

19

COUNTY OF LAKE

FRANK A. SUPONCIC, CPA, CFE
RECORDER

EASTERN
LAKE COUNTY
(440) 350-2510

WESTERN
LAKE COUNTY
(440) 918-2510

FAX
(440) 350-5940



* 2 0 0 8 R 0 2 5 2 3 6 1 9 *

2008R025236

LAKE COUNTY OHIO
RECORDED ON
09/09/2008 03:55:04PM

FRANK A SUPONCIC, CPA, CFE
LAKE COUNTY RECORDER
REC FEE: \$156.00
PAGES: 19

**IMPORTANT
RECORDING INFORMATION**

This cover sheet is a permanent addition to the original document and **MUST** be retained with the document that was filed and/or recorded.

Reflected hereon is the pertinent recording information:

- File Number
- Date Filed
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Thank You



105 MAIN STREET • P.O. BOX 490 • PAINESVILLE, OHIO 44077
www.lakecountyrecorder.org • E-mail: recorder@lakecountyohio.org

Notice of Property Restriction

This Notice of Property Restriction is made on this 27th day of August 2008 by Lake Metroparks Board of Park Commissioners, an Ohio Metropolitan Park District.

Lake Metroparks, 11211 Spear Road Concord Township, Ohio is the owner of real property, recorded in Document Number 2007R043646 of the Lake County Records, located in the City of Willoughby Hills, Lake County, Ohio and referenced to as the "Property". (See attached legal description on Exhibit 'A')

Lake Metroparks acquired the Property with full or partial grant funding provided by Ohio Department of Natural Resources, Division of Wildlife (DOW) and the U.S. Fish and Wildlife Service, under the State Wildlife Grant Program via grant number T-3-L-3, approved on July 1, 2007 (the "Grant"). Specifics of the grant program requirements are kept at the Division of Wildlife office, 2045 Morse Road G-3, Columbus, Ohio 43229, and at the U.S. Fish and Wildlife Service, Division of Federal Aid, Bishop Henry Federal Building, One Federal Drive, Ft. Snelling, MN 55111-4056.

The purpose of the grant funding is to continue and broaden existing efforts to protect and restore the aquatic habitat of the Chagrin River for the benefit of wildlife species of greatest conservation need, on both public and private lands. Lake Metroparks hereby agrees to be bound by the terms of the grant program as they relate to the Property, including the obligation to ensure the long-term conservation of the Property and to obtain the consent of DOW and the U.S. Fish and Wildlife Service prior to the conveyance of any interest therein. Lake Metroparks shall not voluntarily or involuntarily sell, assign, transfer, lease, exchange, convey or otherwise encumber the Property without the prior written consent of DOW and the U.S. Fish and Wildlife Service, which consent may be withheld in its sole and absolute discretion. DOW and the U.S. Fish and Wildlife Service do hereby recognize that the Property is encumbered by a conservation easement granted to the Western Reserve Land Conservancy prior to Lake Metroparks' acquisition of said Property.

This Notice of Property Restriction vacates a previous Notice of Property Restriction filed with the Lake County Recorder on April 11, 2008 in Document Number 2008R010179 and attached as Exhibit 'B'.

025236

IN WITNESS WHEREOF, the Lake Metroparks Board of Park Commissioners have caused this Notice of Property Restriction to be executed this 27th day of August, 2008.



GRACE E. ANDRASSY
Notary Public, State of Ohio
My Commission Expires
January 28, 2012
Recorded in Lake County

**LAKE METROPARKS BOARD OF
PARK COMMISSIONERS:**

Name: David A. Noble
Title: Executive Director

STATE OF OHIO)
) SS
COUNTY OF Lake)

The foregoing instrument was acknowledged before me this 27th day of August, 2008, by David A. Noble, the Executive Director of Lake Metroparks, an Ohio Metropolitan Park District, on behalf of the Board of Park Commissioners.

Notary Public

Approved as to form by:

Joe Gibson
Lake Metroparks Legal Counsel

025236

Exhibit 'A'
Description of Property

LEGAL DESCRIPTION

PARCEL NO. 1

Situated in the City of Willoughby Hills, County of Lake and State of Ohio: and known as being part of Lot 3, Tract 1 in said City and is bounded and described as follows:

Beginning in the West line of said Lot 3 at the Southwesterly corner of land now or formerly owned by Wm. P. III and John C. Lamphear by deed recorded in Volume 434, Page 625 of Lake County Records of Deeds;

Thence along the Southerly line of land of said Wm. P. III and John C. Lamphear, North 86° 45' East, a distance of 1518.77 feet to a point;

Thence by a line which bears South 29° 27' East, a distance of 66.87 feet to a point;

Thence by a line which bears South 86° 45' West, a distance of 721.08 feet to a point;

Thence by a line which bears South 3° 15' East, a distance of 1148.70 feet to a point in the center of the Chagrin River;

Thence along the center of the Chagrin River, North 88° 21' West a distance of 825.93 feet to a point in the West line of said Lot 3;

Thence along the West line of said Lot 3, North 3° 28' West, a distance of 1138.16 feet to the place of beginning and containing 23.197 acres of land as calculated and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors. Be the same more or less.

