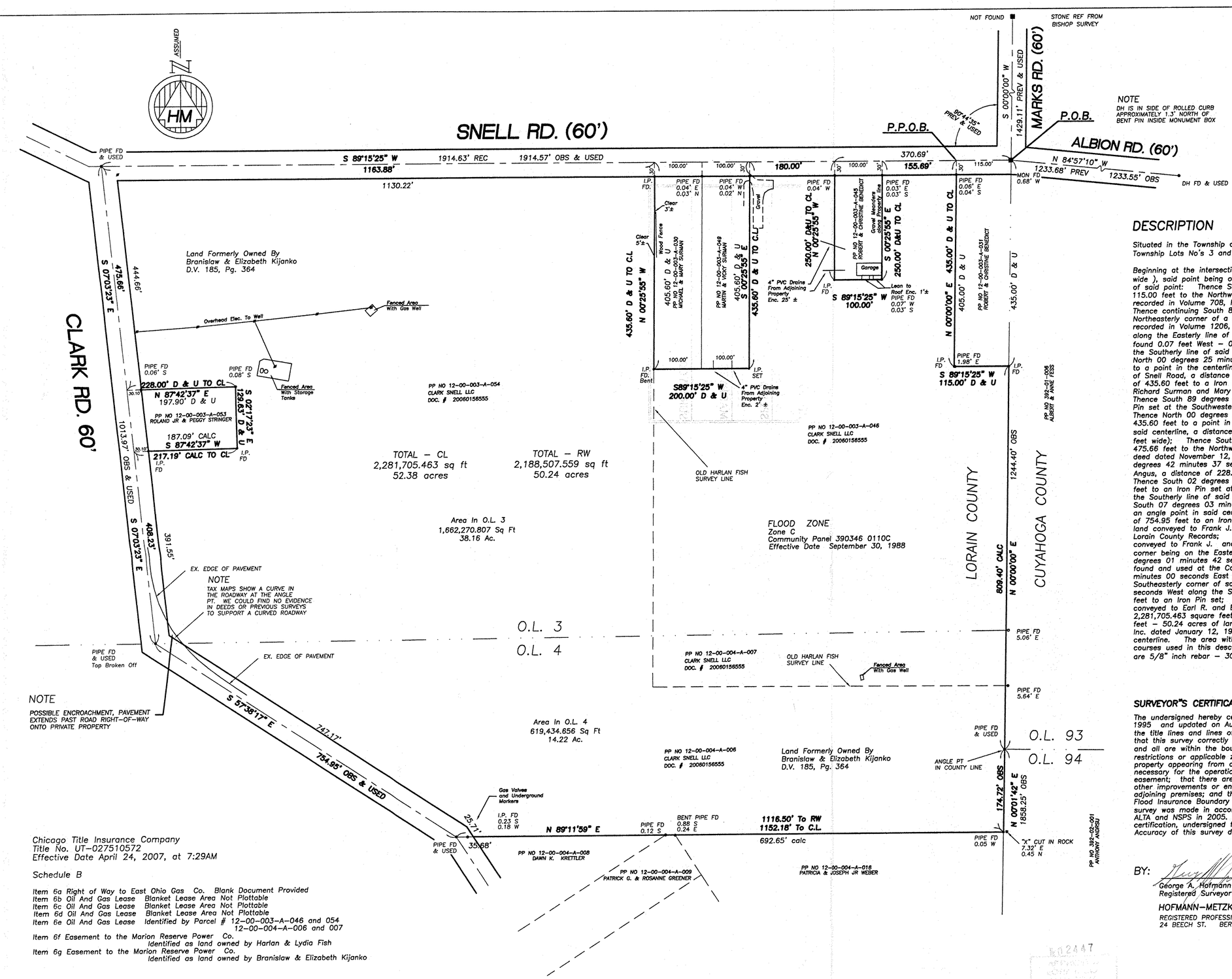
ALTA / ACSM SURVEY
MADE AT THE INSTANCE OF

COLUMBIA RESERVE , LTD.

