

573-22-004 R ELHERT VOL 98-11553, PG 38  
 573-22-010 LK HURST AFN 200102210040  
 573-22-003 MB MATEJKA VOL 90-6361, PG 21  
 573-22-002 BP SALOMONE VOL 78-14693, PG 7

NORTHEAST CORNER OF BLOCK "A"; PRINCIPAL PLACE OF BEGINNING PARCEL NO. 1

# ALTA/ACSM LAND TITLE SURVEY

AT THE INSTANCE OF  
 HUB PARKWAY, LTD  
 COMMONWEALTH LAND TITLE INSURANCE COMPANY  
 WELLS FARGO BANK, NA

PREPARED BY:  
**CUYAHOGA ENGINEERING & SURVEYING SERVICES**  
 ENVIRONMENTAL, CIVIL, STRUCTURAL CONSULTING ENGINEERS & SURVEYORS  
 1280 S.O.M. CENTER ROAD, SUITE 233, MAYFIELD HEIGHTS, OHIO 44124  
 PHONE: (440) 449-2999 FAX: (440) 473-6807 E-mail: cpgulla@aol.com

SCALE: 1" = 50' OCTOBER/NOVEMBER, 2006

## CERTIFICATION

The undersigned hereby certifies to:

HUB PARKWAY, LTD.  
 COMMONWEALTH LAND TITLE INSURANCE COMPANY  
 WELLS FARGO BANK, NA

That this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detailed Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes items 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15 and 16 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Position Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Position Tolerances.

Dimensions are expressed in feet and decimal parts thereof. Bearings indicated are calculated from an assumed meridian (as indicated below) and depicts angular measurements only. Monuments are at points shown and are certified to be correct. Monuments set are 5/8" by 30" iron rods with a yellow cap showing the Surveyor's name and license number, unless otherwise noted.

*Carl Gulla*  
 CARL R. GULLA, JR., P.E., P.S.  
 CUYAHOGA ENGINEERING & SURVEYING SERVICES  
 Registration Number S-7418  
 November 3, 2006



## EASEMENTS

- Item 9 - Blanket Over all property & more
- Item 10 - Blanket over all property & more
- Item 11 - CEI Easement - Plotted
- Items 12, 13, & 14 - Does not appear to be on property
- Item 15 - Laurel Pipe Co. - Plotted
- Item 16 - CEI Transmission Line - Plotted
- Item 18 - CEI - Plotted
- Item 20 - CEI & OBT - Plotted
- Item 21 - CEI & OBT - Plotted
- Item 23 - Storm/Sanitary Sewer - Plotted
- Item 24 - Storm/Sanitary/Water - Not on Property
- Item 25 - Utility/Access - Plotted; Also covers as a blanket; all of Parcel No. 2; Also covers as a blanket, all of Parcel No. 1
- Item 26 - Pipe Line drilling Easement - Plotted
- Item 29 - Not on Property

## DESCRIPTION

PARCEL NO. 1: (PPN 573-19-002)  
 Situated in the Village of Valley View, County of Cuyahoga and State of Ohio, and known as being part of Block "A" in the Hub Park of Commerce Subdivision No. 2 of part of Original Independence Township Lot No. 1, Tract 5, East of the Cuyahoga River, as shown by the recorded plot in Volume 207 of Maps, Page 55 of Cuyahoga County Records, and bounded and described as follows:

Beginning at an iron pipe found at the Northeastly corner of said Block "A" in the Hub Park of Commerce Subdivision No. 2;  
 Thence S 00°27'48" W, a distance of 255.00 feet to the Northerly line of a parcel of land conveyed to S.W. Caplin and L.M. Perlick, Co-Trustees by deed recorded February 21, 1973 in Volume 13184, Page 595 of Cuyahoga County Records;  
 Thence S 89°32'07" E along said Northerly line of land so conveyed a distance of 329.65 feet to a point in the Easterly line of said Block "A" said point also being the Northeastly corner of land so conveyed to S.W. Caplin and L.M. Perlick, Co-Trustees;  
 Thence N 00°22'15" E along said Easterly line of Block "A", a distance of 832.46 feet to the place of beginning, as described by Hedrick Cox Associates, Inc. dated October, 1974, be the same more or less but subject to all legal highways.

