

DESCRIPTION OF LAND

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE, STATE OF OHIO, IS DESCRIBED AS FOLLOWS:

PARCEL NO.1:

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE AND STATE OF OHIO; AND KNOWN AS BEING A PART OF LOT 12, TRACT 3 IN SAID TOWNSHIP IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTERLINE OF SOUTH RIDGE ROAD AT A POINT LOCATED NORTH 82 DEGREES 35' EAST ALONG SAID LINE A DISTANCE OF 310.00 FEET FROM THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO PASQUALE AND MARY R. IZZARELLI BY DEED RECORDED IN VOLUME 250, PAGE 262 OF LAKE COUNTY RECORD OF DEEDS.

THENCE NORTH 7 DEGREES 25' WEST, PASSING THROUGH AN IRON PIPE STAKE AT 30 FEET, A DISTANCE OF 184.92 FEET TO AN IRON PIPE STAKE IN THE SOUTHWESTERLY CORNER OF LAND FORMERLY OWNED BY THE FAIRPORT PAINESVILLE AND EASTERN RAILROAD COMPANY.

THENCE CONTINUING NORTH 7 DEGREES 25' WEST FOR A DISTANCE OF 30 FEET TO THE TRUE PLACE OF BEGINNING.

THENCE RETURNING SOUTH 7 DEGREES 25' EAST FOR A DISTANCE OF 30 FEET TO THE AFOREMENTIONED IRON PIPE STAKE LOCATED AT THE SOUTHWESTERLY CORNER OF LAND OWNED BY THE FAIRPORT PAINESVILLE AND EASTERN RAILROAD COMPANY.

THENCE ALONG THE SOUTHWESTERLY LINE OF LAND FORMERLY OF SAID FAIRPORT PAINESVILLE AND EASTERN RAILROAD COMPANY ON AN ARC OF A CIRCLE TO THE LEFT (RADIUS OF WHICH IS 895.44 FEET AND THE LONG CHORD OF WHICH BEARS NORTH 76 DEGREES 57' 16" WEST 170.78 FEET) A DISTANCE OF 171.04 FEET TO A POINT.

THENCE NORTH 7 DEGREES-25' WEST A DISTANCE OF 20 FEET.

THENCE TRAVELING SOUTHEASTERLY IN A STRAIGHT LINE TO THE TRUE PLACE OF BEGINNING AND CONTAINING APPROXIMATELY .091 OF AN ACRE OF LAND, BEING THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL NO.2:

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE AND STATE OF OHIO; AND KNOWN AS BEING PART OF LOT 12, TRACT 3 IN SAID TOWNSHIP IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTERLINE OF SOUTH RIDGE ROAD AT A POINT LOCATED NORTH 82 DEGREES 35' EAST ALONG SAID LINE A DISTANCE OF 310.00 FEET FROM THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO PASQUALE AND MARY R. IZZARELLI BY DEED RECORDED IN VOLUME 253 PAGE 262 OF LAKE COUNTY RECORD OF DEEDS:

THENCE NORTH 7 DEGREES 25' WEST, PASSING THROUGH AN IRON PIPE STAKE AT 30.00 FEET, A DISTANCE OF 184.92 FEET TO AN IRON PIPE STAKE IN THE SOUTHWESTERLY LINE OF LAND OF THE FAIRPORT PAINESVILLE AND EASTERN RAILROAD COMPANY;

THENCE ALONG THE SOUTHWESTERLY LINE OF LAND OF SAID FAIRPORT PAINESVILLE AND

Exhibit "D"

EASTERN RAILROAD COMPANY ON AN ARC OF A CIRCLE TO THE LEFT (THE RADIUS OF WHICH IS 895.44 FEET AND THE LONG CHORD OF WHICH BEARS NORTH 76 DEGREES 57' 16" WEST 170.18 FEET) A DISTANCE OF 171.04 FEET TO A POINT.

THENCE SOUTH 7 DEGREES 25' EAST AND PASSING THROUGH AN IRON PIPE STAKE AT 214.59 FEET A DISTANCE OF 244.59 FEET TO THE CENTERLINE OF SOUTH RIDGE ROAD;

THENCE NORTH 82 DEGREES 35' EAST ALONG THE CENTERLINE OF SOUTH RIDGE ROAD A DISTANCE OF 160.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.799 OF AN ACRE OF LAND AS SURVEYED AND DESCRIBED BY MILTON A. BOOMHOWER, REGISTERED SURVEYOR NO. 4247, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

PARCEL NO. 01A0050000220

PROPERTY COMMONLY KNOWN AS: 5863 SOUTH RIDGE ROAD, MADISON OHIO 44057