Commonwealth Land Title Insurance Company
Commitment Number: P05-0136
SCHEDULE B – SECTION II

4. Easements or claims of easements not shown by public records.
~ NOTE STORM SEWER ON PROPERTY.

10. Right of Way filed for record in Deed Volume 660, Page 306 of the Lorain County Records. **~ PLOTTED AND SHOWN HEREON.**

No 02158
APPROVED
LORAIN CO.
MAP DEPT
DATE 5-15-06
PAGE 3-00-002-A
BY JHAtfield
06-02158

LEGAL DESCRIPTION OF RECORD

PARCEL NO. 1
Situated in the Village of Sheffield, County of Lorain and State of Ohio, and known as being part of Sheffield Township Lot No. 2 and bounded and described as follows:

Beginning at a point in the centerline of North Ridge Road at a southwesterly corner of land conveyed to Charles DeChant and Alice DeChant by deed recorded in Volume 799, Page 318 of Lorain County Deed Records; thence North 3° 28' 30" West a distance of 1364 feet to the southerly line of land conveyed to Wallis M. Fisher and Grace M. Fisher by deed dated May 28, 1927 and recorded in Volume 227, Page 384 of Lorain County Deed Records; thence South 86° 51' 30" West a distance of 712.34 feet to the northeasterly corner of land conveyed to John C. Deertz and Addie M. Deertz by deed dated October 27, 1936 and recorded in Volume 279, Page 116 of Lorain County Deed Records: thence South 3° 48' 30" East 1748.87 feet to the centerline of North Ridge Road; thence northeasterly in the centerline of North Ridge Road to the place of beginning, be the same more or less, but subject to all legal highways.
Permanent Parcel No. 03-00-002-101-048
Containing about 25.01 acres.
Continuation of description, Quit-Claim Deed Charles P. DeChant and Alice DeChant to Village Reserve Corporation

PARCEL NO. 2
Situated in the Village of Sheffield, County of Lorain and State of Ohio and known as being part of Sheffield Township Lot No. 2 and bounded and described as follows:

Beginning at a point in the centerline of North Ridge Road at the Southeasterly corner of land conveyed to Charles DeChant and Alice DeChant by deed dated January 8, 1949 and recorded in Volume 456, Page 305 of Lorain county. Deed Records; Thence North 3° 23' 30" West in Dechant's Easterly line, a distance of 1,364 feet to the Southerly line of land conveyed to Wallis M. Fisher and Grace M. Fisher by deed dated May 28, 1927 and recorded in Volume 227, Page 386 of Lorain County Deed Records; Thence Easterly in Fisher's Southerly line a distance of about 418.46 feet to the Westerly line of land conveyed to Sondra Mary DeChant and William Raymond DeChant by deed dated October 26, 1970 and recorded in Volume 1017, Page 803 of Lorain County Deed Records; Thence Southerly in DeChant's Westerly line a distance of about 1,132 feet to the centerline of North Ridge Road; Thence Southwesterly in the centerline of North Ridge Road to the place of beginning and containing within said bounds about 11.64 acres of land, be the same more or less, but subject to all legal highways.
Permanent Parcel # 03-00-002-101-010

PARCEL NO. 3
Situated in the Village of Sheffield, County of Lorain and State of Ohio, and being known as part of Original Lot No. 2 of said Village and more definitely described as follows:

Beginning at an iron pin found set at the north line of original Lot No. 2 and the Northeast corner of land conveyed to John C. and Addie M. Deertz by deed Volume 279, Page 116 of Lorain County Record of Deeds. Thence South 3° 48' East in said Deertz's east line a distance of 1339.11 feet to an iron pin set. Thence South 86° 12' West a distance of 75.00 feet to an iron pin set in said Deertz's west line; Thence North 3° 48' West in John C. and Addie Deertz's westerly line a distance of 1339.92 feet to an iron pin set in the northerly line of Original Lot No. 2. Thence Easterly in the Northerly line of Original Lot No. 2 a distance of 75.00 feet to the place of beginning. Enclosing a parcel of land containing 2.163 acres, be the same more or less, but subject to all legal highways, as surveyed by William B. Barton, Registered Surveyor, December 10, 1968.
Permanent Parcel # 03-00-002-101-027

