

LEGEND

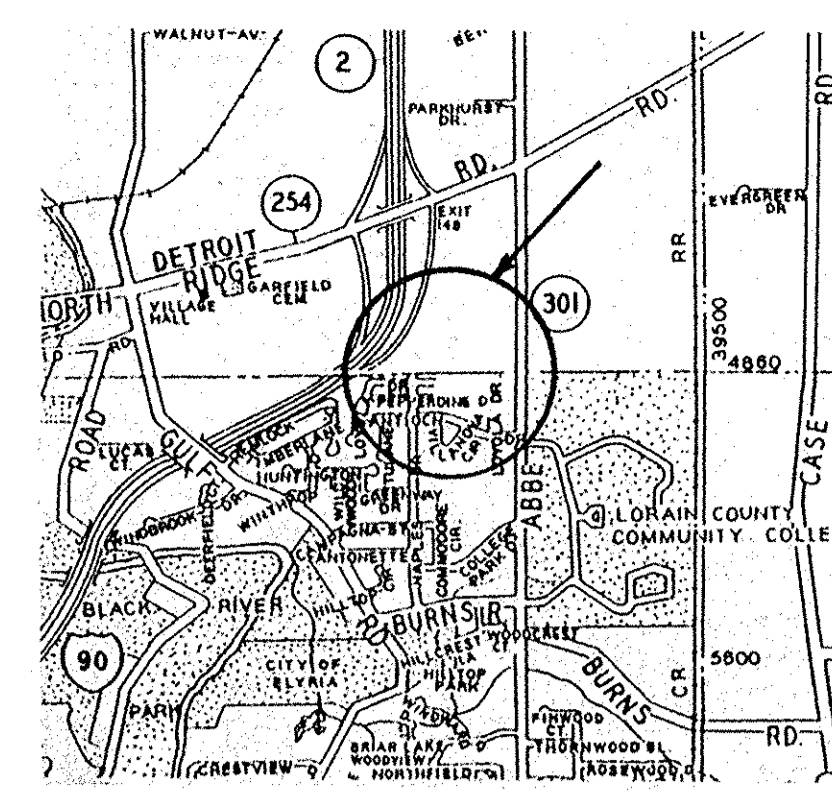
BR. = BRICK
BR. COL. = BRICK COLUMN
C. = CONCRETE
CL. = CLEAR
C.O. = CLEAR OUT
DTS. = DUCTS
EL. = ELECTRIC
ENC. = ENCROACHMENT
ENT. = ENTRANCE

F. HYD. = FIRE HYDRANT
G.M. = GAS METER
H. = HIGH TENSION
J.T. P. = JOINT POLE
L.T. P. = LIGHT POLE
L.T. STD. = LIGHT STAND
M.H. = MANHOLE
W.V. = WATER VALVE

ALTA/ACSM LAND TITLE SURVEY FOR
THE CLEVELAND CLINIC FOUNDATION
BEING PART OF ORIGINAL LOT NO. 7 OF THE BURRELL AND
DAY TRACT OF ELYRIA TOWNSHIP IN LORAIN COUNTY
IN THE CITY OF ELYRIA * OHIO
DIMENSIONS ARE IN FEET AND DECIMALS.
BEARINGS ARE TO AN ASSUMED MERIDIAN,
AND ARE USED TO DENOTE ANGLES ONLY.

SCALE * 1"=20'
JUNE * 1999

BY: GARRETT & ASSOCIATES, INC.
ENGINEERS & SURVEYORS * SINCE 1890
2030 WEST 19TH STREET
CLEVELAND, OHIO 44113-3549
PHONE NO.: (216) 696-6080



VICINITY MAP

NOTE

RESTRICTIONS, COVENANTS AND CONDITIONS
(b) 9-27-1972 Vol. 1090, Pg. 412
(c) 2-6-1978 Vol. 1204, Pg. 831
(d) 7-3-1979 Vol. 1240, Pg. 249