Description Approved

Reviewed by: MAE Date 12/19/01

Lake County Engineer's Tax Map Office

PARCEL NO. 2

Situated in the City of Willoughby Hills, County of Lake and State of Ohio and known as being a part of Lot 3, Tract 1 in said city and is bounded and described as follows:

Beginning at a point in the Easterly line of land of M. Stephen Warner as recorded in Volume 651, Page 97 of Lake County Records of Deeds which is North 3° 15' West, along said line a distance of 424.89 feet from the centerline of Chagrin River;

Thence along an Easterly line of land of said Warner, North 3° 15' West, a distance of 723.81 feet to a corner in said land;

Thence along a Southerly line of land of said Warner, North 86° 45' East, a distance of 402.51 feet to a point;

Thence by a line which bears South 7° 27' 30" East, a distance of 277.74 feet to a point;

Thence by a line which bears South 16° 29' West, a distance of 234.12 feet to a point;

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Thence by a line which bears South 53° 23' West, a distance of 411.71 feet to the place of beginning and containing 5.457 acres of land as surveyed and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors. Be the same more or less.

Description Approved

Reviewed by: MAV Date 12/13/07

Lake County Engineer's Tax Map Office

PARCEL NO. 3

Situated in the City of Willoughby Hills, County of Lake and State of Ohio and known as being a part of Lot 3, Tract 1 in said City and is bounded and described as follows:

Beginning at a point in the Southerly line of land of William P. Landphear III and John C. Landphear and in the Northeasterly corner of land of M. Stephen Warner as recorded In Volume 651, Page 97 Lake County Records of Deeds;

Thence along the Southerly line of Landphear's land, North 86° 45' East, a distance of 200.27 feet to a point in the centerline of Chagrin River;

Thence along the centerline of said River, South 21° 35' East, a distance of 105.35 feet to a point;

Thence by a line which bears South 86° 45' West, a distance of 184.20 feet to a point;

Thence on a projection Southerly of the Easterly line of land of M. Stephen Warner and along the Easterly line of said land, North 29° 27' West, a distance of 111.45 feet to the place of beginning and containing 0.441 of an acre of land as surveyed and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors. Be the same more or less.

Description Approved

Reviewed by: MAV Date 12/13/07

Lake County Engineer's Tax Map Office

PARCEL NO. 4

Situated in the City of Willoughby Hills, County of Lake and State of Ohio; and known as being a part of Lot 3, Tract 1 in said City and is bounded and described as follows:

Beginning at a point in the centerline of Chagrin River at the Southeasterly corner of land of M. Stephen Warner as recorded In Volume 651, Page 97 of Lake County Records of Deeds;

Thence along the Easterly line of land of said Warner North 3° 15' West, a distance of 424.89 feet to a point;

Thence by a line which bears North 53° 23' East, a distance of 411.71 feet to a point;

Thence by a line which bears North 16° 29' West, a distance of 131.30 feet to the principal place of beginning;

Thence by a line which bears North 16° 29' East, a distance of 102.82 feet to a point;

Thence by a line which bears North 7° 27' 30" West, a distance of 277.74 feet to a point in a Southerly line of land of the aforesaid M. Stephen Warner;

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Thence along a Southerly line of said land North 86° 45' East, a distance of 318.57 feet to a point at a Southeasterly corner of said land;

Thence by a line which bears South 29° 27' East, a distance of 44.64 feet to a point;

Thence by a line which bears North 86° 45' East, a distance of 184.20 feet to a point in the centerline of the Chagrin River;

Thence along the centerline of said River, South 21° 35' East, a distance of 185.69 feet to an angle in said centerline:

Thence continuing along the centerline of said River, South 9° 09' West, a distance of 352.85 feet to a point;

Thence by a line which bears North 73° 26' 20" West, a distance of 552.13 feet to the place of beginning, containing 5.703 acres of land as surveyed and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors, be the same more or less.

Description Approved

Reviewed by: MMW Date 12/19/07

Lake County Engineer's Tax Map Office

PARCEL NO. 5

Situated in the City of Willoughby Hills, County of Lake and State of Ohio: and known as being a part of Lot 3, Tract 1 in said City and is bounded and described as follows:

Beginning at a point in the centerline of Chagrin River at a Southeasterly corner of land of M. Stephen Warner as recorded in Volume 651, Page 97 of Lake County Records of Deeds;

Thence along the Easterly line of land of said Warner North 3° 15' West a distance of 424.89 feet to a point;

Thence by a line which bears North 53° 23' East, a distance of 300 feet to a point;

Thence by a line which bears South 35° 59' 30" East, a distance of 549.42 feet to a point in the centerline of Chagrin River;

Thence along the centerline of said River, South 45° 18' West a distance of 240.60 feet to a point at an angle in said centerline;

Thence continuing along the centerline of said River; North 88° 21' West a distance of 368.71 feet to the place of beginning and containing 5.300 acres of land as surveyed and described by Fullerton, Kerr and Associates, Registered Engineers and surveyors, be the same more or less.

