UTILITY NOTE

THE VARIOUS UTILITY LINES SHOWN HEREON ARE BASED UPON FIELD DATA WHEREVER POSSIBLE AND OTHERWISE ON PUBLIC AND PRIVATE RECORDS WHICH MAY OR MAY NOT BE COMPLETE OR ACCURATE. BEFORE ANY EXCAVATIONS ARE MADE IN THE SURVEY AREA CONTRACTORS SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE AT PHONE NO. 1-800-362-2764.

LEGEND

BLDG.	= BUILDING	G.A.	= GUY ANCHOR
BR.W.	= BRICK WALL	G.L.M.	= GAS LINE MARKER
C.A.	= CONCRETE APRON	G.M.	= GAS METER
C.O.	= CLEAN OUT	LT.STD.	= LIGHT STAND
C.W.	= CONCRETE WALK	MH.	= MANHOLE
D.	= DEED	O.E.P.	= OHIO EDISON POLE
DR.	= DRAIN	P.	= POLE
DT.	= DUCT	S.	= SIGN
E.	= EASEMENT	T.L.M.	= TELEPHONE LINE MARKER
F. HYD.	= FIRE HYDRANT		
FL.LT.	= FLOOD LIGHT	W.V.	= WATER VALVE

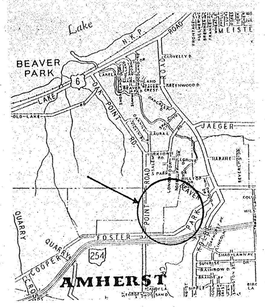
ALTA/ACSM LAND TITLE SURVEY FOR
GREENTREE PROPERTIES
BEING A PART OF ORIGINAL AMHERST TOWNSHIP LOT NO. 20
IN LORAIN COUNTY.
IN THE CITY OF LORAIN * OHIO
DIMENSIONS ARE IN FEET AND DECIMALS.
BEARINGS ARE TO AN ASSUMED MERIDIAN,
AND ARE USED TO DENOTE ANGLES ONLY.

