

# ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR

AMERICAN DREAM PRODUCTIONS, LLC  
AN OHIO LIMITED LIABILITY COMPANY

PART OF ORIGINAL LOT NUMBER 1  
PART OF ORIGINAL LOT NUMBER 2  
FORMERLY BOSTON TOWNSHIP  
VILLAGE OF BOSTON HEIGHTS  
COUNTY OF SUMMIT  
STATE OF OHIO

PREPARED ON MARCH 17th, 2006

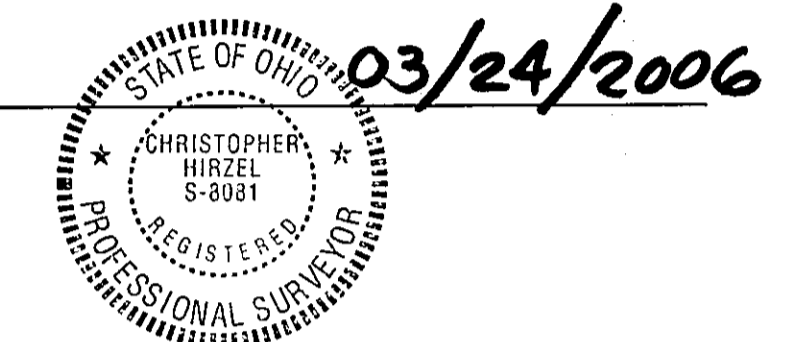
## SURVEYOR'S CERTIFICATE :

THE UNDERSIGNED HEREBY CERTIFIES TO AMERICAN DREAM PRODUCTIONS, LLC, AN OHIO LIMITED LIABILITY COMPANY; AHIF0-9, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND FIVE J-CTMS, LTD., A TEXAS LIMITED PARTNERSHIP; THEIR SUCCESSORS AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR, FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND NATIONAL TITLE SERVICES, THAT THIS PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2005 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS. 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 SUMMIT 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 2475 DATED JANUARY 3, 2006; THAT EXCEPT AS SHOWN THE PREMISES DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE.

*Christopher M. Hirzel*



CHRISTOPHER M. HIRZEL, P.S.  
REGISTERED SURVEYOR NO. 8081

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
EFFECTIVE DATE: JANUARY 6, 2006  
FILE NUMBER CLE 2475

## LEGAL DESCRIPTION OF RECORD

Situated in the Village of Boston Heights, County of Summit, State of Ohio and known as being part of Original Lot 1 and Original Lot 2 of former Boston Township and more fully described as follows:

Beginning at a point on the southerly line of said Lot 1 where it intersects with the easterly line of Akron-Cleveland Road (State Route 8), the centerline of said Road being shown in P.B. 44, Pages 178-181, of the Summit County Records, said point being witnessed by a 3/4 inch pinched pipe found S 88 degrees 01' 53" E, a distance of 0.20 feet, said point also being the True Place of Beginning for the parcel of land herein described;

Thence N 00 degrees 53' 05" W, along the easterly line of said Akron-Cleveland Road, a distance of 1536.31 feet to a 3/8 inch capped rebar (GBC Design, Inc.), to be set;  
Thence S 85 degrees 46' 44" E a distance of 1829.12 feet to a point;

Thence S 03 degrees 56' 28" W along the westerly line of Ashbrooke West Phase II, as recorded in Cabinet K, Slides 106-112 and Ashbrooke West Phase I as recorded in Cabinet J, Slides 747-751 of the Summit County Records, a distance of 2822.88 feet to a 3/4 inch capped rebar (GBC Design, Inc.) to be set;

Thence N 88 degrees 51' 24" W a distance of 384.22 feet to a 3/4 inch pipe found;

Thence 89 degrees 07' 12" W a distance of 560.19 feet to a point;

Thence N 00 degrees 56' 33" W, along the easterly line of said Akron-Cleveland Road, a distance of 968.35 feet to a point which is the True Place of Beginning and containing 106.2869 Acres of land, more or less, as surveyed in November, 1998 by Gary R. Rouse, Registered Surveyor, with GBC Design, Inc., but subject to all legal highways and any restrictions, reservations or easements of record.