Description Approved

Reviewed by: MMW Date 12/19/07

Lake County Engineer's Tax Map Office

PARCEL NO. 6

Situated in the City of Willoughby Hills, County of Lake and State of Ohio: and known as being a part of Lot 3, Tract 1 in said City and is bounded and described as follows:

Beginning at a point in the centerline of Chagrin River at the Southeasterly corner of

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land of M. Stephen Warner as recorded in Volume 651, Page 97 of Lake County Records of Deeds;

Thence along the Easterly line of land of said Warner, North 3° 15' West, a distance of 424.89 feet to a point;

Thence by a line which bears North 53° 23' East, a distance of 300.00 feet to the principal place of beginning;

Thence by a line which bears North 53° 23' East, a distance of 111.71 feet to a point;

Thence by a line which bears North 16° 29' East a distance of 131.30 feet to a point;

Thence by a line which bears South 73° 26' 20" East, a distance of 552.13 feet to a point in the centerline of Chagrin River;

Thence along the centerline of said River, South 9° 09' West, a distance of 180.65 feet to an angle in said centerline;

Thence continuing along the centerline of said River, South 45° 18' West, a distance of 428.40 feet to a point;

Thence by a line which bears North 35° 59' 30" West a distance of 549.42 feet to a the place of beginning and containing 5.300 acres of land as surveyed and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors, be the same more or less.

Description Approved

PPN: 31-A-002-D-00-011-0

Reviewed by: MAO Date 12/27/0

PARCEL NO. 7

Lake County Engineer's Tax Map Office

Situated in the City of Willoughby Hills, County of Lake and State of Ohio, and known as being a part of Lot 3, Tract 1, and a part of Lot 10, Tract 5, in said Township is further bounded and described as follows:

Beginning at the intersection of the Euclid-Chardon Road, as relocated with the West line of said Lot 3;

Thence along the center of said Euclid-Chardon Road, as relocated, North 86° 45' East, a distance of 1387.52 feet to the center of the Chagrin River;

Thence along the center of said Chagrin River, North 33° 52' West, a distance of 480.00 feet to an angle in said River;

Thence continuing along the center of said Chagrin River, North 51° 09' West, a distance of 338.76 feet to the center line of the old Euclid-Chardon Road, as established by the State of Ohio Engineers;

Thence along the center line of the old Euclid-Chardon Road, as established aforesaid, South 55° 25' West a distance of 120.70 feet to an angle in said center line;

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Thence continuing along the center line of said old Euclid-Chardon Road, South 62° 43' 30" West, 768.39 feet to an iron pin at an angle in said road;

Thence still along the center line of the old Euclid-Chardon Road, North 87° 35' 30" West, a distance of 88.28 feet to the intersection of the center line of the old Euclid-Chardon Road with the prolongation Northerly of the West line of said Lot 3;

Thence along the West line of said Lot 3, South 3° 28' East, (at 30.16 feet passing through an iron pipe stake in the Southerly right of way line of the old Euclid-Chardon Road, at 48.94 feet passing through an iron pipe stake at the North-West corner of said Lot 3 and at 192.42 feet passing through an iron pipe stake in the Northerly right of way line of said Euclid-Chardon Road, as relocated) a distance of 273.31 feet to the place of beginning.

Containing 12.961 acres of land of which 7.729 acres of land are in Lot 3, Tract 1, and 5.232 acre of land are in Lot 10, Tract 5, as surveyed and described by Fullerton and Kerr, Registered Engineers and Surveyors. Be the same more or less.

The above parcel is subject to an easement for the relocation of Route 6, granted to the State of Ohio by the Court of Common Pleas, Lake County, Ohio, in Case Docket 57, Page 24022, in which the Director of Highways vs. Albert J. Gilchrist, etc.

PPN: 31-A-002-0-00-008-0 & 31-A-002-0-009-0
PARCEL NO. 8

Situated in the City of Willoughby Hills, County of Lake and State of Ohio, and known as being a part of Lot 10, Tract 5, in said Township is further bounded and described as follows: Beginning at the intersection of the center line of the old Euclid-Chardon Road, as established by the State of Ohio Engineers, with the South line of said Lot 10;

Thence along the South line of said Lot 10, North 83° 50' East, (at 64.42 feet passing through an iron pipe stake on line) a distance of 727.64 feet to an iron pipe stake at the Northwest corner of Lot 3, Tract 1, and the Northeast corner of the Covert Estates;

Thence on the prolongation Northerly of the West line of said Lot 3, Tract 1, North 3° 28' West, (at 18.78 feet passing through an iron pipe stake in the Southerly right of way line of the old Euclid-Chardon Road) a distance of 48.94 feet to the center line of the old Euclid-Chardon Road, as established aforesaid;

Thence along the center line of said old Euclid-Chardon Road North 87° 35' 30" West, a distance of 147.32 feet to an angle in said center line;

Thence continuing along the center line of the old Euclid-Chardon Road, as established aforesaid, North 72° 32' 30" West, 299.96 feet to an angle in said center line;

Thence still continuing along the center line of said old Euclid-Chardon Road, South 52° 08' 30" West, a distance of 363.68 feet to the place of beginning. Containing

Description Approved
Reviewed by: MAP Date 12/27/07
Lake County Engineer's Tax Map Office

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1.704⁴ acres of land as calculated and described from Records by Fullerton and Kerr, Registered Engineers and Surveyors. Be the same more or less.

