

LEGAL DESCRIPTION:

Lot 1
A certain parcel of land situated in the Village of South Russell, County of Geauga, State of Ohio, known as being a part of Lot No. 9, Tract No. 3, Russell Township, and being more particularly described as follows:
COMMENCING at a 1" iron bar in a monument box found at the intersection of the centerline of Chillicothe Road (60' Public Right of Way) with the centerline of Bell Road (60' Public Right of Way), thence, South 88°00'20" West along the centerline of Bell Road, a distance of 200.00 feet to the POINT OF BEGINNING for the herein described parcel of land;

Lot 2
A certain parcel of land situated in the Village of South Russell, County of Geauga, State of Ohio, known as being a part of Lot No. 9, Tract No. 3, Russell Township, and being more particularly described as follows:
COMMENCING at a 1" iron bar in a monument box found at the intersection of the centerline of Bell Road (60' Public Right of Way) with the centerline of Chillicothe Road (60' Public Right of Way), thence, South 00°00'00" East along the centerline of Chillicothe Road, a distance of 200.00 feet to the POINT OF BEGINNING for the herein described parcel of land;

OWNERS ACCEPTANCE
On the _____ day of _____, 2007, before me, the undersigned, Cipriani Investment Company, Ltd., who being duly sworn according to law, deposes and says that it is one of the two owners of the property shown on this lot split plot, the plot thereof was made at its direction, and it acknowledges that the same is to be recorded.

CIPRIANI INVESTMENT COMPANY, LTD.
By: Cipriani Master Company, Ltd., an Ohio limited liability company, its sole member
By: M&R Management Co., Ltd., an Ohio limited liability company, its sole member
By: Michael Cipriani
State of Ohio)
County of Cuyahoga) ss:

Notary Public
Print Name _____
My commission expires: _____

OWNERS ACCEPTANCE
On the _____ day of _____, 2007, before me, the undersigned, Inland American CFG Portfolio, L.L.C., who being duly sworn according to law, deposes and says that it is one of the two owners of the property shown on this lot split plot, the plot thereof was made at its direction, and it acknowledges that the same is to be recorded.

INLAND AMERICAN CFG PORTFOLIO, L.L.C.
By: Inland American Real Estate, Inc., a Maryland corporation, its sole member
By: _____
State of _____)
County of _____) ss:

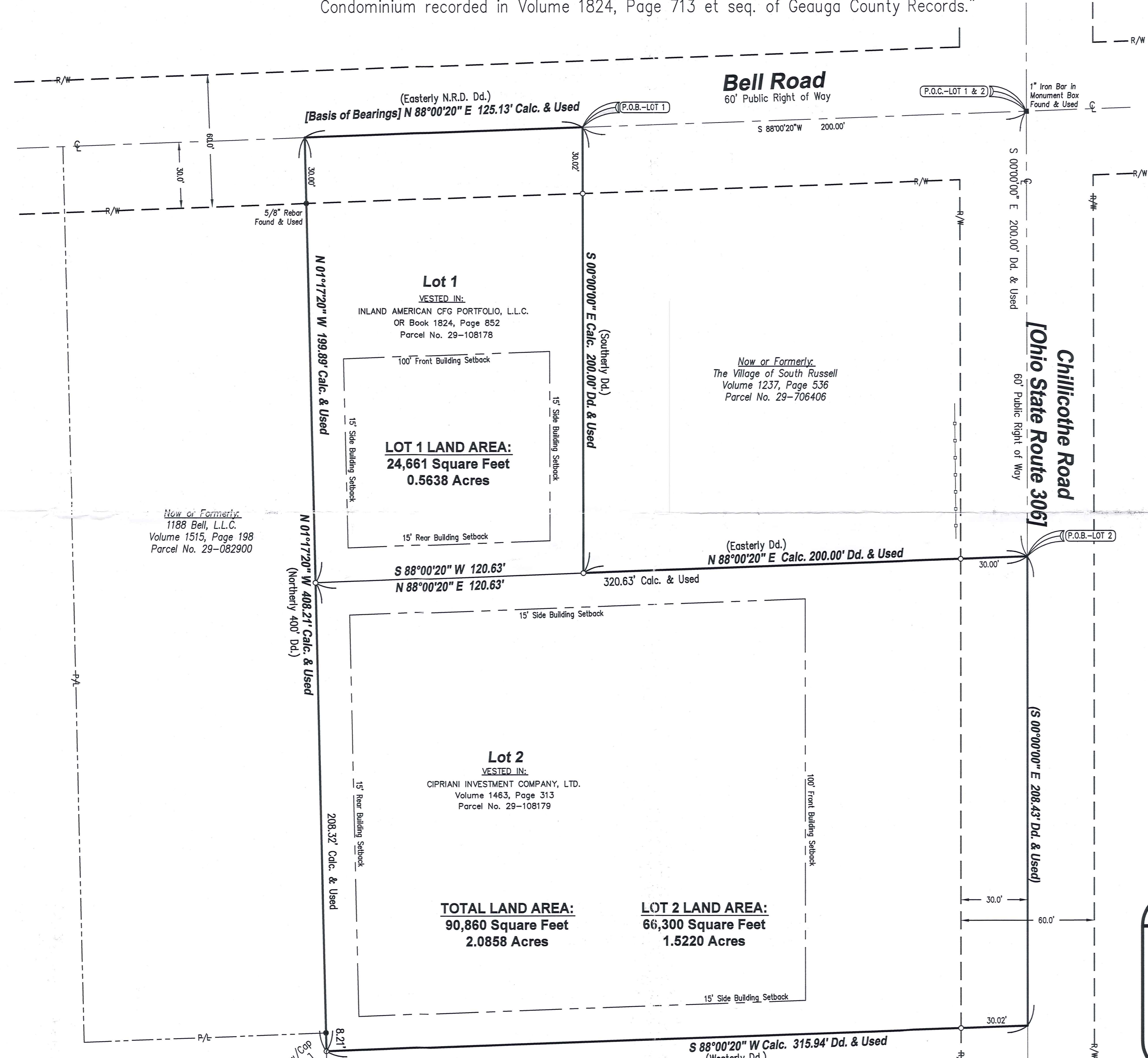
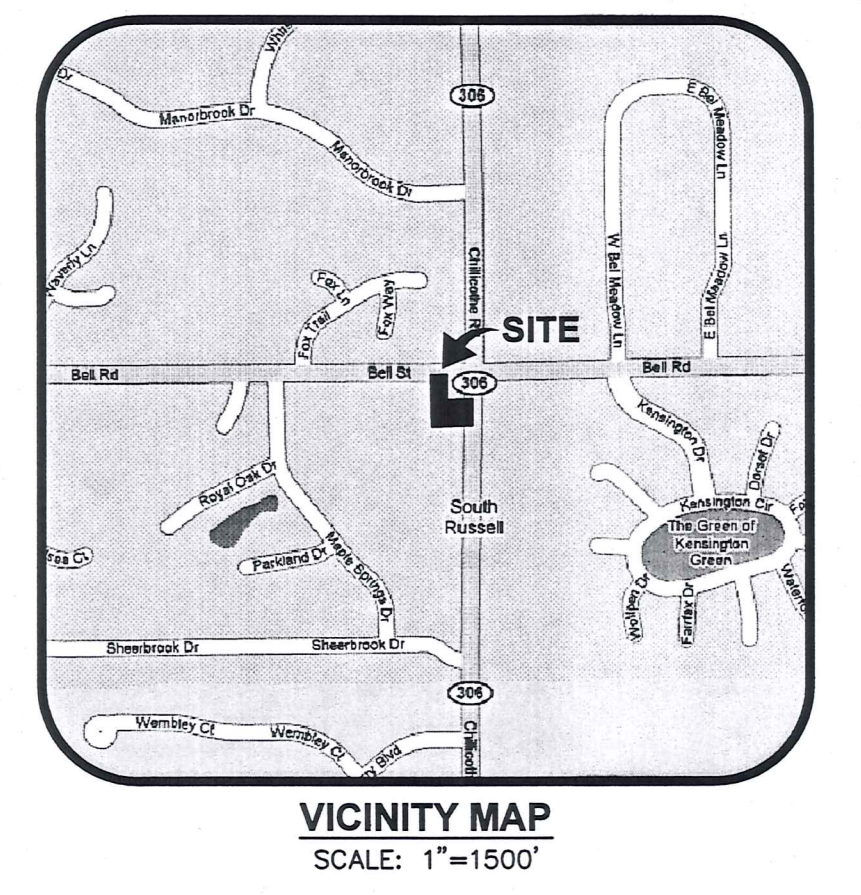
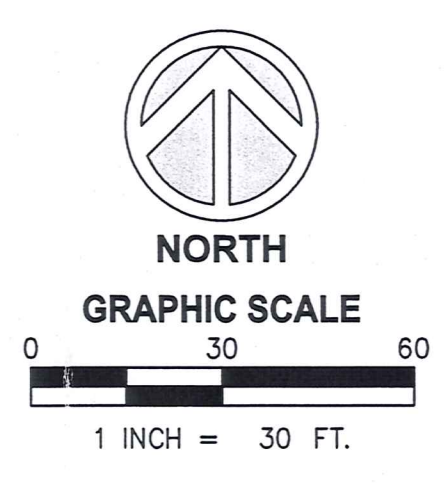
Notary Public
Print Name _____
My commission expires: _____