LEGAL DESCRIPTION AS SURVEYED

Situated in the Village of Sheffield, County of Lorain, State of Ohio, and known as being part of Sheffield Township Lot Number 2, and is further bounded and described as follows:

Commencing at the centerline intersection of Detroit Road (66 foot Right-of-Way) and Reserve Way (60 foot Right-of-Way), said point being referenced by a 1-inch iron pin inside a monument box found to be North 33°15'34" West, a distance of 32.57 feet; Thence North 33°15'34" West, along the centerline of said Reserve Way, passing through said 1-inch iron pin at a distance of 32.57 feet, a total distance of 187.50 feet to a point of curvature, said point being referenced by a 1-inch iron pin inside a monument box found to be 0.02 feet north and 0.05 feet east; Thence South 56°44'26" West a distance of 30.00 feet to a point on the westerly Right-of-Way of said Reserve Way, said point being referenced by a 5/8-inch rebar set with cap "BLR S-7774", and being the PRINCIPAL PLACE OF BEGINNING of a 1.2520 acre parcel of land herein intended to be described;

Thence South 33°15'34" East, along the westerly Right-of-Way of said Reserve Way, a distance of 69.93 feet to a 5/8-inch rebar set with cap "BLR S-7774";

Thence South 00°38'25" East, along the westerly Right-of-Way of said Reserve Way, a distance of 29.68 feet to a 5/8-inch rebar set with cap "BLR S-7774";

Thence South 33°15'34" East, along the westerly Right-of-Way of said Reserve Way, a distance of 29.62 feet to a 5/8-inch rebar set with cap "BLR S-7774" on a point of curvature;

Thence southwesterly along the westerly Right-of-Way of said Reserve Way and northerly Right-of-Way of said Detroit Road, a distance of 47.11 feet along the arc of a curve deflecting to the right, said curve having a Radius of 30.00 feet, a Delta of 89°57'55", a Tangent of 29.98 feet, and a Chord which bears South 11°43'24" West a distance of 42.41 feet to a point of tangency, said point being referenced by a 5/8-inch rebar set with cap "BLR S-7774";

Thence South 56°42'21" West, along the northerly Right-of-Way of said Detroit Road, a distance of 138.17 feet to a 5/8-inch rebar set with cap "BLR S-7774;

Thence North 33°15'34" West, a distance of 299.71 feet to a point on the southerly property line of Sub lot 86, as shown in the Village Reserve Subdivision Number 5 and recorded in Plat Volume 59, Pages 19-20, said point being referenced by a 5/8-inch rebar set with cap "BLR S-7774";

Thence North 56°44'25" East, long the southerly property line of said Sub Lot 86 a distance of 198.71 feet to a point on the westerly Right-of-Way of said Reserve Way, said point being referenced by a 1-inch iron pipe found to be 0.22 feet south and 0.03 feet east;

Thence southeasterly along the westerly Right-of-Way of said Reserve Way a distance of 146.05 feet along the arc of a curve deflecting to the left, said curve having a Radius of 730.00 feet, a Delta of 11°27'46", a Tangent of 73.27 feet, and a Chord which bears South 27°31'41" East a distance of 145.80 feet to a point of tangency the PRINCIPAL PLACE OF BEGINNING and having a total of 1.2520 acres of land, be the same more or less, but subject to all legal highways and easements of record as determined by a survey performed by B.L. Robinson Engineering & Surveying, Co. in February of 2006.

Basis of bearing for this survey is S 56°44'25" W as the south Boundary Line of Village Reserve Subdivision No. 6 as and recorded in Plat Book 63, Pages 40-42 of the Loran County Recorders Records.