PPN: 31-A-002-D-00-012-0

Description Approved
Reviewed by: MAP Date 12/27
Lake County Engineer's Tax Map Office

PARCEL NO. 9

Situated in the City of Willoughby Hills, County of Lake and State of Ohio: and known as being a part of Lot 10, Tract 5 in said City and further bounded and described as follows:

- Beginning In the center of Chagrin River and in the center line of Chardon Road,
- Thence South 54° 18 ' 15" West, along the center line of Chardon Road about 115 feet to a point marking an angle in said centerline;
- Thence South 61° 24' 50" West, along the center line of Chardon Road 840.88 feet to a point marking an angle in said center line;
- Thence North 75° 16' 30" West, along the center line of Chardon Road, 109.02 feet to a point from which an iron stake bears North 17° 39' 40" West, 35.52 feet;
- Thence North 17° 39' 40" West, 364.80 feet to an iron pipe;
- Thence North 14° 08' 50" East, 154.19 feet to an iron pipe;
- Thence North 8° 21' 10" West, 319.77 feet to an iron pipe;
- Thence continuing North 8° 21' 10" West, to the center of Chagrin River;
- Thence in a Southeasterly direction, up the center of the Chagrin River to the beginning and containing about 14.78 acres according to survey of Charles W. Root, Registered Surveyor and Professional Engineer. Be the same more or less.

Description Approved
Reviewed by: M30 Date 12/27/07
Lake County Engineer's Tax Map Office

EXCEPTING AND RESERVING THE FOLLOWING DESCRIBED PREMISES:

Situated in the City of Willoughby Hills, County of Lake and State of Ohio and known as being a part of Lot 10 in Tract 5 in said City, and is further bounded and described as follows:

- Beginning in the center line of the Euclid-Chardon Road as surveyed by the Ohio State Highway Department, at a point where the center line of said Euclid-Chardon Road is intersected by the East line of land conveyed to the Cleveland Bird Club, Inc. by deed recorded in Volume 197, Page 423, Lake County Records of Deeds;
- Thence along the East line of land owned by the Cleveland Bird Club, Inc. North 17° 39' 40" West (at 31.75 feet passing through an iron pipe stake in the Northerly line of said road) a distance of 352.38 feet to an iron pin found at an angle in said line;
- Thence continuing along the East line of land owned by the Cleveland Bird Club, Inc., North 14° 08' 50 " East, a distance of 154.19 feet to an iron pin found at an angle in

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said East line;

Thence by a line which bears South 75° 51' 10" East, a distance of 100.00 feet to a point;

Thence by a line which, bears South 16° 37' 10" East, a distance of 485.24 feet to an iron pin found at an angle in the center line of the Euclid-Chardon Road, as surveyed by the Ohio State Highway Department;

Thence along the center line of said Euclid-Chardon Road North 88° 34' 40" West, a distance of 166.59 feet to the place of beginning;

Containing 1.732 acre of land as surveyed and described by Fullerton and Kerr Registered Engineers and Surveyors, be the same more or less.

PPN: 31-A-009-0-00-032-0

PARCEL NO. 10

Situated in the City of Willoughby Hills, County of Lake and State of Ohio and known as being a part of Lot 10 in Tract 5 in said City, and is further bounded and described as follows:

Beginning in the center line of the Euclid-Chardon Road as surveyed by the Ohio State Highway Department, at a point where the center line of said Euclid-Chardon Road is intersected by the East line of land conveyed to the Cleveland Bird Club, Inc. by deed recorded in Volume 197, Page 423, Lake County Records of Deeds;

Thence along the East line of land owned by the Cleveland Bird Club, Inc. North 17° 39' 40" West (at 31.75 feet passing through an iron pipe stake in the Northerly line of said road) a distance of 352.38 feet to an iron pin found at an angle in said line:

Thence continuing along the East line of land owned by the Cleveland Bird Club, Inc., North 14° 08' 50" East, a distance of 154.19 feet to an Iron pin found at an angle in said East line;

Thence by a line which bears South 75° 51' 10" East, a distance of 100.00 feet to a point;

Thence by a line which bears S. 16° 37' 10" East, a distance of 485.24 feet to an iron pin found at an angle in the center line of the Euclid-Chardon Road, as surveyed by the Ohio State Highway Department;

Thence along the center line of said Euclid-Chardon Road North 88° 34' 40" West, a distance of 166.59 feet to the place of beginning;

Containing 1.732 acre of land as surveyed and described by Fullerton and Kerr Registered Engineers and Surveyors, be the same mere or less.