306 & BELL LOT SPLIT - LOTS 1 & 2

PART OF ORIGINAL LOT NO. 9 - TRACT NO. 3 - VILLAGE OF SOUTH RUSSELL - GEAGA COUNTY - OHIO

CONTAINING 2.0858 ACRES, BEING PART OF THE LAND CONVEYED TO THE CIPRIANI INVESTMENT COMPANY, LTD. IN THE DEED RECORDED IN VOLUME 1463, PAGE 313 OF THE GEAGA COUNTY DEED RECORDS.

"Now known as 306 & Bell Condominium, whose drawings are recorded in Volume 40 of Condominium Maps, Page 30 et seq. of Geauga County Records and as further described in Declaration of Condominium Ownership for 306 & Bell Condominium recorded in Volume 1824, Page 713 et seq. of Geauga County Records."



SYMBOL LEGEND
R/W - Right-of-Way
P/L - Adjoiner Property Line
C - Centerline
P.O.B. - Place/Point of Beginning
P.O.C. - Place/Point of Commencement
Calc. - Calculated
Dd. - Deed
(Record) Actual
• - Monumentation Found as Noted
■ - Monument Box Found
○ - 5/8" Rebar w/Cap Set

LOT COVERAGE:
Lot 1:
20,133 Square Feet - Impervious Area (Building, Concrete, Asphalt)
4,428 Square Feet - Pervious Area (Grass, Landscaping, Trees)
24,561 Square Feet - Total Area
Total Lot Coverage (Impervious Area): 82%
Lot 2:
54,638 Square Feet - Impervious Area (Building, Concrete, Asphalt)
11,662 Square Feet - Pervious Area (Grass, Landscaping, Trees)
66,300 Square Feet - Total Area
Total Lot Coverage (Impervious Area): 82%

FLOOD ZONE:
By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone NSFHA No Special Flood Hazard Area according to the Flood Insurance Rate Map for the County of Geauga, Community Panel No. 390740A Panel 02.
BASIS OF BEARING:
The meridian for all bearings shown hereon is the Centerline of Bell Road, assumed as being North 88°00'20" East.