## SCHEDULE B - SECTION II

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

- 6) EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO RECORDED MAY 27, 1953 IN VOLUME 2990, PAGE 361
- 7) AGREEMENT FOR CHANNEL CHANGE BY S.H. POST AND THE DEPARTMENT OF HIGHWAYS, STATE OF OHIO RECORDED MAY 28, 1953 IN VOLUME 3069, PAGE 177.
- 8) AGREEMENT FOR CHANNEL CHANGE BY S.H. POST AND THE DEPARTMENT OF HIGHWAYS, STATE OF OHIO RECORDED MAY 28, 1953 IN VOLUME 3069, PAGE 178.
- 9) EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO RECORDED MAY 29, 1953 IN VOLUME 2990, PAGE 358.
- 10) RIGHT OF WAY TO THE BUCKEYE PIPE LINE COMPANY RECORDED AUGUST 26, 1954 IN VOLUME 3156, PAGE 164.
- 11) RIGHT OF WAY EASEMENT TO LAUREL PIPE LINE COMPANY (OHIO) RECORDED AUGUST 11, 1965 IN VOLUME 4470, PAGE 286
- 12) ASSIGNMENT AND ASSUMPTION OF RIGHTS OF WAY BETWEEN LAUREL PIPE LINE COMPANY AND THE EAST OHIO GAS COMPANY RECORDED FEBRUARY 26, 1987 IN VOLUME 7398, PAGE 653.
- 13) EASEMENT TO THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, OHIO, RECORDED JULY 7, 1967 IN VOLUME 4675, PAGE 480.
- 14) EASEMENT TO THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, OHIO, RECORDED JULY 7, 1967 IN VOLUME 4675, PAGE 483.
- 15) PERPETUAL EASEMENT FOR RIGHT OF WAY FOR SEWER PURPOSES TO THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, OHIO RECORDED JULY 12, 1967 IN VOLUME 4676, PAGE 156.
- 16) EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A WATER MAIN ON THE PROPERTY OF ELMER PITRMAN AND HATTIE PITRMAN IN THE VILLAGE OF BOSTON HEIGHTS TO THE BOARD OF COUNTY COMMISSIONERS, SUMMIT COUNTY, OHIO RECORDED DECEMBER 18, 1968 IN VOLUME 4871, PAGE 219.
- 17) EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A WATER MAIN ON THE PROPERTY OF OHIO INDUSTRIAL PARKS, INC TO THE BOARD OF COUNTY COMMISSIONERS, SUMMIT COUNTY, OHIO RECORDED DECEMBER 18, 1968 IN VOLUME 4871, PAGE 222.
- 18) SANITARY SEWER EASEMENT TO WESTON, INC. RECORDED JANUARY 30, 1989 IN O.R. 190, PAGE 606.
- 19) 25' SANITARY SEWER EASEMENT FROM OHIO INDUSTRIAL PARKS, INC. TO SUMMIT COUNTY, OHIO RECORDED JULY 6, 1989 IN O.R. 266, PAGE 985.
- 20) GENERAL UTILITY EASEMENT AND RIGHT OF WAY TO ASHBROOKE DEVELOPMENT CORPORATION RECORDED JULY 7, 1993 IN O.R. 1195, PAGE 460.
- 21) UTILITY EASEMENTS TO ASHBROOKE DEVELOPMENT CORPORATION RECORDED JUNE 11, 1993 IN O.R. 1342, PAGE 425.

## PLEASE NOTE:

"ITEMS 6-9 OF SAID TITLE COMMITMENT DO RELATE TO SPECIFIC EASEMENTS ON THE SUBJECT PARCELS AND ARE SHOWN ON THE PLAT"

"ITEM 10 OF SAID TITLE COMMITMENT IS GENERAL IN NATURE AND THEREFORE CANNOT BE SHOWN ON THE PLAT"

"ITEMS 11-21 OF SAID TITLE COMMITMENT DO RELATE TO SPECIFIC EASEMENTS ON THE SUBJECT PARCELS AND ARE SHOWN ON THE PLAT"

## NEW CHANNEL EASEMENTS

"CH" = PARCEL 107-CH  
"CH-1" = PARCEL 107-CH-1  
"CH-2" = PARCEL 107-CH-2  
"CHV" = PARCEL 107-CHV

## NEW UTILITY EASEMENTS

PARCEL 107-U (EAST OHIO GAS CO)  
PARCEL 107-U-1 (COUNTY OF SUMMIT)

