A.L.T.A./A.C.SM. LAND TITLE SURVEY- RANGEMAX PROPERTIES, LTD.

ORIGINAL RIDGEVILLE TOWNSHIP, LOT NO. 26, NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

SCHEDULE B EXCEPTIONS

VROOMAN PARCEL

ITEMS G, H, I, J, K, L, N, O, P & Q DO NOT APPLY.
ITEM M IS NOT PLOTABLE.

GILGENBACH PARCEL

ITEM G IS NOT PLOTABLE.

SURVEYOR'S CERTIFICATE

TO RANGEMAX PROPERTIES, LTD., AND THE CUYAHOGA VALLEY TITLE AGENCY, INC., ;

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7, 8, 10, 11, 13, 14, 16 & 17 OF TABLE A THEREOF, 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 REGISTERED IN THE STATE OF OHIO, THE RELATIVE POSITIONAL ACCURACY OF THIS DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN, IS SPECIFIED THEREIN.

FURTHERMORE, THE PROPERTY CONTAINS 72.1143 ACRES OF LAND INCLUSIVE OF THE PUBLICLY DEDICATED RIGHT-OF-WAY OF SUGAR RIDGE ROAD AND STATE ROUTE 83, WOOSTER AVON LAKE ROAD.

THE PROPERTY LIES IN ZONE "C" "AREAS OF MINIMAL FLOODING" ACCORDING TO FLOOD INSURANCE RATE MAP, CITY OF NORTH RIDGEVILLE, OHIO COMMUNITY-PANEL NUMBER 390352-0010-B, EFFECTIVE DATE JUNE 4, 1980, PUBLISHED BY THE U.S. DEPARTMENT OF H.U.D & F.I.A.

THE DIMENSIONS SHOWN ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE RELATED TO AN ASSUMED MERIDIAN, WHICH IS THE BEARING OF RECORD OF SUGAR RIDGE ROAD, AND ARE USED TO INDICATE ANGLES ONLY. PERMANENT MONUMENTS WERE FOUND OR SET AT ALL POINTS INDICATED. IRON PINS SET ARE 5/8" DIAMETER STEEL REINFORCING RODS 30" LONG WITH "ZWICK" CAP.

STATE OF OHIO — DONALD E. HIMES — 6163 — REGISTERED SURVEYOR

DONALD E. HIMES, OHIO REGISTERED LAND SURVEYOR NO. 6163
SEPTEMBER 18, 2006

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF LORAIN, CITY OF NORTH RIDGEVILLE, KNOWN AS BEING PART OF ORIGINAL RIDGEVILLE TOWNSHIP LOT NO. 26 AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1-INCH DIAMETER IRON PIPE MONUMENT FOUND AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 83, WOOSTER – AVON LAKE ROAD (60 FEET WIDE) WITH THE CENTERLINE OF SUGAR RIDGE ROAD (60 FEET WIDE), THENCE SOUTH 00° 28' 58" WEST ALONG THE CENTERLINE OF STATE ROUTE 83 A DISTANCE OF 479.35 FEET TO THE SOUTHEAST CORNER OF LAND CONVEYED TO MARK A. AND FRANCES A. GEDEON BY DEED RECORDED IN INSTRUMENT NO. 19980544877 AND BEING THE PRINCIPAL POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00° 28' 58" WEST ALONG SAID CENTERLINE A DISTANCE OF 393.03 FEET TO THE NORTHEAST CORNER OF LAND CONVEYED TO LARRY H. KENYON BY DEED RECORDED IN VOLUME 1349, PAGE 501 OF DEEDS;

THENCE NORTH 89° 58' 25" WEST ALONG THE NORTH LINE OF SAID KENYON PROPERTY AND THE NORTH LINE OF LAND CONVEYED TO RICHARD R. SHARTMAN, TRUSTEE BY DEED RECORDED IN INSTRUMENT NO. 20030928826, PASSING THROUGH A 3/4-INCH DIAMETER IRON PIPE FOUND AT 28.15 FEET AND AN IRON PIN SET AT 3539.61 FEET, A DISTANCE OF 3564.61 FEET TO THE NORTHWEST CORNER OF SAID SHARTMAN PROPERTY, SAID POINT BEING IN THE WEST LINE OF O.L. 26 AND IN THE CENTER OF A NORTH-SOUTH DITCH;

THENCE NORTH 00° 10' 32" EAST ALONG SAID O.L. LINE AND DITCH LINE A DISTANCE OF 405.90 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO FRANCES GILGENBACH BY DEED RECORDED IN VOLUME 1376, PAGE 139 OF DEEDS;

