

521 MENTOR AVENUE, PAINESVILLE

ALL THAT CERTAIN LANDS SITUATE IN LOT 2, CHAMPION SURVEY, CITY OF PAINESVILLE, TOWNSHIP NUMBER 11 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO AARON J. BONK & ROBB M. ADAMS, AS RECORDED IN DOCUMENT NO. 2006R009716 (PPN 15-C-016-0-00-003-0) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT CAPPED 5/8" IRON PIN FOUND "LDC" TO MARK A POINT IN THE SOUTH LINE OF MENTOR AVENUE (U.S. ROUTE 20 - 66 FEET WIDE) AT THE NORTHEAST CORNER OF LANDS TO N.G. AUGUSTINE, AS RECORDED IN DOCUMENT NUMBER 2010R012961 (PPN 15-C-016-0-00-004-0), SAID POINT BEING LOCATED FROM THE CENTERLINE INTERSECTION OF MENTOR AVENUE WITH THE CENTERLINE OF LEVAN DRIVE (40 FEET WIDE) NORTH 44°-10'-05" EAST, WITH THE CENTERLINE OF MENTOR AVENUE, A DISTANCE OF 285.08 FEET AND SOUTH 44°-53'-49" EAST, A DISTANCE OF 33.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 44°-10'-05" EAST, WITH THE SOUTH LINE OF MENTOR AVENUE, A DISTANCE OF 77.88 FEET TO A 1" IRON PIPE FOUND IN A CONCRETE STRUCTURE, TO MARK A POINT IN THE SOUTH LINE OF MENTOR AVENUE, AT THE NORTHWEST CORNER OF LANDS TO LAKE ERIE COLLEGE, AS RECORDED IN DOCUMENT NUMBER 1996R030334 (PPN 15-C-014-0-00-016-0).

THENCE; SOUTH 44°-52'-28" EAST, WITH THE WEST LINE OF SAID LAKE ERIE COLLEGE (PPN 15-C-014-0-00-016-0), A DISTANCE OF 359.53 FEET TO A 1" IRON PIPE FOUND TO MARK A POINT IN THE WEST LINE OF SAID LAKE ERIE COLLEGE (PPN 15-C-014-0-00-016-0), AT THE NORTHEAST CORNER OF LANDS TO LAKE ERIE COLLEGE, AS RECORDED IN DOCUMENT NUMBER 2009R005750 (PPN 15-C-014-0-00-013-0).

THENCE; SOUTH 05°-23'-50" WEST, WITH THE NORTH LINE OF SAID LAKE ERIE COLLEGE (PPN 15-C-014-0-00-013-0), A DISTANCE OF 101.03 FEET TO A 3/4" IRON PIPE FOUND TO MARK A POINT IN THE NORTH LINE OF SAID LAKE ERIE COLLEGE (PPN 15-C-014-0-00-013-0), AT THE SOUTHEAST CORNER OF SAID AUGUSTINE (PPN 15-C-016-0-00-004-0).

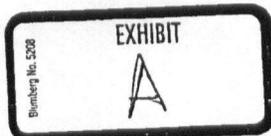
THENCE; NORTH 44°-53'-49" WEST, WITH THE EAST LINE OF SAID AUGUSTINE (PPN 15-C-016-0-00-004-0) A DISTANCE OF 422.80 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 0.6986 ACRES, BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN AUGUST 2010, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE LAKE COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 5004. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MENTOR AVENUE, NORTH 44°-10'-05" EAST.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE THE LANDS TO AARON J. BONK & ROBB M. ADAMS, AS RECORDED IN DOCUMENT NO. 2006R009716 (PPN 15-C-016-0-00-003-0).

PARCEL NO. 15C-16-3

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