RECORDER:
Received for recording purposes by the Geauga County Recorder this _____ day of _____, 2007.
Recorded this _____ day of _____, 2007 at _____, M.
In Plat Book Volume No. _____, Page No. _____
Gaugua County Recorder _____

AUDITOR
Received for transfer by the Geauga County Auditor this _____ day of _____, 2007.
Gaugua County Auditor _____

VILLAGE OF SOUTH RUSSELL LOT SPLIT APPROVAL
David Hovevar, Building Commissioner _____, 2007
David Ondrey, Village Solicitor _____, 2007
Approval as to form. No other Village approvals required.

SURVEYOR'S CERTIFICATION
I hereby certify that I have surveyed the accompanying tract of land and the map is a correct representation of the same and all monuments have been found or set as shown hereon.
DERON J. MILLMAN, P.S. No. 7717

Citizens Bank
CITIZENS FINANCIAL GROUP
480 Jefferson Boulevard
Warwick, RI 02886

306 & BELL LOTS 1 & 2
1194 Bell Road
Village of Russell
County of Geauga
State of Ohio

Table with columns: Drawn By, Date, Project Manager, Scale, Checked, HAS No., FAST No., Sheet, RC No.

REVISION NOTES table with columns: By, Date, Comment

National Commercial Division
MSI Site No.: 11529 (11090)

MILLMAN SURVEYING, INC.
CORPORATE HEADQUARTERS:
1000 Genesee Road, Suite 11
Hudson, Ohio 44236



RUS-00092

(07-167)

306's Bell Condominium
picked up 10-18-07

29-108178

V. 1834-Pg. 2391

RUS00092



MILLMAN SURVEYING, INC.

CORPORATE HEADQUARTERS
1742 GEORGETOWN ROAD, SUITE H
HUDSON, OHIO 44236
PH: (330) 342-0723 FAX: (330) 342-0834
ALTA/ACSM Land Title Surveys
Wireless Telecommunication Surveys
www.SURVEYINGAMERICA.com

Lot 1

A certain parcel of land situated in the Village of South Russell, County of Geauga, State of Ohio, known as being a part of Lot No. 9, Tract No. 3, Russell Township, and being more particularly described as follows:

COMMENCING at a 1" iron bar in a monument box found at the intersection of the centerline of Chillicothe Road (60' Public Right of Way) with the centerline of Bell Road (60' Public Right of Way), thence, South 88°00'20" West along the centerline of Bell Road, a distance of 200.00 feet to the POINT OF BEGINNING for the herein described parcel of land;

thence, South 00°00'00" East along the East line of the herein described parcel of land and the west line of land owned by The Village of South Russell, as recorded in Book 1237, Page 536 of the Geauga County deed records, passing a 5/8" capped rebar set at 30.02 feet, for a total distance of 200.00 feet to a 5/8" capped rebar set at the southwest corner thereof;

thence, South 88°00'20" West along the South line of the herein described parcel of land and the north line of land now or formerly owned by Cipriani Investment Company, LTD, as recorded in Official Record Book 1463, Page 313 of the Geauga County deed records, a distance of 120.63 feet to a 5/8" capped rebar set at the northwest corner thereof;

thence, North 01°17'20" West along the West line of the herein described parcel of land and the east line of land now or formerly owned by 1188 Bell, LLC, an Ohio Limited Liability Company, as recorded in Book 1515, Page 198 of the Geauga County deed records, passing a 5/8" rebar found at 169.89 feet, for a total distance of 199.89' to the aforementioned centerline of Bell Road;

thence, North 88°00'20" East along the North line of the herein described parcel of land and along said centerline, a distance of 125.13 feet to the POINT OF BEGINNING;

Containing 24,661 square feet (0.5638 acres) of land, more or less, as surveyed in June of 2007 by Deron J. Millman, PS, Ohio Registered Professional Licensed Surveyor No. 7717 for and on behalf of Millman Surveying, Inc. and is subject to all legal highways and easements of record. The parcel of land herein described is the same parcel of land now or formerly conveyed to Inland American CFG Portfolio, L.L.C. as recorded in O.R. Book 1824, Page 852 of the Geauga County Deed Records.

