

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR
AMERICAN DREAM PRODUCTIONS, LLC
AN OHIO LIMITED LIABILITY COMPANY

PART OF ORIGINAL LOT NUMBERS 10 & 20 FORMERLY NORTHFIELD TOWNSHIP
 AND PART OF ORIGINAL LOT NUMBER 1 FORMERLY BOSTON TOWNSHIP
 NORTHFIELD CENTER TOWNSHIP AND
 VILLAGE OF BOSTON HEIGHTS
 SUMMIT COUNTY, OHIO
 UPDATED ON MAY 3rd, 2006

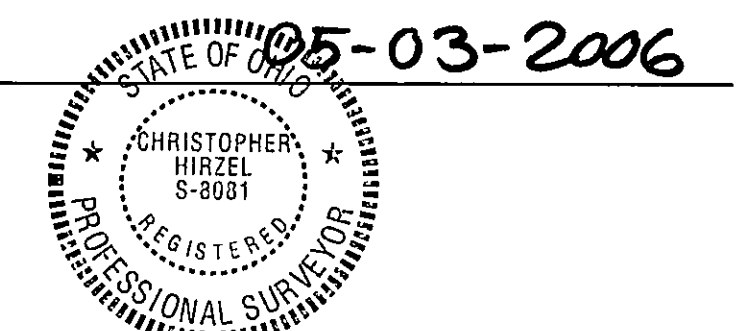
SURVEYOR'S CERTIFICATE :

THE UNDERSIGNED HEREBY CERTIFIES TO AMERICAN DREAM PRODUCTIONS, LLC, AN OHIO LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR, FIDELITY NATIONAL TITLE INSURANCE COMPANY, NATIONAL TITLE SERVICES, THAT THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

ADDITIONALLY, THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE (i) IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THE TIME AND (ii) THE CURRENT STANDARDS OF CONVEYANCE ADOPTED BY LORAIN COUNTY.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT ABUTS A PUBLICLY DEDICATED STREET AND THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY; THAT THE PROPERTY DESCRIPTION IS THE SAME PROPERTY SPECIFICALLY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY FILE NUMBER CLE 2425 DATED NOVEMBER 2, 2005; THAT EXCEPT AS SHOWN THE PREMISES DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE.

Christopher M. Hirtzel
 CHRISTOPHER M. HIRTZEL, P.S.
 REGISTERED SURVEYOR NO. 8081



FIDELITY NATIONAL TITLE INSURANCE COMPANY
 EFFECTIVE DATE: NOVEMBER 2, 2005
 FILE NUMBER CLE 2425

LEGAL DESCRIPTION OF RECORD

Situated in the Township of Northfield Center, County of Summit, State of Ohio and known as being part of Original Lot 20 formerly Northfield Township and more fully described as follows:

Commencing at an iron pipe at the intersection of the Easterly line of the Akron-Cleveland Road, State Route 8 (200 feet wide), as recorded in Plat Book 44, pages 178-181 of the Summit County records, and the south line of said Original Lot 20 formerly Northfield Township;

Thence South 85 degrees 39' 19" East, along the southerly line of Original Lot 20, a distance of 156.74 feet to a marked stone, said stone also being the Southeastly corner of a parcel conveyed to Joe Horisk Salvage Pool Systems of Ohio by deed recorded in O.R. 122, page 648 of the Summit County records, said point also being the True Place of Beginning for the parcel herein described;

Thence North 03 degrees 48' 00" East along the Easterly line of said Joe Horisk parcel, a distance of 1284.48 feet to the center of Brandywine Creek;

Thence North 33 degrees 33' 12" West along the center of the Brandywine Creek, a distance of 858.41 feet to a point;

Thence North 17 degrees 16' 22" West, a distance of 212.35 feet to a point, said point being on the tangent centerline of Twinsburg Road (T.R. 112);

Thence South 89 degrees 23' 42" East, along the tangent centerline and the centerline of Twinsburg Road, a distance of 676.33 feet to a point;

Thence Easterly, along the centerline of Twinsburg Road, following the arc of a circle curving to the right (central angle = 29 degrees 18' 29", radius = 477.46 feet, chord = 241.58 and whose bearing is South 74 degrees 44' 28" East) 244.23 feet to a point;