BEING PART OF ORIGINAL COLUMBIA TOWNSHIP LOT NO'S 3 AND 4, COUNTY OF LORAIN, STATE OF OHIO

ORDER NO. 7-179
DATE: AUGUST 14, 2007
F.B. 722 PG. 5



NOTE
DH IS IN SIDE OF ROLLED CURB APPROXIMATELY 1.3' NORTH OF BENT PIN INSIDE MONUMENT BOX

DESCRIPTION

Situated in the Township of Columbia, County of Lorain, State of Ohio and known as being part of Original Columbia Township Lots No's 3 and 4 and further bounded and described as follows:

Beginning at the intersection of the centerline of Snell Road (60 feet wide) with the centerline of Marks Road (60 feet wide), said point being on the Easterly line of Lorain County, 5/8" Iron Pin found in a monument box (0.68 feet West of said point: Thence South 89 degrees 15 minutes 25 seconds West along said centerline of Snell Road, a distance of 115.00 feet to the Northwesterly corner of a parcel of land conveyed to Earl R. and Elizabeth M. Moyer by deed recorded in Volume 708, Page 178 of Lorain County Records, said point being the principal place of beginning; Thence continuing South 89 degrees 15 minutes 25 seconds West along said centerline, a distance of 155.69 feet to the Northeasterly corner of a parcel of land conveyed to Donald R. and Ruth E. White by deed dated July 22, 1965 and recorded in Volume 1206, Page 371 of Lorain County Records; Thence South 00 degrees 25 minutes 55 seconds East along the Easterly line of said land conveyed, a distance of 250.00 feet to the Southeasterly corner thereof, (Iron Pipe found 0.07 feet West – 0.03 feet South of said corner); Thence South 89 degrees 15 minutes 25 seconds West along the Southerly line of said land, a distance of 100.00 feet to an Iron Pin set at the Southwesterly corner thereof; Thence North 00 degrees 25 minutes 55 seconds West along the Westerly line of said land conveyed, a distance of 250.00 feet to a point in the centerline of Snell Road; Thence South 89 degrees 15 minutes 25 seconds West along the centerline of Snell Road, a distance of 180.00 feet to a point; Thence South 00 degrees 25 minutes 55 seconds East, a distance of 435.60 feet to a Iron Pin set on the Easterly projection of the Southerly line of a parcel of land conveyed to Michael Richard Surman and Mary Alice Theman Surman; Thence North 00 degrees 25 minutes 55 seconds West along the Westerly line of said land conveyed, a distance of 435.60 feet to a point in said centerline of Snell Road; Thence South 89 degrees 15 minutes 25 seconds West along said centerline, a distance of 1,163.88 feet to an Iron pipe found at the intersection of the centerline of Clark Road (60 feet wide); Thence South 07 degrees 03 minutes 23 seconds East along said centerline of Clark Road, a distance of 475.66 feet to the Northwesterly corner of a parcel of land conveyed to James E. Angus, Jr. and Dorothy A. Angus by deed dated November 12, 1971, and recorded in Volume 1044, Page 648 of Lorain County Records: Thence North 87 degrees 42 minutes 37 seconds East along the Northerly line of land conveyed to James E. Angus Jr. and Dorothy A. Angus, a distance of 228.00 feet to the Northeasterly corner thereof, (Iron Pin found 0.08 feet South of said corner); Thence South 02 degrees 17 minutes 23 seconds East along the Easterly line of said land conveyed, a distance of 129.63 feet to an Iron Pin set at the Southeasterly corner thereof; Thence South 87 degrees 42 minutes 37 seconds West along the Southerly line of said land conveyed, a distance of 217.19 feet to a point in said centerline of Clark Road; Thence South 07 degrees 03 minutes 23 seconds East along said centerline, a distance of 408.23 feet to an Iron Pipe used at an angle point in said centerline: Thence South 57 degrees 38 minutes 17 seconds East along said centerline, a distance of 754.95 feet to an Iron Pipe found at an angle point in said road, said point being in the Northerly line of a parcel of land conveyed to Frank J. and Martha Weber by deed dated August 24, 1937 and recorded in Volume 289, Page 48 of Lorain County Records; Thence North 89 degrees 11 minutes 59 seconds East along the Northerly line of said land conveyed to Frank J. and Martha Weber, a distance of 1,152.18 feet to the Northeasterly corner of said land, said corner being on the Easterly line of Lorain County (Iron Pipe found 0.05 feet West of said corner); Thence North 00 degrees 01 minutes 42 seconds East along the Easterly line of Lorain County, a distance of 174.72 feet to an Iron Pipe found and used at the Corner of Original Strongsville Township Lot Nos. 93 and 94; Thence North 00 degrees 00 minutes 00 seconds East along said Easterly line of Lorain County, a distance of 809.40 feet to an Iron Pin set at the Southeasterly corner of said land conveyed to Earl R. And Elizabeth M. Moyer; Thence South 89 degrees 15 minutes 25 seconds West along the Southerly line of said land conveyed to Earl R. and Elizabeth M. Moyer, a distance of 115.00 feet to an Iron Pin set; Thence North 00 degrees 00 minutes 00 seconds East along the Westerly line of said land conveyed to Earl R. and Elizabeth M. Moyer, a distance of 435.00 feet to the principal place of beginning and containing 2,281,705.463 square feet – 52.38 acres of land inclusive of land within the public right-of-ways, 2,188,507.559 square feet – 50.24 acres of land exclusive of land within the public right-of-ways according to a survey by Hofmann-Metzker, Inc. dated January 12, 1995. The area within Original lot No. 3 is 1,662,270.807 square feet – 0.38 acres of land to centerline. The area within Original Lot No. 4 is 619,434.656 square feet – 14.22 acres of land to centerline. The courses used in this description are given to an assumed meridian and are used to indicate angles only. Iron Pins Set are 5/8" inch rebar – 30 inches long and capped (6752/7477). Distances are given in feet and decimal parts thereof.