Prior Instrument Reference O.R.V. 402, Page 588-589 of the Loran County Recorders Records.

BASIS OF BEARING:
Basis of bearing for this survey is S 56°44'25" W as the south Boundary Line of Village Reserve Subdivision No. 6 as and recorded in Plat Book 63, Pages 40-42 of the Lorain County Recorders Records.

LEGEND

MONUMENT BOX	M	5/8" IRON PIN SET	●
IRON PIN OR PIPE	o	UTILITY POLE	
RAILROAD SPIKE FOUND		LIGHT POLE	
STORM MANHOLE		HYDRANT	
CATCH BASIN		ELECTRIC BOX	
SANITARY MANHOLE		TELEPHONE BOX	

CENTERLINE
PROPERTY LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
GAS LINE
UTILITY LINES
STORM SEWER
SANITARY SEWER
WATER LINE
ELECTRIC LINES

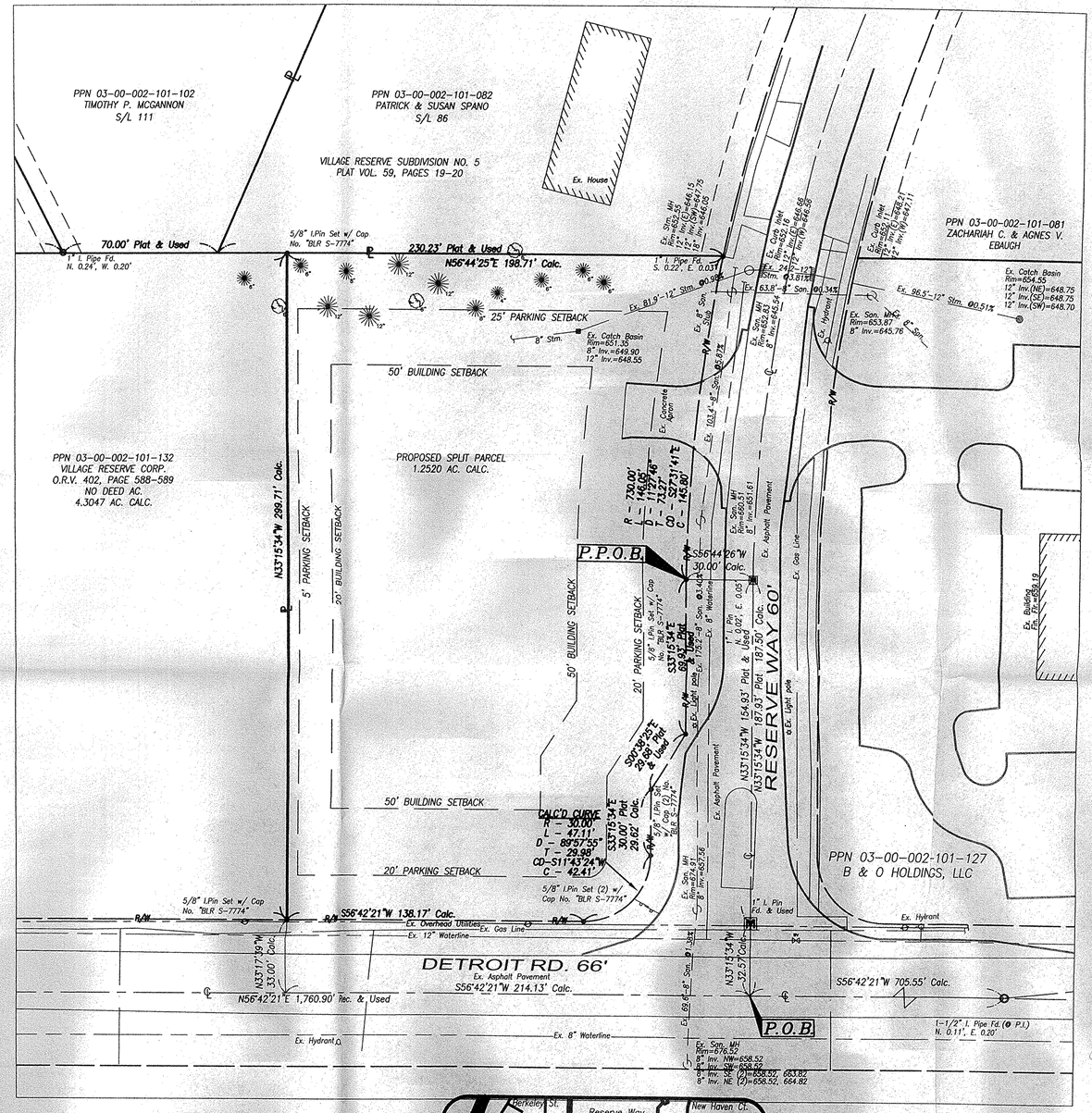
L.F.	LINEAL FEET		
STM.	STORM	SAN.	SANITARY
RCP.	REINFORCED CONCRETE PIPE		
REC.	RECORD	VOL.	VOLUME
MEAS.	MEASURED	PG.	PAGE
CALC.	CALCULATED	C.L.F.	CHAIN-LINK FENCE
OBS.	OBSERVED	CONN.	CONNECTION
ENCR.	ENCROACHES	S.F.	SQUARE FEET
CLR.	CLEARS	P.O.B.	PLACE OF BEGINNING
ADJ.	ADJACENT	P.P.O.B.	PRINCIPAL PLACE OF BEGINNING
CNTY.	COUNTY		