Thence South 60 degrees 05' 13" East, along the centerline of Twinsburg Road, a distance of 582.09 feet to a point, said point being the most Northerly corner of a parcel conveyed to Ohio Edison Co. by deed recorded in Volume 3681, page 241 of the Summit County records;

Thence South 29 degrees 54' 47" West, along the Westerly line of the Ohio Edison Co. parcel, a distance of 244.00 feet to an iron pipe;

Thence South 60 degrees 05' 13" East, along the Southerly line of the Ohio Edison Co. parcel, a distance of 255.20 feet to an iron pipe, said pipe being on the Easterly line of Original Lot 20, formerly Northfield Township;

Thence South 03 degrees 37' 55" West, along the Easterly line of said Original Lot 20, a distance of 1576.24 feet to an iron pipe, said pipe being the Southeastly corner of Original Lot 20 and on the Northerly line of Original Lot 1, formerly Boston Township;

Thence North 85 degrees 39' 19" West, along the Southerly line of said Original Lot 20 and North line of Original Lot 1, formerly Boston Township 963.96 feet to the True Place of Beginning and containing about 51.3251 acres of land based upon a survey made by Dean M. Culp, Registered Surveyor No. 6811 in March 1995, but subject to all legal highways and easements of record.

The basis of bearing for the above parcel is the north line of Ashbrooke West Phase 2 (North 85 degrees 46' 44" West) as recorded in Cabinet "K", Slides 108-112 of the Summit County Records.

In Addition:

Situated in the Village of Boston Heights, County of Summit, State of Ohio and known as being part of Original Lot 1 in Boston Township and more fully described as follows:

Commencing at an iron pipe at the intersection of the Easterly line of the Akron-Cleveland Road, State Route 8 (200 feet wide), as recorded in Plat Book 44, pages 178-181 of the Summit County Records, and the north line of said Original Lot 1 in Boston Township, said point being the True Place of Beginning for the parcel herein described;

Thence South 85 degrees 39' 19" East, along the Northerly line of Original Lot 1, 2150.11 feet to an iron pin set at the northwest corner of a parcel conveyed to W.P. & E. Warren by deed recorded in Volume 2958, page 92 of the Summit County records;

Thence South 03 degrees 26' 47" West, along the westerly line of the said Warren parcel, 1018.88 feet to an iron pin found on the north line of Ashbrooke West Allotment Phase 2 as recorded in Cabinet "K", Slides 108-112 of the Summit County records;

Thence North 85 degrees 46' 44" West, along the said Ashbrooke Allotment north line and north line produced westerly, 2060.26 feet to an iron pin set on the east line of State Route 8;

Thence North 00 degrees 52' 02" West, along the said east line of State Route 8, 647.85 feet to a point of curve;

Thence in a northwesterly direction along the arc of a circle curving to the left (central angle = 03 degrees 44' 41", radius = 5829.58 feet, chord = 380.94 feet and whose bearing is North 02 degrees 44' 22" West) 381.00 feet to the True Place of Beginning and containing about 49.2345 acres of land based upon a survey made by Dean M. Culp, Registered Surveyor No. 6811 in March 1995, but subject to all legal highways and easements of record.

The basis of bearing for the above parcel is the north line of Ashbrooke West Phase 2 (North 85 degrees 46' 44" West) as recorded in Cabinet "K", Slides 108-112 of the Summit County records.