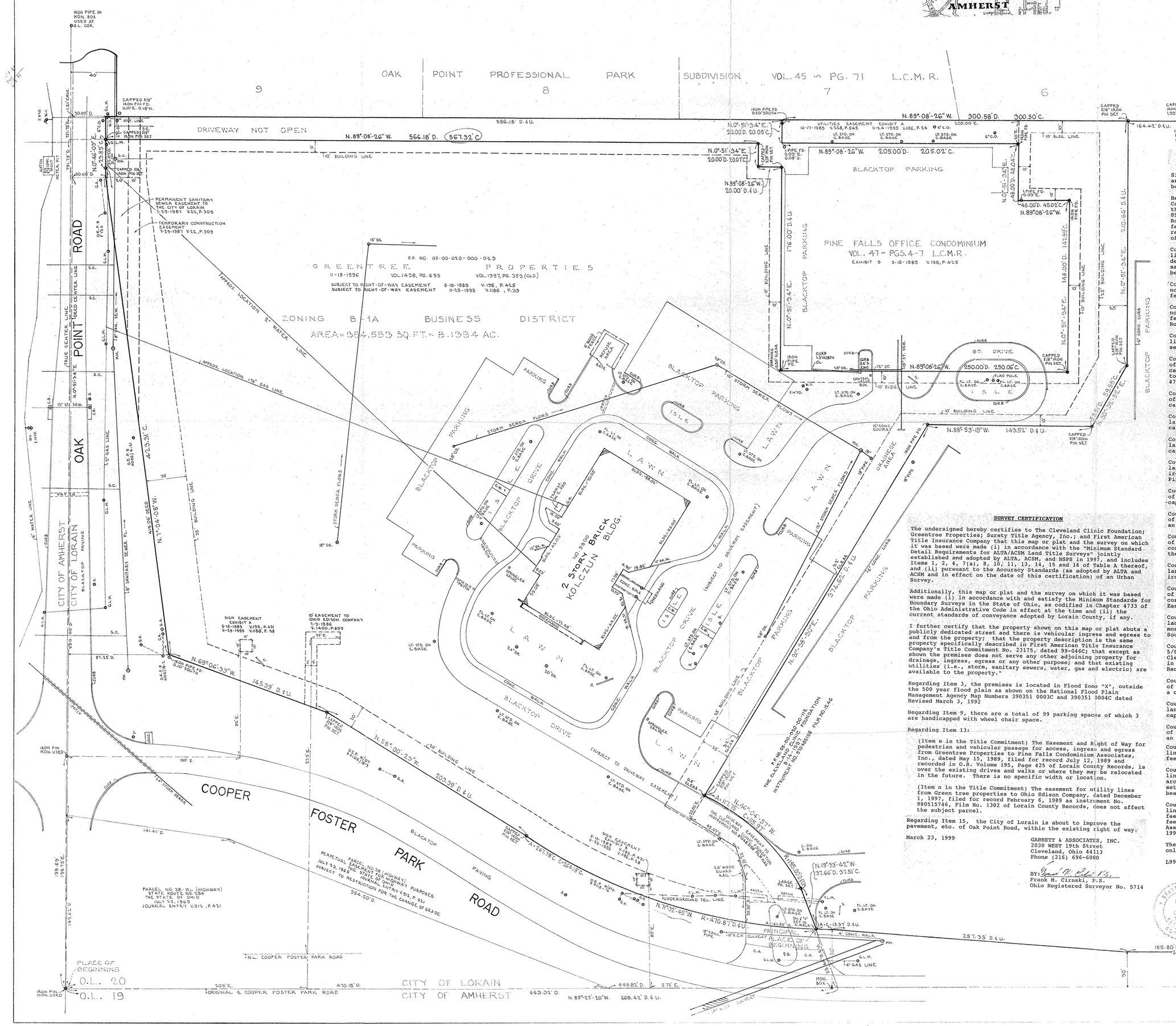
SCALE * 1"=30'
MARCH * 1999

BY: GARRETT & ASSOCIATES, INC.
ENGINEERS & SURVEYORS * SINCE 1890
2030 WEST 19TH STREET
CLEVELAND, OHIO 44113
PHONE NO. (216) 696-6080

30 0 30 60 90 120

VICINITY MAP





LEGAL DESCRIPTION

P.P. NO. 05-00-020-000-023

Situated in the City of Lorain, County of Lorain and State of Ohio, and known as being part of Original Amherst Township Lot No. 20, bounded and described as follows:

Beginning at an iron pin monument found on the original center line of Cooper Foster Park Road, 60 feet in width, at its intersection with the center line of Oak Point Road, 60 feet in width; thence South 89°-27'-20" East along said original center line of Cooper Foster Park Road, 668.42 feet to a point; thence North 19°-33'-42" West, 53.44 feet to a drill hole and cross set in the northeasterly curved line of relocated Cooper Foster Park Road and the principal place of beginning of the premises herein to be described;

Course No. 1: thence northwesterly along said northeasterly curved line of relocated Cooper Foster Park Road, along the arc of a circle deflecting to the right, 267.78 feet to a capped 5/8" iron pin set, said curved line having a radius of 470.87 feet and a chord which bears North 71°-32'-45" West a distance of 264.18 feet;

Course No. 2: thence North 58°-00'-23" West continuing along a northeasterly line of said relocated Cooper Foster Park Road, 203.39 feet to a capped 5/8" iron pin set in an angle therein;

Course No. 3: thence North 69°-06'-33" West continuing along a northeasterly line of said relocated Cooper Foster Park Road, 145.39 feet to its intersection with the easterly line of relocated Oak Point Road, from which point an iron pipe was found 0.10 feet Southerly;

Course No. 4: thence North 7°-04'-08" West along said northeasterly line of relocated Oak Park Road, 423.31 feet to a capped 5/8" iron pin set in an angle therein;

Course No. 5: thence North 0°-46'-03" East along a northeasterly line of the original easterly line of Oak Point Road, 23.85 feet to a capped 5/8" iron pin set at the most westerly corner of land conveyed to Pine Falls Office Condominium, as shown by plat recorded in Volume 47, Page 4 to 7 of Lorain County Maps Records;

Course No. 6: thence South 89°-08'-26" East along the southerly line of land so conveyed to Pine Falls Office Condominium, 567.32 feet to a capped 5/8" iron pin set in a corner therein;

Course No. 7: thence South 0°-51'-34" West along the westerly line of land so conveyed to Pine Falls Office Condominium, 20.07 feet to a capped 5/8" iron pin set in a corner therein;

Course No. 8: thence South 89°-08'-26" East along a southerly line of land so conveyed to Pine Falls Office Condominium, 20.00 feet to a capped 5/8" iron pin set in a corner therein;

Course No. 9: thence South 0°-51'-34" West along a westerly line of land so conveyed to Pine Falls Office Condominium, 176.00 feet to an iron pipe found at the most southerly corner of land so conveyed to Pine Falls Office Condominium;

Course No. 10: thence South 89°-08'-26" East along a southerly line of land so conveyed to Pine Falls Office Condominium, 250.06 feet to a capped 5/8" iron pin set at the most southeasterly corner thereof;

Course No. 11: thence North 0°-51'-34" East along the easterly line of land so conveyed to Pine Falls Office Condominium, 147.99 feet to an iron pipe found in a corner thereof;

Course No. 12: thence North 89°-08'-26" West along the northerly line of land so conveyed to Pine Falls Office Condominium, 45.02 feet to a corner therein, passing through an iron pipe found 0.03 feet Easterly therefrom;

Course No. 13: thence North 0°-51'-34" East along an easterly line of land so conveyed to Pine Falls Office Condominium, 48.04 feet to an iron pipe found in a corner therein;