PPN: 31-A-009-0-00-040-0

ST 31017

December 13, 2007

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Description Approved

Reviewed by: MAE Date 12/27/07

Lake County Engineer's Tax Map Office

025236

Notice of Property Restriction

This Notice of Property Restriction is made on this 4th day of April 2008 by Lake Metroparks Board of Park Commissioners, an Ohio Metropolitan Park District.

Lake Metroparks, 11211 Spear Road Concord Township, Ohio is the owner of real property, recorded in Document Number 2007R043646 of the Lake County Records, located in the City of Willoughby Hills, Lake County, Ohio and referenced to as the "Property". (See attached legal description on Exhibit 'A')

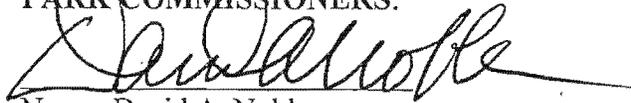
Lake Metroparks acquired the Property with full or partial grant funding provided by Ohio Department of Natural Resources, Division of Wildlife (DOW) and the U.S. Fish and Wildlife Service, under the State Wildlife Grant Program via grant number T-2-4, approved on August 29, 2007 (the "Grant"). Specifics of the grant program requirements are kept at the Division of Wildlife office, 2045 Morse Road G-3, Columbus, Ohio 43229, and at the U.S. Fish and Wildlife Service, Division of Federal Aid, Bishop Henry Federal Building, One Federal Drive, Ft. Snelling, MN 55111-4056.

The purpose of the grant funding is to continue and broaden existing efforts to protect and restore the aquatic habitat of the Chagrin River for the benefit of wildlife species of greatest conservation need, on both public and private lands. Lake Metroparks hereby agrees to be bound by the terms of the grant program as they relate to the Property, including the obligation to ensure the long-term conservation of the Property and to obtain the consent of DOW and the U.S. Fish and Wildlife Service prior to the conveyance of any interest therein. Lake Metroparks shall not voluntarily or involuntarily sell, assign, transfer, lease, exchange, convey or otherwise encumber the Property without the prior written consent of DOW and the U.S. Fish and Wildlife Service, which consent may be withheld in its sole and absolute discretion. DOW and the U.S. Fish and Wildlife Service do hereby recognize that the Property is encumbered by a conservation easement granted to the Western Reserve Land Conservancy prior to Lake Metroparks' acquisition of said Property.

LAKE COUNTY OHIO
RECORDED ON
04/11/2008 03:36:03PM
FRANK A SUPONCIC, CPA, CFE
LAKE COUNTY RECORDER
REC FEE: \$84.00
PAGES: 10
2008R010179
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IN WITNESS WHEREOF, the Lake Metroparks Board of Park Commissioners have caused this Notice of Property Restriction to be executed this 4th day of April, 2008.

LAKE METROPARKS BOARD OF
PARK COMMISSIONERS:



Name: David A. Noble
Title: Executive Director

STATE OF OHIO)
) SS
COUNTY OF Lake)



GRACE E. ANDRASSY
Notary Public, State of Ohio
My Commission Expires
January 28, 2012
Recorded in Lake County

The foregoing instrument was acknowledged before me this 4th day of April, 2008, by David A. Noble, the Executive Director of Lake Metroparks, an Ohio Metropolitan Park District, on behalf of the Board of Park Commissioners.


Notary Public

Approved as to form by:


Joe Gibson
Lake Metroparks Legal Counsel

LEGAL DESCRIPTION

PARCEL NO. 1

Situated in the City of Willoughby Hills, County of Lake and State of Ohio: and known as being part of Lot 3, Tract 1 in said City and is bounded and described as follows:

Beginning in the West line of said Lot 3 at the Southwesterly corner of land now or formerly owned by Wm. P. III and John C. Lamphear by deed recorded in Volume 434, Page 625 of Lake County Records of Deeds;

Thence along the Southerly line of land of said Wm. P. III and John C. Lamphear, North 86° 45' East, a distance of 1518.77 feet to a point;

Thence by a line which bears South 29° 27' East, a distance of 66.87 feet to a point;

Thence by a line which bears South 86° 45' West, a distance of 721.08 feet to a point;

Thence by a line which bears South 3° 15' East, a distance of 1148.70 feet to a point in the center of the Chagrin River;

Thence along the center of the Chagrin River, North 88° 21' West a distance of 825.93 feet to a point in the West line of said Lot 3;

Thence along the West line of said Lot 3, North 3° 28' West, a distance of 1138.16 feet to the place of beginning and containing 23.197 acres of land as calculated and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors. Be the same more or less.