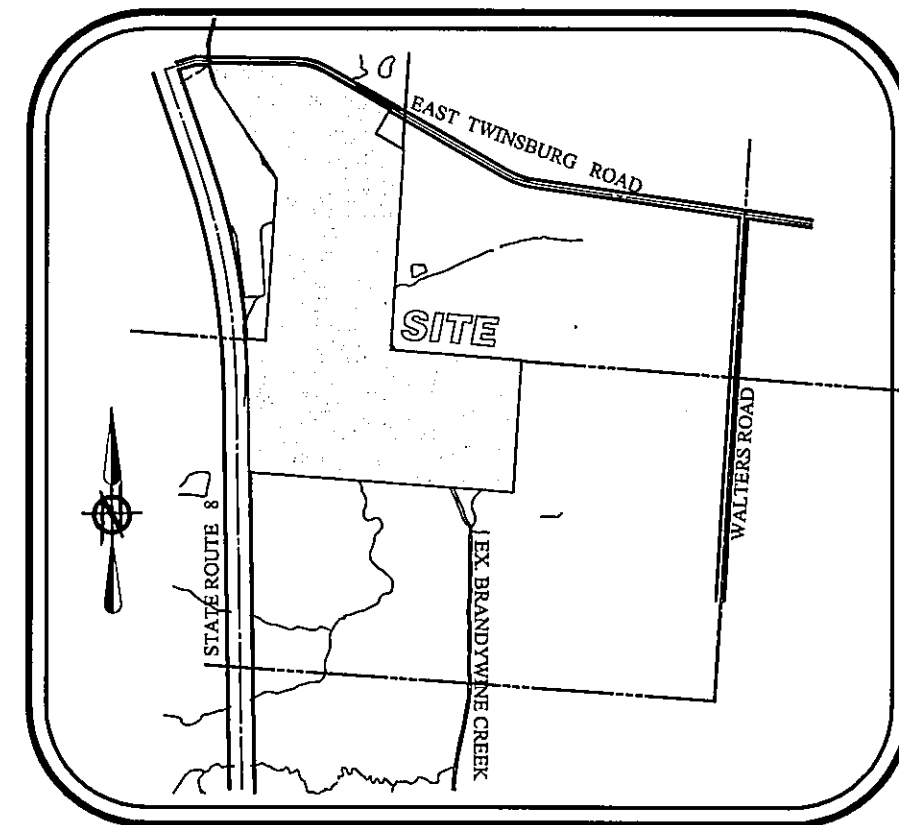
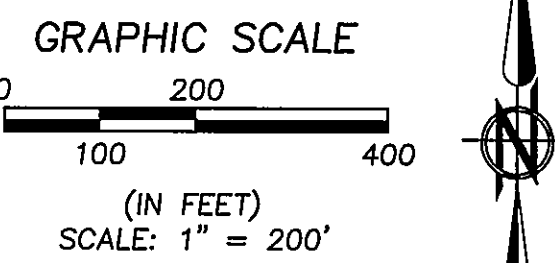
SCHEDULE B - SECTION II

"ITEMS 1-5 OF SAID TITLE COMMITMENT DO NOT RELATE TO SPECIFIC EASEMENTS ON THE SUBJECT PARCELS."

