

LEGAL DESCRIPTION:

Situated in the City of Mentor, County of Lake and State of Ohio: And known as being part of Lot No. 7 in Tract No. 10 in said City, being bounded and described as follows: Beginning at a point in the center line of Lake Shore Boulevard, 60' wide, at the southwesterly corner of land owned by William G. Postman, recorded deed, Volume 185, Page 389, Lake County Record of Deeds; Thence No. 2 deg. 39' 00" East (passing through an iron pin set at 40.17 feet) 265.00 feet along said Postman's westerly line to an iron pin set; Thence N. 87 deg. 21' 00" West, 187.87 feet to an iron pin set; Thence S. 2 deg. 39' 00" West, (passing through an iron pin set at 241.03 feet) 291.01 feet to a point in the center line of Lake Shore Boulevard; Thence N. 78 deg. 03' 00" East, 60.05 feet along said center line to an angle point in said road; Thence N. 87 deg. 25' 00" East, 119.26 feet along said center line to the place of beginning and containing 1.1154 acres of land, according to a survey made in September, 1984 by Quentin S. Himebaugh, P.S. #6820, as appears by said plat, be the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM that portion of the above-described real property previous conveyed by Deed recorded in Official Deed Record 484, Page 998, as follows:

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Lot No. 7 in Tract No. 10 and also part of Lot No. 5 in Tract No. 14 in said City being bounded and described as follows:

Beginning at a point in the center line of Lake Shore Boulevard, 60' wide at the southeasterly corner of land owned by the City of Mentor, recorded deed, Volume 877, Page 1162, Lake County Record of Deeds;

Thence N. 2 deg. 39' 00" E., (passing through an iron pin set at 60.11 feet) 610.90 feet along said City of Mentor's easterly line and also the easterly line of land owned by The Board of Trustees of Mentor Library, recorded deed, Volume 551, Page 403, Lake County Record of Deeds to an iron pipe found at the

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northeasterly corner of said Mentor Library's land, said iron pipe also being on the northerly line of Lot No. 7;

Thence continuing N. 2 deg. 39' 00" E., 288.80 feet along the easterly line of land owned by Michael J. Rickard and Kimberly E. McDermitt, recorded deed, Volume 110, Page 347 Lake County Record of Deeds and the easterly line of land owned by Cleveland Museum of Natural History, recorded deed, Volume 728, Page 372 Lake County Record of Deeds to an iron pin set, said iron pin also being a southwesterly corner of land owned by Jerome Osborne, recorded deed Volume 297, Page 727, Lake County Record of Deeds;

Thence S. 88 deg. 48' 00" E., 236.95 feet along the southerly line of said Osborne's land to an iron pin set at an angle point in said land, said iron pin also being on the easterly lien of Lot No. 5;

Thence S. 2 deg. 39' 00" W., 288.80 feet along a westerly line of said Osborne's land and the easterly line of said Lot No. 5 to an iron pipe found at the northwesterly corner of land owned by William G. Postman, recorded deed, Volume 25, Page 186 Lake County Record of Deeds; said iron pipe also being the southeasterly corner of said Lot No. 5;

Thence continuing S. 2 deg. 39' 00" W., 310.26 feet along the westerly line of said Postman's land to an iron pin set;

Thence N. 87 deg. 21' 00" W., 136.87 feet to an iron pin set;

Thence S. 2 deg. 39' 00" W., (passing through an iron pin set at 237.36 feet) 280.59 feet to a point in the center line of Lake Shore Boulevard;

Thence S. 78 deg. 03' 00" W., 103.33 feet along the center line of Lake Shore Boulevard to the place of beginning and containing 3.9160 acres of land, as appears by said plat, be the same more or less, but subject to all legal highways, according to a survey made in December, 1988 by Quentin S. Himebaugh, P.S. #6820.

Parcel No. 16D1140000200

Property Address: 9327 Lake Shore Boulevard, Mentor, OH 44060