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE
CALL TOLL FREE 800-925-0988
OHIO OIL&GAS PRODUCTION UNDERGROUND PROTECTION SERVICE

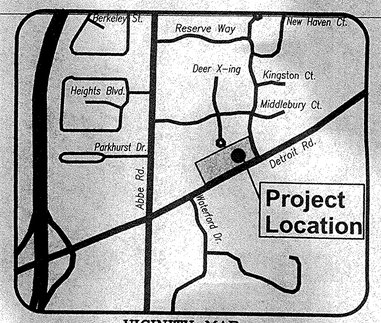
G:\BLR\dwg\A-JOBS\A1481\A1481_ALTA.dwg
05/01/2006 jahanklin 16:04

ALTA/ACSM LAND TITLE SURVEY

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF SHEFFIELD LOT NO. 2.



UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



VICINITY MAP
SCALE: N.T.S.

ZONING DATA	
DISTRICT:	C-2
BUILDING MINIMUM YARD REQUIREMENTS	
FRONT YARD	50'
SIDE/REAR YARD (ADJACENT TO RESIDENTIAL)	50'
SIDE YARD (ADJACENT TO NON-RESIDENTIAL)	20'
PARKING MINIMUM YARD REQUIREMENTS	
FRONT YARD	20'
SIDE/REAR YARD (ADJACENT TO RESIDENTIAL)	25'
SIDE/REAR YARD (ADJACENT TO NON-RESIDENTIAL)	5'
MAXIMUM HEIGHT	45'

SURVEYOR'S CERTIFICATE
MAY 1, 2006

The undersigned hereby certifies to EVERGREEN PROPERTY HOLDINGS CO., LLC ("Borrower") Integra Bank National Association and its successors and assigns ("Lender") and PROVIDENCE TITLE AGENCY, INC. and COMMONWEALTH LAND TITLE INSURANCE COMPANY (the "Title Company") the following:

(a) That Bruce L. Robinson PE, PS is a duly registered land surveyor of the State of Ohio.

(b) That the survey reflected by this plat was actually made upon the ground on April 21, 2006, on the 1.2520 acre tract known as the legal description as surveyed as shown on this map of survey. (No street address is available at this time.)

