENT MONUMENTS WERE FOUND OR SET AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY INDICATED HEREON.

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251
R.S. 3A7103
OFFICE OF THE
GEAGA COUNTY ENGINEER

JOSEPH R. CIUNI
PROFESSIONAL SURVEYOR NO. 7394
03/06/03
DATE



CHC 00060

LEGAL DESCRIPTION

Picked up 3-18-03
Lariccia
P.P.N. 10-086200
Vol. 1596 Pg. 58

SITUATED IN THE CITY OF CHARDON, COUNTY OF GEAUGA, AND STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL CHARDON LOT NUMBER 147 AND 153, TRACT 3:

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PREPARED BY:
ADACHE-CIUNI-LYNN ASSOCIATES
PROJECT NO. 202046-3A
JANUARY 24, 2003
REVISED MARCH 06, 2003

Joseph R. Ciuni
JOSEPH R. CIUNI
PROFESSIONAL SURVEYOR NO. 7394



03/06/03
DATE

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 3/17/03
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

good closure