Course No. 14: thence North 89°-08'-26" West along a northerly line of land so conveyed to Pine Falls Office Condominium, 205.02 feet to a corner therein, from which point an iron pipe was found 0.03 feet Easterly and 0.08 feet Southerly;

Course No. 15: thence North 0°-51'-34" East along an easterly line of land so conveyed to Pine Falls Office Condominium, 20.05 feet to the most northerly corner thereof, passing through an iron pipe 0.20 feet Southerly therefrom;

Course No. 16: thence South 89°-08'-26" East, 300.50 feet to a capped 5/8" iron pin set at the most northerly corner of land conveyed to The Cleveland Clinic Foundation by deed dated August 14, 1997 and recorded in Instrument No. 970485158 Film No. 1246 of Lorain County Deeds Records;

Course No. 17: thence South 0°-51'-34" West along the westerly line of land so conveyed to The Cleveland Clinic Foundation, 210.66 feet to a capped 5/8" iron pin set in an angle therein;

Course No. 18: thence South 30°-32'-52" West along a westerly line of land so conveyed to The Cleveland Clinic Foundation, 59.55 feet to a capped 5/8" iron pin set in a corner therein;

Course No. 19: thence North 88°-53'-15" West along the northerly line of land so conveyed to The Cleveland Clinic Foundation, 143.52 feet to an iron pipe found in the corner therein;

Course No. 20: thence South 31°-38'-30" West along the northwesterly line of land so conveyed to The Cleveland Clinic Foundation, 374.62 feet to a capped 5/8" iron pin set in a corner therein;

Course No. 21: thence southeasterly along the southwesterly curved line of land so conveyed to The Cleveland Clinic Foundation, along the arc of a circle deflecting to the right, 117.75 feet to a large P.K. set, said curved line having a radius of 195.00 feet and a chord which bears South 46°-04'-57" East a distance of 115.97 feet;

Course No. 22: thence South 19°-33'-42" East along a southwesterly line of land so conveyed to The Cleveland Clinic Foundation, 37.51 feet to the principal place of beginning, containing 354,553 square feet of land (8.1394 acres), according to a survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made in March, 1999, be the same more or less, but subject to all legal highways.

The bearings used herein are based on an assumed meridian and are used only to denote angles.

L99-22 March 23, 1999

SURVEY CERTIFICATION

The undersigned hereby certifies to The Cleveland Clinic Foundation; Greentree Properties; Surety Title 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, ACSM, and NSPS in 1997, and includes Items 1, 2, 4, 7(a), 8, 10, 11, 13, 14, 15 and 16 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.

Additionally, this map or plat and the survey on which it was based were made (i) in accordance with and satisfy the Minimum Standards for Boundary Surveys in the State of Ohio, as codified in Chapter 4733 of the Ohio Administrative Code in effect at the time and (ii) the current standards of conveyance adopted by Lorain County, if any.

I further 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 First American Title Insurance Company's Title Commitment No. 23175, dated 99-046C; that except as shown the premises does not serve any other adjoining property for drainage, ingress, egress or any other purpose; and that existing utilities (i.e., storm, sanitary sewers, water, gas and electric) are available to the property."

Regarding Item 3, the premises is located in Flood Zone "X", outside the 500 year flood plain as shown on the National Flood Plain Management Agency Map Numbers 390351 0003C and 390351 0004C dated Revised March 3, 1992

Regarding Item 9, there are a total of 99 parking spaces of which 3 are handicapped with wheel chair space.

Regarding Item 13:

(Item e in the Title Commitment) The Easement and Right of Way for pedestrian and vehicular passage for access, ingress and egress from Greentree Properties to Pine Falls Condominium Associates, Inc., dated May 15, 1989, filed for record July 12, 1989 and recorded in O.R. Volume 195, Page 425 of Lorain County Records, is over the existing drives and walks or where they may be relocated in the future. There is no specific width or location.

(Item n in the Title Commitment) The easement for utility lines from Green tree properties to Ohio Edison Company, dated December 1, 1997, filed for record February 6, 1989 as instrument No. 980515746, Film No. 1302 of Lorain County Records, does not affect the subject parcel.

Regarding Item 15, the City of Lorain is about to improve the pavement, etc. of Oak Point Road, within the existing right of way.

March 23, 1999

GARRETT & ASSOCIATES, INC.
2030 WEST 19th Street
Cleveland, Ohio 44113
Phone (216) 696-6080

BY: Frank N. Cirnski P.S.
Frank N. Cirnski, P.S.
Ohio Registered Surveyor No. 5714

STATE OF OHIO FRANK N. CIRNSKI 5714 REGISTERED SURVEYOR

ST. 89175 99-046C

SURETY TITLE AGENCY INC.
1010 Leader Building
526 Superior Avenue East
Cleveland, Ohio 44114-1491
216-589-9399 800-442-8299 Fax 216-589-4826
www.suretytitle.com e-mail: info@suretytitle.com

99-22
MAP NO. 2562
F.N. 443, 175, 16-46