Description Approved

Reviewed by: MAE Date 12/19/01

Lake County Engineer's Tax Map Office

PARCEL NO. 2

Situated in the City of Willoughby Hills, County of Lake and State of Ohio and known as being a part of Lot 3, Tract 1 in said city and is bounded and described as follows:

Beginning at a point in the Easterly line of land of M. Stephen Warner as recorded in Volume 651, Page 97 of Lake County Records of Deeds which is North 3° 15' West, along said line a distance of 424.89 feet from the centerline of Chagrin River;

Thence along an Easterly line of land of said Warner, North 3° 15' West, a distance of 723.81 feet to a corner in said land;

Thence along a Southerly line of land of said Warner, North 86° 45' East, a distance of 402.51 feet to a point;

Thence by a line which bears South 7° 27' 30" East, a distance of 277.74 feet to a point;

Thence by a line which bears South 16° 29' West, a distance of 234.12 feet to a point;

~~043646~~ Line 8

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Thence by a line which bears South 53° 23' West, a distance of 411.71 feet to the place of beginning and containing 5.457 acres of land as surveyed and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors. Be the same more or less.

Description Approved
Reviewed by: MAV Date 12/13/07
Lake County Engineer's Tax Map Office

PARCEL NO. 3

Situated in the City of Willoughby Hills, County of Lake and State of Ohio and known as being a part of Lot 3, Tract 1 in said City and is bounded and described as follows:

Beginning at a point in the Southerly line of land of William P. Landphear III and John C. Landphear and in the Northeasterly corner of land of M. Stephen Warner as recorded In Volume 651, Page 97 Lake County Records of Deeds;

Thence along the Southerly line of Landphear's land, North 86° 45' East, a distance of 200.27 feet to a point in the centerline of Chagrin River;

Thence along the centerline of said River, South 21° 35' East, a distance of 105.35 feet to a point;

Thence by a line which bears South 86° 45' West, a distance of 184.20 feet to a point;

Thence on a projection Southerly of the Easterly line of land of M. Stephen Warner and along the Easterly line of said land, North 29° 27' West, a distance of 111.45 feet to the place of beginning and containing 0.441 of an acre of land as surveyed and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors. Be the same more or less.

Description Approved
Reviewed by: MAV Date 12/14/07
Lake County Engineer's Tax Map Office

PARCEL NO. 4

Situated in the City of Willoughby Hills, County of Lake and State of Ohio; and known as being a part of Lot 3, Tract 1 in said City and is bounded and described as follows:

Beginning at a point in the centerline of Chagrin River at the Southeasterly corner of land of M. Stephen Warner as recorded In Volume 651, Page 97 of Lake County Records of Deeds;

Thence along the Easterly line of land of said Warner North 3° 15' West, a distance of 424.89 feet to a point;

Thence by a line which bears North 53° 23' East, a distance of 411.71 feet to a point;

Thence by a line which bears North 16° 29' West, a distance of 131.30 feet to the principal place of beginning;

Thence by a line which bears North 16° 29' East, a distance of 102.82 feet to a point;

Thence by a line which bears North 7° 27' 30" West, a distance of 277.74 feet to a point in a Southerly line of land of the aforesaid M. Stephen Warner;

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Thence along a Southerly line of said land North 86° 45' East, a distance of 318.57 feet to a point at a Southeasterly corner of said land;

Thence by a line which bears South 29° 27' East, a distance of 44.64 feet to a point;

Thence by a line which bears North 86° 45' East, a distance of 184.20 feet to a point in the centerline of the Chagrin River;

Thence along the centerline of said River, South 21° 35' East, a distance of 185.69 feet to an angle in said centerline:

Thence continuing along the centerline of said River, South 9° 09' West, a distance of 352.85 feet to a point;

Thence by a line which bears North 73° 26' 20" West, a distance of 552.13 feet to the place of beginning, containing 5.703 acres of land as surveyed and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors, be the same more or less.

Description Approved

Reviewed by: MMW Date 12/17/07

Lake County Engineer's Tax Map Office

PARCEL NO. 5

Situated in the City of Willoughby Hills, County of Lake and State of Ohio: and known as being a part of Lot 3, Tract 1 in said City and is bounded and described as follows:

Beginning at a point in the centerline of Chagrin River at a Southeasterly corner of land of M. Stephen Warner as recorded in Volume 651, Page 97 of Lake County Records of Deeds;

Thence along the Easterly line of land of said Warner North 3° 15' West a distance of 424.89 feet to a point;

Thence by a line which bears North 53° 23' East, a distance of 300 feet to a point;

Thence by a line which bears South 35° 59' 30" East, a distance of 549.42 feet to a point in the centerline of Chagrin River;

Thence along the centerline of said River, South 45° 18' West a distance of 240.60 feet to a point at an angle in said centerline;

Thence continuing along the centerline of said River; North 88° 21' West a distance of 368.71 feet to the place of beginning and containing 5.300 acres of land as surveyed and described by Fullerton, Kerr and Associates, Registered Engineers and surveyors, be the same more or less.