THENCE NORTH 00° 05' 57" WEST ALONG SAID O.L. LINE AND DITCH LINE A DISTANCE OF 1172.44 FEET TO THE SOUTHWEST CORNER OF LAND CONVEYED TO ROGER J. AND JOANNE P. PALCO BY DEED RECORD IN INSTRUMENT NO. 20040243384;

THENCE SOUTH 89° 56' 25" EAST, PASSING THROUGH AN IRON PIN SET AT 25.00 FEET AND A 1-INCH DIAMETER IRON PIPE FOUND AT 240.81 FEET, ALONG THE SOUTH LINE OF SAID PALCO PROPERTY, THE SOUTH LINES OF LAND CONVEYED TO MELVIN A. AND JEAN MOOMAW BY DEED RECORDED IN VOLUME 1097, PAGE 782 OF DEEDS, STEPHEN A. JOSEPH BY DEED RECORDED IN VOLUME 1465, PAGE 787 OF THE OFFICIAL RECORDS, ROY A. AND SUSAN JOY VANKEUREN BY DEED RECORDED IN VOLUME 425, PAGE 638 OF THE OFFICIAL RECORDS, CAROL A. MUSSER BY DEED RECORDED IN INSTRUMENT NO. 20030950890, THE FIRST BAPTIST CHURCH BY DEED RECORDED IN VOLUME 699, PAGE 80 OF DEEDS AND RICHARD A. AND JANET H. GIVEN BY DEED RECORDED IN INSTRUMENT NO. 20011778794 A DISTANCE OF 1611.77 FEET TO A 5/8-INCH DIAMETER IRON PIN FOUND AT THE EAST CORNER OF SAID GIVEN PROPERTY;

THENCE NORTH 00° 55' 02" WEST, PASSING THROUGH AN IRON PIN SET IN THE SOUTHERLY LINE OF SUGAR RIDGE ROAD, A DISTANCE OF 59.38 FEET TO THE NORTHEAST CORNER OF SAID GIVEN PROPERTY, SAID POINT BEING ALSO IN THE CENTERLINE OF SUGAR RIDGE ROAD;

THENCE SOUTH 68° 41' 23" EAST ALONG SAID CENTERLINE A DISTANCE OF 369.69 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO JAY W. AND KERRI L. HERSHEY BY DEED RECORDED IN INSTRUMENT NO. 20060126067, BEING ALSO THE NORTHERN CORNER OF LAND CONVEYED TO MICHAEL R. KOMAR BY DEED RECORDED IN INSTRUMENT NO. 19990659223;

THENCE SOUTH 11° 15' 47" WEST ALONG THE WEST LINE OF SAID KOMAR PROPERTY, PASSING THROUGH AN IRON PIN SET IN THE SOUTHERLY LINE OF SUGAR RIDGE ROAD AND A 5/8-INCH DIAMETER IRON PIN FOUND AT 153.70 FEET, A DISTANCE OF 156.98 FEET TO THE SOUTHWEST CORNER OF SAID KOMAR PROPERTY;

THENCE SOUTH 89° 57' 23" EAST ALONG THE SOUTH LINE OF SAID KOMAR PROPERTY AND SAID HERSHEY PROPERTY A DISTANCE OF 214.54 FEET TO THE 5/8-INCH DIAMETER IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID HERSHEY PROPERTY;

THENCE NORTH 00° 02' 37" EAST ALONG THE EAST LINE OF SAID HERSHEY PROPERTY, PASSING AT 51.77 FEET A 1-INCH DIAMETER IRON PIPE FOUND 0.33 FEET EAST, A DISTANCE OF 82.37 FEET TO THE NORTHEAST CORNER OF SAID HERSHEY PROPERTY, SAID POINT BEING ALSO IN THE CENTERLINE OF SUGAR RIDGE ROAD;

THENCE SOUTH 68° 41' 23" EAST ALONG THE CENTERLINE OF SUGAR RIDGE ROAD A DISTANCE OF 43.04 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO MARK S. AND CONNIE DOUGLAS BY DEED RECORDED IN INSTRUMENT NO. 20050071799;

THENCE SOUTH 06° 24' 37" WEST ALONG THE WEST LINE OF SAID DOUGLAS PROPERTY, PASSING AT 30.82 FEET A 1-INCH DIAMETER IRON PIPE FOUND 0.17 FEET WEST, A DISTANCE OF 409.65 FEET TO A POINT IN THE NORTH LINE OF WESTFIELD ALLOTMENT NO. 1, AS SHOWN BY THE PLAT RECORDED IN VOLUME 18, PAGE 38 OF PLATS, SAID POINT BEING REFERENCED BY A 1.5-INCH DIAMETER IRON PIPE FOUND 0.45 FEET SOUTH AND 0.97 FEET WEST;