ASSIGNMENT
(3) 10-23-1995 Vol. 1170, Pg. 395



LEGAL DESCRIPTION
P.P. NO. 06-22-007-000-266

Situated in the City of Elyria, County of Lorain and State of Ohio, being part of Original Lot No. 7 of the Burrell and Day Tract of Elyria Township, bounded and described as follows:

Beginning at an 1" iron pipe found in a monument box in the westerly line of Abbe Road, 80 feet in width, at its intersection with the centerline of Antich Drive, 60 feet in width, as shown in College Green Subdivision No. 1 and recorded in Volume 33 of Plats, Page 54 and 55 of the Lorain County Records; said point being 40.00 feet westerly from the centerline of said Abbe Road; thence North 0°-24'-19" West along said westerly line of Abbe Road, 580.00 feet to the principal place of beginning of land herein to be described, from which point 1 1/4" iron pipe was found 0.02 feet Southerly and 0.04 feet Westerly, said point being also the northeasterly corner of land conveyed to North Abbe Realty Development, Inc., by deed dated August 1, 1991 and recorded in Volume 444, Page 511 of Lorain County Records;

Course No. 1: thence South 88°-57'-11" West along the northerly line of land so conveyed to North Abbe Realty Development, Inc., 359.78 feet to a point in the easterly line of College Green Subdivision No. 4 as shown by the recorded plat in Volume 42 of Plats, Page 33 and 34 of Lorain County Records, from which point 1" iron pipe was found 0.04 feet Westerly and 0.07 feet Northerly;

Course No. 2: thence North 0°-24'-19" West along said easterly line of College Green Subdivision No. 4, 150.00 feet to a capped 3/4" iron pin set in the southwesterly corner of land conveyed to North Abbe Realty Development, Inc. by deed dated January 6, 1981 and recorded in Volume 1295, Page 466 of Lorain County Records;

Course No. 3: thence North 88°-57'-11" East along the southerly line of land so conveyed to North Abbe Realty Development, Inc., 359.78 feet to a point in the aforementioned westerly line of Abbe Road, from which point 1" iron pipe was found 0.13 feet Westerly and 0.41 feet Southerly;

Course No. 4: thence South 0°-24'-19" East along said westerly line of Abbe Road, 150.00 feet to the principal place of beginning of a containing 53,964 square feet of land (1.2388 acres), according to a survey by Garrett & Associates, Inc., Registered Engineers & Surveyors, made in June, 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.

1999-57 June 9, 1999

URBAN ALTA/ACSM LAND TITLE SURVEY SURVEYOR'S CERTIFICATION

"The undersigned hereby certifies that:

THE CLEVELAND CLINIC FOUNDATION
SURETY TITLE AGENCY, INC.
STEWART TITLE GUARANTY 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, 3, 4, 6, 7(a), 8, 9, 10, 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 Standard 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 as the property specifically described in Stewart Title Guaranty Company's Title Commitment No. C-9912-1797497, dated May 28, 1999; that except as shown the premises does not serve any other adjoining property for drainage, ingress, egress or any other purpose; that the premises is located in a Flood Zone "C", area of minimal flooding, as shown on Flood Insurance Rate Map published by the U.S. Department of Housing and Urban Development, Community Panel No. 390350 0005B dated July 2, 1980; 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."

June 10, 1999

GARRETT & ASSOCIATES, INC.
2030 WEST 19TH STREET
CLEVELAND, OHIO 44113
PHONE NO.: (216) 696-6080

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

1999-57 June 9, 1999

URBAN ALTA/ACSM LAND TITLE SURVEY SURVEYOR'S CERTIFICATION

"The undersigned hereby certifies that:

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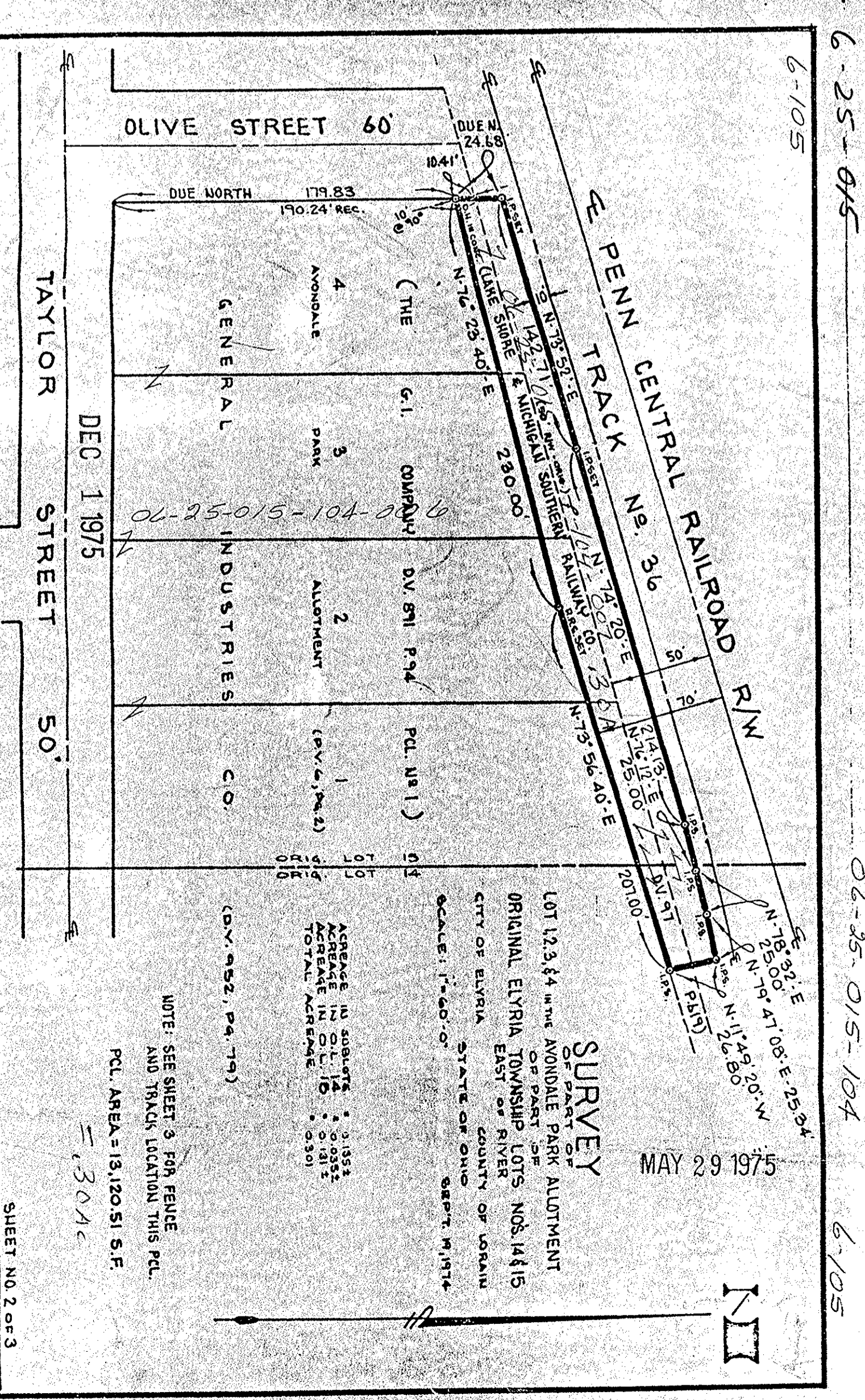
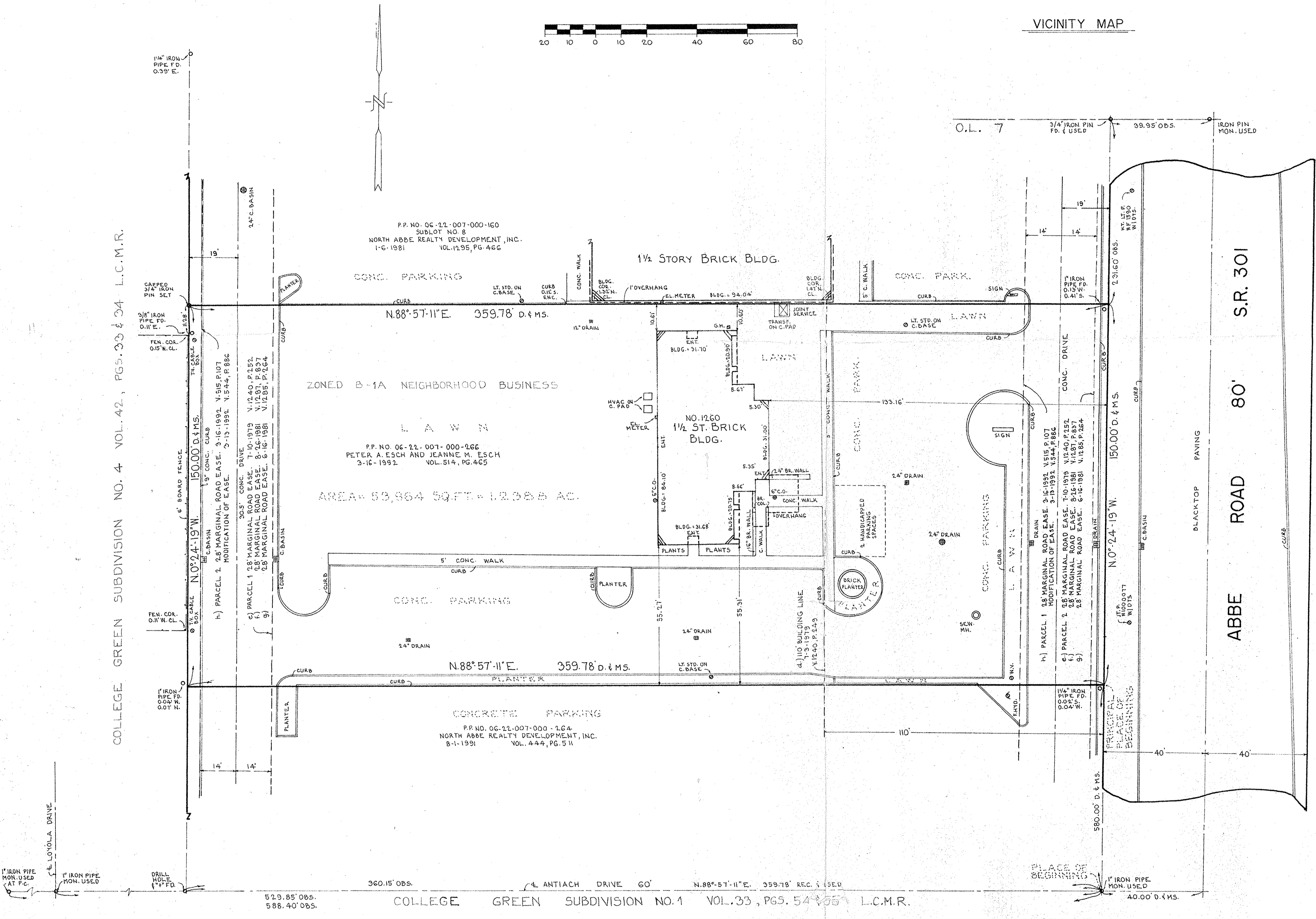
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99-57
MAP NO. 2565
F.B. 580, PGS. 42-47



P.P. NO.	
SPLIT #	DATE OF SURVEY
99-0166-X	JUNE 10, 1999
MAP PAGE	
6-16	
SURVEYOR	
FRANK M. CIRNSKI	