KUS 00092

MILLMAN SURVEYING, INC., 1742 GEORGETOWN ROAD, SUITE H, HUDSON, OHIO 44236
PH: (330) 342-0723 FAX: (330) 342-0834 www.SURVEYINGAMERICA.com

The meridian for all bearings shown hereon is the centerline of Bell Road, assumed as being North 88°00'20" East.

Deron J. Millman 10-17-07

Deron J. Millman
Ohio Professional Land Surveyor No. 7717
For and on behalf of Millman Surveying, Inc.
Date of Survey: June 7, 2007



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

Revised 10/18/07
OFFICE OF THE Revised
GEAUGA COUNTY ENGINEER

RECEIVED
OCT 18 2007
COUNTY ENGINEER



MILLMAN SURVEYING, INC.

CORPORATE HEADQUARTERS
1742 GEORGETOWN ROAD, SUITE H
HUDSON, OHIO 44236

PH: (330) 342-0723 FAX: (330) 342-0834

ALTA/ACSM Land Title Surveys
Wireless Telecommunication Surveys
www.SURVEYINGAMERICA.com

(07-167)

29-108179

V. 1834 - Pg. 2395

Lot 2

A certain parcel of land situated in the Village of South Russell, County of Geauga, State of Ohio, known as being a part of Lot No. 9, Tract No. 3, Russell Township, and being more particularly described as follows:

COMMENCING at a 1" iron bar in a monument box found at the intersection of the centerline of Bell Road (60' Public Right of Way) with the centerline of Chillicothe Road (60' Public Right of Way), thence, South 00°00'00" East along the centerline of Chillicothe Road, a distance of 200.00 feet to the POINT OF BEGINNING for the herein described parcel of land;

thence, South 00°00'00" East continuing along said centerline, a distance of 208.43 feet;

thence, South 88°00'20" West along the South line of the herein described parcel of land and the north line of land now or formerly owned by Jabar Holding Company, LLC, as recorded in Book 1797, Page 546 of the Geauga County deed records, passing a 5/8" capped rebar set at 30.02 feet, for a total distance of 315.94 feet to a 5/8" capped rebar set at the northwest corner thereof;

thence, North 01°17'20" West along the West line of the herein described parcel of land and the east line of land owned by the Village of South Russell as recorded in Volume 1317, Page 454 of the Geauga County deed records and the east line of land now or formerly owned by 1188 Bell, LLC, an Ohio Limited Liability Company, as recorded Book 1515, Page 198 of the Geauga County deed records, a distance of 208.32 feet to a 5/8" capped rebar set;

thence, North 88°00'20" East along the North line of the herein described parcel of land, passing a 5/8" capped rebar set at 120.63 feet at the southwest corner of land owned by the Village of South Russell as recorded in Volume 1237, Page 536 of the Geauga County deed records and continuing along the south line of said Village of South Russell land for a total distance of 320.63 feet to the POINT OF BEGINNING;

Containing 66,300 square feet (1.5220 acres) of land, more or less, as surveyed in June of 2007 by Deron J. Millman, PS, Ohio Registered Professional Licensed Surveyor No. 7717 for and on behalf of Millman Surveying, Inc. and is subject to all legal highways and easements of record. The above described parcel of land is the same land now or formerly conveyed to Cipriani Investments, LTD. as recorded in Volume 1463, Page 313 of the Geauga County deed records.

The meridian for all bearings shown hereon is the centerline of Bell Road, assumed as being North 88°00'20" East.

Deron J. Millman 10-17-07

Deron J. Millman
Ohio Professional Land Surveyor No. 7717
For and on behalf of Millman Surveying, Inc.
Date of Survey: June 7, 2007



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

R.S. 10/18/07

OFFICE OF THE *Revised*
GEAUGA COUNTY ENGINEER

RECEIVED
OCT 18 2007
GEAUGA COUNTY ENGINEER