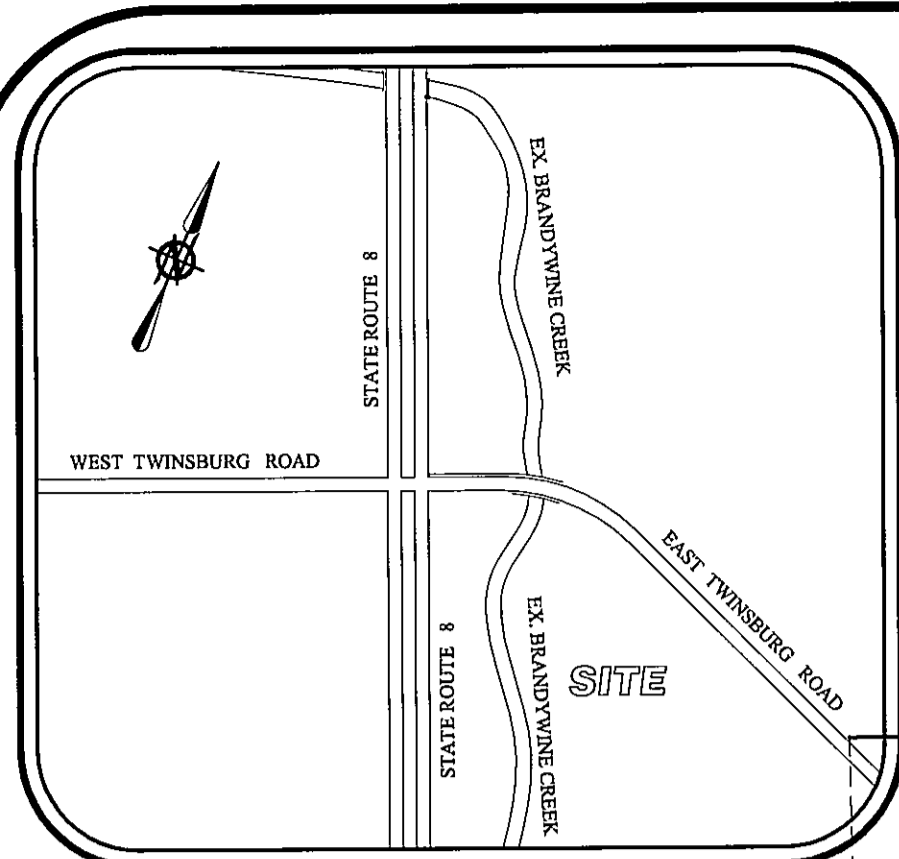
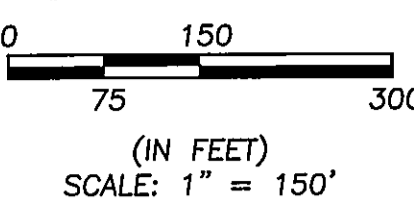
## NEW PARCEL OF LAND

PARCEL 107-WDV (COUNTY OF SUMMIT)