SURVEYOR"S CERTIFICATE

The undersigned hereby certifies to Sky Bank , Columbia Reserve, Ltd, and Chicago Title Insurance Company as of January 12, 1995 and updated on August 14, 2007, that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable sey-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within adjacent public right-of-way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements or encroachments upon the property by building, structure or other improvement situated upon any adjoining premises; and that the property does not lie within any flood hazard area shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "minimum Standard Detail Requirements for Land Title Survey" jointly established by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Ohio, the Relative Accuracy of this survey does not exceed that which is specified therein.

BY: _____ 8-14-07
George A. Hofmann — Dated
Registered Surveyor N°. 6752
HOFMANN-METZKER, INC.
REGISTERED PROFESSIONAL SURVEYORS
24 BEECH ST. BEREA, OHIO 44017

STATE OF OHIO — GEORGE A. HOFMANN 6752 — REGISTERED SURVEYOR

Chicago Title Insurance Company
Title No. UT-027510572
Effective Date April 24, 2007, at 7:29AM

Schedule B

Item 6a Right of Way to East Ohio Gas Co. Blank Document Provided
Item 6b Oil And Gas Lease Blanket Lease Area Not Plottable
Item 6c Oil And Gas Lease Blanket Lease Area Not Plottable
Item 6d Oil And Gas Lease Blanket Lease Area Not Plottable
Item 6e Oil And Gas Lease Identified by Parcel # 12-00-003-A-046 and 054
12-00-004-A-006 and 007
Item 6f Easement to the Marion Reserve Power Co.
Identified as land owned by Harlan & Lydia Fish
Item 6g Easement to the Marion Reserve Power Co.
Identified as land owned by Branislaw & Elizabeth Kijanko

REFERENCES

WARREN J ROOT SURVEY FOR BISHOP – JUNE 1974 – ORDER NO. 7145
WARREN J ROOT SURVEY FOR HARLAN FISH – AUGUST 1934
WARREN J ROOT SURVEY FOR WEBER – OCTOBER 1939

K02447
8-20-07
12-00-003.000-046, 054, 12-00-004-000-006, 007
12-00-003-A
HHatfield
K07-02447

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.