Description Approved

Reviewed by: MMW Date 12/19/07

Lake County Engineer's Tax Map Office

PARCEL NO. 6

Situated in the City of Willoughby Hills, County of Lake and State of Ohio: and known as being a part of Lot 3, Tract 1 in said City and is bounded and described as follows:

Beginning at a point in the centerline of Chagrin River at the Southeasterly corner of

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land of M. Stephen Warner as recorded in Volume 651, Page 97 of Lake County Records of Deeds;

Thence along the Easterly line of land of said Warner, North 3° 15' West, a distance of 424.89 feet to a point;

Thence by a line which bears North 53° 23' East, a distance of 300.00 feet to the principal place of beginning;

Thence by a line which bears North 53° 23' East, a distance of 111.71 feet to a point;

Thence by a line which bears North 16° 29' East a distance of 131.30 feet to a point;

Thence by a line which bears South 73° 26' 20" East, a distance of 552.13 feet to a point in the centerline of Chagrin River;

Thence along the centerline of said River, South 9° 09' West, a distance of 180.65 feet to an angle in said centerline;

Thence continuing along the centerline of said River, South 45° 18' West, a distance of 428.40 feet to a point;

Thence by a line which bears North 35° 59' 30" West a distance of 549.42 feet to a the place of beginning and containing 5.300 acres of land as surveyed and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors, be the same more or less.

PPN: 31-A-002-D-00-011-0
PARCEL NO. 7

Description Approved

Reviewed by: MAP Date 12/27/0

Lake County Engineer's Tax Map Office

Situated in the City of Willoughby Hills, County of Lake and State of Ohio, and known as being a part of Lot 3, Tract 1, and a part of Lot 10, Tract 5, in said Township is further bounded and described as follows:

Beginning at the intersection of the Euclid-Chardon Road, as relocated with the West line of said Lot 3;

Thence along the center of said Euclid-Chardon Road, as relocated, North 86° 45' East, a distance of 1387.52 feet to the center of the Chagrin River;

Thence along the center of said Chagrin River, North 33° 52' West, a distance of 480.00 feet to an angle in said River;

Thence continuing along the center of said Chagrin River, North 51° 09' West, a distance of 338.76 feet to the center line of the old Euclid-Chardon Road, as established by the State of Ohio Engineers;

Thence along the center line of the old Euclid-Chardon Road, as established aforesaid, South 55° 25' West a distance of 120.70 feet to an angle in said center line;

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Thence continuing along the center line of said old Euclid-Chardon Road, South 62° 43' 30" West, 768.39 feet to an iron pin at an angle in said road;

Thence still along the center line of the old Euclid-Chardon Road, North 87° 35' 30" West, a distance of 88.28 feet to the intersection of the center line of the old Euclid-Chardon Road with the prolongation Northerly of the West line of said Lot 3;

Thence along the West line of said Lot 3, South 3° 28' East, (at 30.16 feet passing through an iron pipe stake in the Southerly right of way line of the old Euclid-Chardon Road, at 48.94 feet passing through an iron pipe stake at the North-West corner of said Lot 3 and at 192.42 feet passing through an iron pipe stake in the Northerly right of way line of said Euclid-Chardon Road, as relocated) a distance of 273.31 feet to the place of beginning.

Containing 12.961 acres of land of which 7.729 acres of land are in Lot 3, Tract 1, and 5.232 acre of land are in Lot 10, Tract 5, as surveyed and described by Fullerton and Kerr, Registered Engineers and Surveyors. Be the same more or less.

The above parcel is subject to an easement for the relocation of Route 6, granted to the State of Ohio by the Court of Common Pleas, Lake County, Ohio, in Case Docket 57, Page 24022, in which the Director of Highways vs. Albert J. Gilchrist, etc.

PPN: 31-A-002-0-00-008-0 & 31-A-002-0-009-0
PARCEL NO. 8

Situated in the City of Willoughby Hills, County of Lake and State of Ohio, and known as being a part of Lot 10, Tract 5, in said Township is further bounded and described as follows: Beginning at the intersection of the center line of the old Euclid-Chardon Road, as established by the State of Ohio Engineers, with the South line of said Lot 10;

Thence along the South line of said Lot 10, North 83° 50' East, (at 64.42 feet passing through an iron pipe stake on line) a distance of 727.64 feet to an iron pipe stake at the Northwest corner of Lot 3, Tract 1, and the Northeast corner of the Covert Estates;

Thence on the prolongation Northerly of the West line of said Lot 3, Tract 1, North 3° 28' West, (at 18.78 feet passing through an iron pipe stake in the Southerly right of way line of the old Euclid-Chardon Road) a distance of 48.94 feet to the center line of the old Euclid-Chardon Road, as established aforesaid;

Thence along the center line of said old Euclid-Chardon Road North 87° 35' 30" West, a distance of 147.32 feet to an angle in said center line;

Thence continuing along the center line of the old Euclid-Chardon Road, as established aforesaid, North 72° 32' 30" West, 299.96 feet to an angle in said center line;

Thence still continuing along the center line of said old Euclid-Chardon Road, South 52° 08' 30" West, a distance of 363.68 feet to the place of beginning. Containing

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1.704⁴ acres of land as calculated and described from Records by Fullerton and Kerr, Registered Engineers and Surveyors. Be the same more or less.