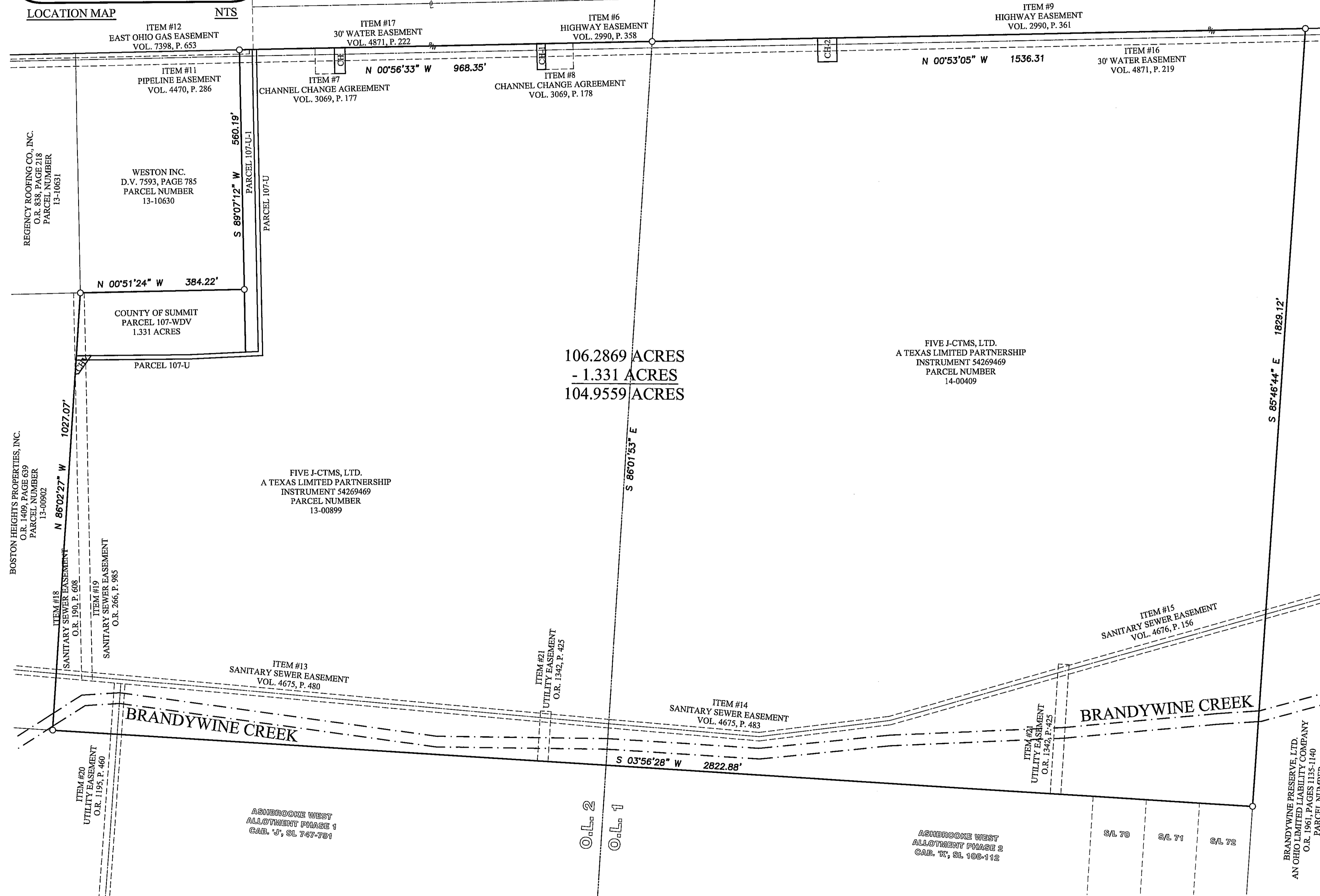
## BASIS OF BEARINGS:

A PORTION OF THE WESTERLY LINE OF ASHBROOKE WEST ALLOTMENT PHASE 1 WHICH WAS ASSUMED TO BE SOUTH 03° 56' 28" WEST AS RECORDED IN CAB. "J", SLIDES 747-751 OF THE SUMMIT COUNTY RECORDS, AS SURVEYED IN JANUARY OF 2006

## GRAPHIC SCALE



STATE ROUTE 8 (a.k.a. AKRON-CLEVELAND ROAD) (200' R/W)



106.2869 ACRES  
- 1.331 ACRES  
104.9559 ACRES

FIVE J-CTMS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
INSTRUMENT 54269469  
PARCEL NUMBER  
14-00409

FIVE J-CTMS, LTD.  
A TEXAS LIMITED PARTNERSHIP  
INSTRUMENT 54269469  
PARCEL NUMBER  
13-00899

BRANDYWINE PRESERVE, LTD.  
AN OHIO LIMITED LIABILITY COMPANY  
O.R. 1961, PAGES 135-140  
PARCEL NUMBER  
14-00403  
49.2345 ACRES

C:\COMBOSTON HTS\106 ACRE ALTA SURVEY.DWG

DATE	BY	DESCRIPTION
01-19-2006	CMH	ISSUE TO CLIENT
03-17-2006	CMH	UPDATE CLIENT INFORMATION PER CLIENT
03-23-2006	CMH	UPDATE PER PROBATE COURT OF SUMMIT COUNTY, OHIO (ADDED PARCELS 107-WDV, 107-CH, 107-CH-1, 107-CH-2, 107-CHV, 107-U, AND 107-U-1)

**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

**PREPARED BY:**  
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