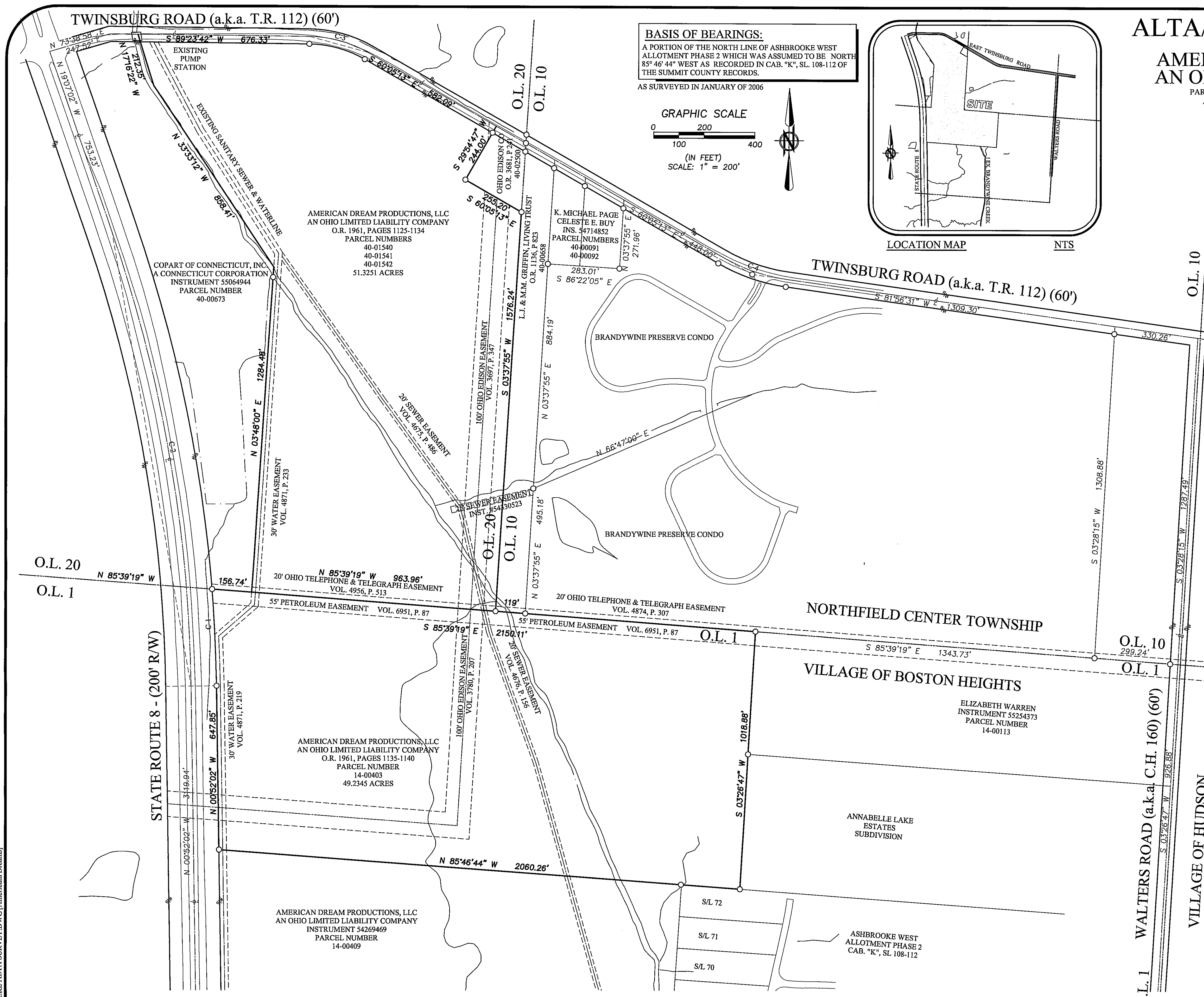
"ITEMS 6-16 OF SAID TITLE COMMITMENT DO RELATE TO SPECIFIC EASEMENTS ON THE SUBJECT PARCELS AND ARE SHOWN ON THE PLAT"

TABLE OF CURVES					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C-1	381.00'	5829.58'	380.94'	N 02°44'22" W	03°44'41"
C-2	1825.00'	5729.58'	1817.30'	N 09°59'32" W	18°15'00"
C-3	244.23'	477.46'	241.58'	S 74°44'28" E	29°18'29"
C-4	273.19'	716.20'	271.54'	S 71°00'52" E	138.27'

BASIS OF BEARINGS:
 A PORTION OF THE NORTH LINE OF ASHBROOKE WEST ALLOTMENT PHASE 2 WHICH WAS ASSUMED TO BE NORTH 85° 46' 44" WEST AS RECORDED IN CAB. "K", SL. 108-112 OF THE SUMMIT COUNTY RECORDS.
 AS SURVEYED IN JANUARY OF 2006



LOCATION MAP NTS



CCMH/AMERICAN DREAM/100 ACRE ALTA SURVEY/DWG/AMERICAN DREAMS

DATE	BY	DESCRIPTION
01-10-2006	CMH	ISSUE TO CLIENT
05-03-2006	CMH	UPDATE FROM "S 1" & "BRANDYWINE PRESERVE" TO "AMERICAN DREAM PRODUCTIONS"

TOPOGRAPHICAL INFORMATION:
 THE CONTOURS SHOWN HEREON HAVE BEEN PROVIDED TO SHOW APPROXIMATE ELEVATIONS ONLY. THESE CONTOURS ARE FROM THE SUMMIT COUNTY AERIAL SURVEYS. THE SURVEYOR HAS NOT PHYSICALLY SURVEYED THE ELEVATIONS SHOWN HEREON.

EXISTING UNDERGROUND UTILITIES NOTE:
 THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UNDERGROUND UTILITIES
 TWO WORKING DAYS
 BEFORE YOU DIG
 CALL 1-800-362-2764 (TOLL FREE)
 OHIO UTILITIES PROTECTION SERVICE
 NON-MEMBERS
 MUST BE CALLED DIRECTLY

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