PPN: 31-A-002-0-00-012-0

Description Approved

Reviewed by: MAP Date 12/27

Lake County Engineer's Tax Map Office

PARCEL NO. 9

Situated in the City of Willoughby Hills, County of Lake and State of Ohio: and known as being a part of Lot 10, Tract 5 in said City and further bounded and described as follows:

Beginning In the center of Chagrin River and in the center line of Chardon Road,

Thence South 54° 18' 15" West, along the center line of Chardon Road about 115 feet to a point marking an angle in said centerline;

Thence South 61° 24' 50" West, along the center line of Chardon Road 840.88 feet to a point marking an angle in said center line;

Thence North 75° 16' 30" West, along the center line of Chardon Road, 109.02 feet to a point from which an iron stake bears North 17° 39' 40" West, 35.52 feet;

Thence North 17° 39' 40" West, 364.80 feet to an iron pipe;

Thence North 14° 08' 50" East, 154.19 feet to an iron pipe;

Thence North 8° 21' 10" West, 319.77 feet to an iron pipe;

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Lake County Engineer's Tax Map Office

Thence continuing North 8° 21' 10" West, to the center of Chagrin River;

Thence in a Southeasterly direction, up the center of the Chagrin River to the beginning and containing about 14.78 acres according to survey of Charles W. Root, Registered Surveyor and Professional Engineer. Be the same more or less.

EXCEPTING AND RESERVING THE FOLLOWING DESCRIBED PREMISES:

Situated in the City of Willoughby Hills, County of Lake and State of Ohio and known as being a part of Lot 10 in Tract 5 in said City, and is further bounded and described as follows:

Beginning in the center line of the Euclid-Chardon Road as surveyed by the Ohio State Highway Department, at a point where the center line of said Euclid-Chardon Road is intersected by the East line of land conveyed to the Cleveland Bird Club, Inc. by deed recorded in Volume 197, Page 423, Lake County Records of Deeds;

Thence along the East line of land owned by the Cleveland Bird Club, Inc. North 17° 39' 40" West (at 31.75 feet passing through an iron pipe stake in the Northerly line of said road) a distance of 352.38 feet to an iron pin found at an angle in said line;

Thence continuing along the East line of land owned by the Cleveland Bird Club, Inc., North 14° 08' 50" East, a distance of 154.19 feet to an iron pin found at an angle in

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said East line;

Thence by a line which bears South 75° 51' 10" East, a distance of 100.00 feet to a point;

Thence by a line which, bears South 16° 37' 10" East, a distance of 485.24 feet to an iron pin found at an angle in the center line of the Euclid-Chardon Road, as surveyed by the Ohio State Highway Department;

Thence along the center line of said Euclid-Chardon Road North 88° 34' 40" West, a distance of 166.59 feet to the place of beginning;

Containing 1.732 acre of land as surveyed and described by Fullerton and Kerr Registered Engineers and Surveyors, be the same more or less.

PPN: 31-A-009-0-00-032-0
PARCEL NO. 10

Situated in the City of Willoughby Hills, County of Lake and State of Ohio and known as being a part of Lot 10 in Tract 5 in said City, and is further bounded and described as follows:

Beginning in the center line of the Euclid-Chardon Road as surveyed by the Ohio State Highway Department, at a point where the center line of said Euclid-Chardon Road is intersected by the East line of land conveyed to the Cleveland Bird Club, Inc. by deed recorded in Volume 197, Page 423, Lake County Records of Deeds;

Thence along the East line of land owned by the Cleveland Bird Club, Inc. North 17° 39' 40" West (at 31.75 feet passing through an iron pipe stake in the Northerly line of said road) a distance of 352.38 feet to an iron pin found at an angle in said line:

Thence continuing along the East line of land owned by the Cleveland Bird Club, Inc., North 14° 08' 50" East, a distance of 154.19 feet to an iron pin found at an angle in said East line;

Thence by a line which bears South 75° 51' 10" East, a distance of 100.00 feet to a point;

Thence by a line which bears S. 16° 37' 10" East, a distance of 485.24 feet to an iron pin found at an angle in the center line of the Euclid-Chardon Road, as surveyed by the Ohio State Highway Department;

Thence along the center line of said Euclid-Chardon Road North 88° 34' 40" West, a distance of 166.59 feet to the place of beginning;

Containing 1.732 acre of land as surveyed and described by Fullerton and Kerr Registered Engineers and Surveyors, be the same mere or less.

PPN: 31-A-009-0-00-040-0
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December 13, 2007

Description Approved

Reviewed by: MAP Date 12/27/07

Lake County Engineer's Tax Map Office

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