(c) That the attached plat of survey is made at least in accordance with the minimum standards established by the State of Ohio for surveyors and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 2005 and meets the accuracy requirements of an "Urban" survey as defined therein and includes Items 1, 2, 3 and 4 and shows the size and location of Items 6-11, 14 and 16 (appearing from a careful physical inspection of the Property) of Table A thereof. (NO PHYSICAL EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION AT TIME OF SURVEY)

(d) That the boundaries of the Property and each parcel as depicted on the survey were established by actual field measurements and the pins, monuments or other markers were set or found as shown thereon. The survey accurately sets forth the area of the Property and each parcel in acres and square feet.

(e) That vehicular ingress and egress to and from the Property is afforded via the curb cuts shown on the survey to Reserve Way, a dedicated public street.

(f) That there are no encroachments, overlaps or overhangs by any improvements on the Property onto other property or any easement. There are no encroachments, overlaps or overhangs by any improvements on other property on, over or across the Property.

(g) That all buildings, railroad tracks, drives, parking areas and other improvements located on the Property and existing on the date of this certification, together with the size, location and type of improvements, have been accurately depicted on the survey, including the dimensions thereof and the relationship thereof to the boundary lines of the Property. All such improvements are within the boundaries of the Property and meet all applicable front, side and rear setback requirements.

(h) That a copy of Title Commitment # P05-0136 issued by the Title Company has been received and reviewed, and all easements and rights-of-way shown on said title commitment are accurately depicted on the survey. Other than as shown on the survey, no other easement or right-of-way which may be disclosed in the aforesaid title commitment affects the Property.

(i) That all easements and rights-of-way are accurately depicted on the survey. Other than as shown on the survey, no other easement or right-of-way affects the Property.

(j) That all building set back lines created, reserved or imposed by all public authorities having jurisdiction over the Property or by any of the instruments referred to in the title commitment have been graphically depicted on the survey.

(k) That the Property is not located in a flood prone area, flood hazard areas or in a flood plain or floodway district, including, but not limited to:
(a) a flood prone area or flood hazard area as defined by the United States Department of Housing and Urban Development in the Flood Disaster Protection Act of 1973; or (b) within an area shown on Maps entitled "Flood Insurance Rate Map", "Flood Hazard Floodway Boundary Map", "Flood Insurance Boundary Map", "Flood Boundary and Floodway Map", or any other map or listing published by the Federal Emergency Management Agency, the United States Department of Housing and Urban Development or the United States Army Corps of Engineers.
~ SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "C" BY THE FERDERAL EMERGENCY MANAGMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 390354-0005B, DATED JUNE 18, 1980 FOR THE VILLAGE OF SHEFFIELD, LORAIN COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

(l) That the Property is a separate tax lot.

(m) That the Property is a separately subdivided tract.
~ REQUIRES LOT SPLIT PLAT TO BE FILED – APPROVED BY THE VILLAGE OF SHEFFIELD, APRIL 19, 2006.

(n) That all utilities for the operation of the Property are available at the lot lines, enter said tract through adjoining public streets and do not run through or under any buildings or improvements not located on the Property.
~ EXCEPT FOR STORM SEWER AS SHOWN.

(p) That the record description of the Property forms a mathematically closed figure.
~ NEW LEGAL DESCRIPTION PROVIDED.

(q) That all roads, streets and highways shown therein are completed and dedicated public streets and have been accepted for public maintenance.

Bruce L. Robinson, P.E., P.S.
Professional Surveyor No. 7774
May 1, 2006

STATE OF OHIO
BRUCE L. ROBINSON
7774
REGISTERED
PROFESSIONAL SURVEYOR

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

BLR
B.L. ROBINSON
ENGINEERING & SURVEYING CO.
554 WHITE POND DRIVE, SUITE F, AKRON, OHIO 44320-1146
OFFICE: (330) 836-8487 FAX: (330) 836-8490
E-MAIL: BLR@blrobinson.net