THENCE NORTH 89° 46' 00" WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF WESTFIELD ALLOTMENT NO. 2 AS SHOWN BY THE PLAT RECORDED IN VOLUME 31, PAGE 51 OF PLATS A DISTANCE OF 1239.60 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID WESTFIELD ALLOTMENT NO. 2;

THENCE SOUTH 00° 45' 30" EAST ALONG THE WEST LINE OF SAID ALLOTMENT A DISTANCE OF 610.06 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID ALLOTMENT;

THENCE SOUTH 89° 46' 00" EAST ALONG THE SOUTHERLY LINE OF SAID ALLOTMENTS AND THE SOUTHERLY LINE OF LAND CONVEYED TO THE AFOREMENTIONED MARK A. AND FRANCES A. GEDEON, PASSING 2638.56 FEET A 3/4-INCH DIAMETER IRON PIN FOUND 0.48 FEET NORTH, A DISTANCE OF 2666.71 FEET TO THE PRINCIPAL POINT OF BEGINNING, CONTAINING THEREIN 72.1143 ACRES OF LAND AS SURVEYED IN OCTOBER, 2006, BY ZWICK ASSOCIATES, INC., DONALD E. HIMES, REGISTERED SURVEYOR NO. 6163. NORTH DATUM USED IS THE BEARING OF RECORD FOR THE NORTH LINE OF THE WESTFIELD ALLOTMENT NO. 2. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SET ARE 5/8" DIAMETER, 30 INCHES LONG, WITH "ZWICK" CAP.

NORTH

SCALE: 1"=100'

UNDERGROUND UTILITIES

- STORM SEWER
- SANITARY SEWER
- CITY OF CLEVELAND WATER MAIN
- COLUMBIA GAS MAIN
- OHIO EDISON ELECTRIC LINE

UTILITIES NOTE

EXISTING SEWER AND UTILITY LOCATIONS AND DEPTHS ARE TAKEN FROM AVAILABLE RECORDS AND LIMITED FIELDS OBSERVATIONS AND ARE NOT GUARANTEED; THEREFORE, LOCATIONS AND DEPTHS ARE APPROXIMATE AND SHOULD NOT BE SCALED. THE OWNER SHALL VERIFY LOCATIONS AND DEPTHS THEREOF BEFORE CONSTRUCTION BEGINS. THE OWNER SHALL USE DUE DILIGENCE IN PROTECTING EXISTING SEWERS AND UTILITIES FROM DAMAGE. SEWER, WATER AND GAS SERVICE CONNECTION LOCATIONS AND DEPTHS UNKNOWN.

LEGEND

- CATCH BASIN
- MANHOLE
- C.O. CLEAN OUT
- UTILITY POLE W/GUY WIRES
- WV WATER VALVE
- FIRE HYDRANT AND VALVE
- SIGN
- POST
- MAIL BOX
- SPOT ELEVATION
- OVERLAND FLOW
- MON. BOX MONUMENT BOX FOUND
- I.PIN IRON PIN FOUND
- I.PIPE IRON PIPE FOUND
- IRON PIN SET
- R.R. SPIKE RAIL ROAD SPIKE
- 18" ASH TREE W/SIZE & TYPE
- 12" PINE TREE W/SIZE
- BUSH
- FENCE LINE
- TREE LINE
- 741 EXISTING TOPOGRAPHIC CONTOUR

O = OBSERVED
U = USED
R = RECORD
C = CALCULATED

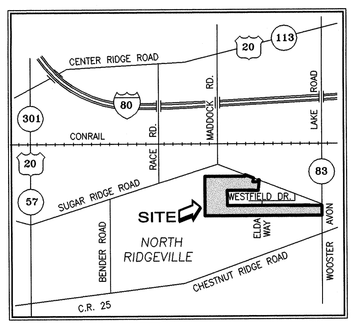
FL FLOW LINE
TB TOP OF BANK
TOE TOE OF SLOPE
BW BACK OF WALK
TC TOP OF CURB

NOTE

60' WIDE EASEMENT (DEED VOL. 1156, PG. 921) MAY AFFECT THE PROPERTY.

VICINITY MAP

NOT TO SCALE



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ALTA/ACSM LAND TITLE SURVEY
RANGEMAX PROPERTIES, LTD.
ORIGINAL RIDGEVILLE TOWNSHIP, LOT NO. 26
CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO

DESIGNED DEH	DRAWN LAR	CHECKED PDZ
DATE SEPTEMBER 2006	REVISED	SCALE 1"=100'

#50982

#50982