PARCEL NO. 2: (PPN 573-19-004)  
 Situated in the Village of Valley View, County of Cuyahoga and State of Ohio, and known as being part of Block "A" in the Hub Park of Commerce Subdivision No. 2 of part of Original Independence Township Lot No. 1, Tract 5, East of the Cuyahoga River, as shown by the recorded plot in Volume 207 of Maps, Page 55 of Cuyahoga County Records, and bounded and described as follows:

Starting at a point of curvature in the Easterly right-of-way of Hub Parkway, 60 feet wide, as shown in said Hub Park of Commerce Subdivision No. 2, said point being North 00 deg 27'48" East, 139.76 feet from the Northwestly corner of Sublot No. 3 in the Hub Park of Commerce Subdivision as shown on the recorded plot in Volume 203 of Maps, Page 19 of Cuyahoga County Records;  
 Thence Northwestly continuing along said Easterly right-of-way line of Hub Parkway by a curve to the left, an arc distance of 30.30 feet to the Northwestly corner of a parcel of land conveyed to S.W. Caplin and L.M. Perlick, Co-Trustees, be deed recorded February 21, 1973 in Volume 13184, Page 595 of Cuyahoga County Records, and the PRINCIPAL PLACE OF BEGINNING of the premises herein intended to be described, said curve having a radius 280.00 feet and a chord which bears North 02 deg 38'12" West, a distance of 30.28 feet;  
 Thence Northwestly along said Easterly right-of-way line of Hub Parkway by a curve to the left, an arc distance of 273.56 feet to a point, said curve having a radius of 280.00 feet and a chord which bears of N 33°43'32" W, a distance of 262.81 feet,  
 Thence N 00°27'44" E a distance of 320.00 feet to a point;  
 Thence S 89°32'12" E a distance of 211.14 feet to a point;  
 Thence S 49°32'11" E a distance of 439.32 to a point;  
 Thence S 00°27'48" W a distance of 255.00 feet to the Northerly line of land conveyed to S.W. Caplin and L.M. Perlick, Co-Trustees, as aforesaid;  
 Thence N 89°32'13" W along said Northerly line of land so conveyed to S.W. Caplin and L.M. Perlick, Co-Trustees, a distance of 400.00 feet to the place of beginning, as described by Hedrick Cox Associates, Inc. dated March, 1974, be the same more or less but subject to all legal highways.

EXCEPTING THEREFROM the following described premise in partial release, filed for record November 10, 1982 at 3:39 P.M. and being Cuyahoga County Recorder's File No. 825731:

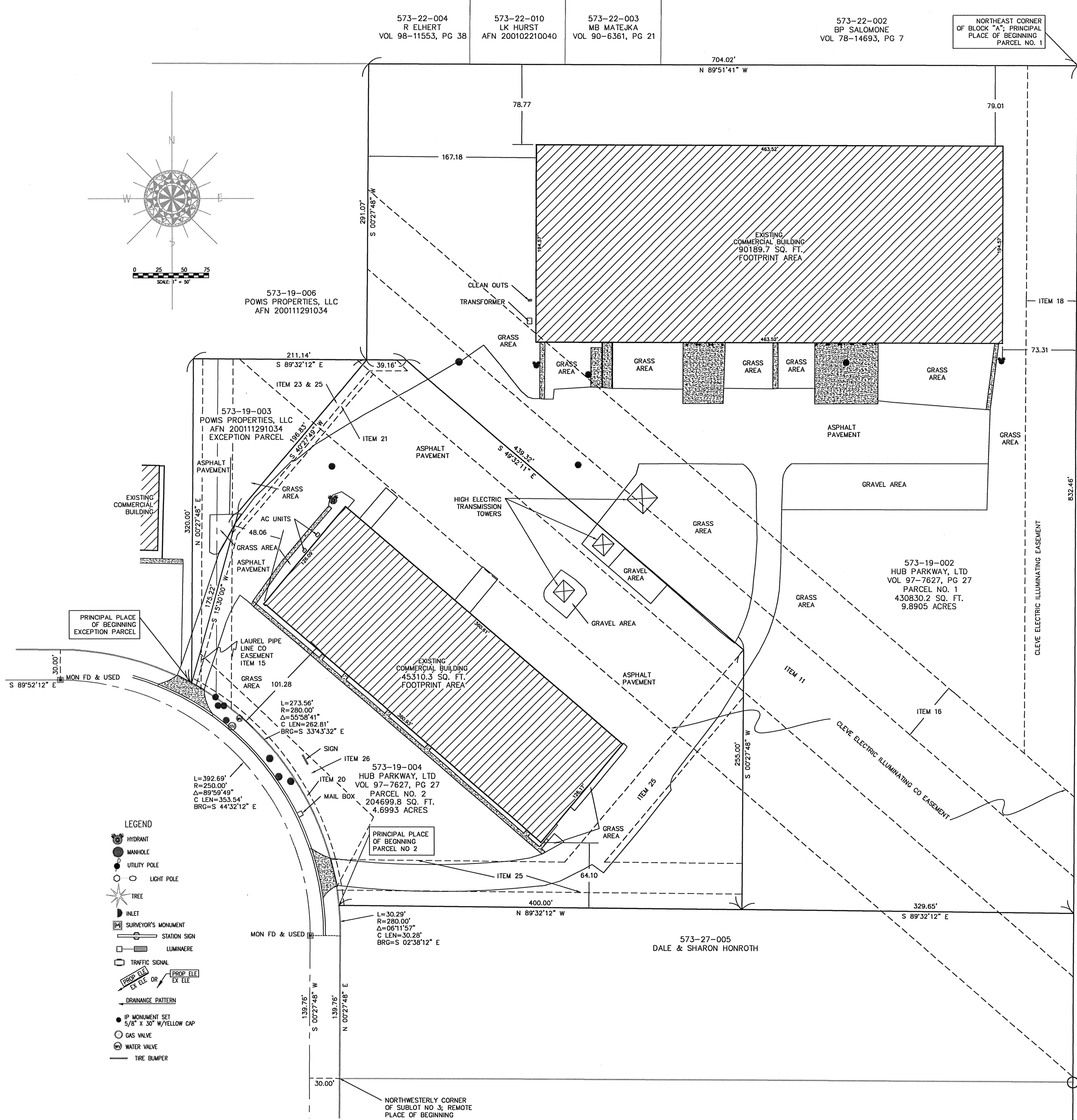
Situated in the Village of Valley View, County of Cuyahoga and State of Ohio, and known as being part of Block "A" in the Hub Park of Commerce Subdivision No. 2 of part of Original Independence Township Lot No. 1, Tract 5, East of the Cuyahoga River, as shown by the recorded plot in Volume 207 of Maps, Page 55 of Cuyahoga County Records, and bounded and described as follows:

Starting at a point of curvature in the Easterly right-of-way of Hub Parkway, 60 feet wide, as shown in said Hub Park of Commerce Subdivision No. 2, said point being North 00 deg 27'48" East, 139.76 feet from the Northwestly corner of Sublot No. 3 in the Hub Park of Commerce Subdivision as shown on the recorded plot in Volume 203 of Maps, Page 19 of Cuyahoga County Records;  
 Thence Northwestly continuing along said Easterly right-of-way line of Hub Parkway by a curve to the left, an arc distance of 30.30 feet to the Northwestly corner of a parcel of land conveyed to S.W. Caplin and L.M. Perlick, Co-Trustees, be deed recorded February 21, 1973 in Volume 13184, Page 595 of Cuyahoga County Records, said curve having a radius 280.00 feet and a chord which bears North 02 deg 38'12" West, a distance of 30.28 feet;  
 Thence Northwestly along said Easterly right-of-way line of Hub Parkway by a curve to the left, an arc distance of 273.56 feet to a point, said curve having a radius of 280.00 feet and a chord which bears of N 33°43'32" W, a distance of 262.81 feet to a point and the PRINCIPAL PLACE OF BEGINNING of the premise herein intended to be described;  
 Thence N 00°27'48" E, a distance of 320.00 feet to a point;  
 Thence S 89°32'12" E, a distance of 171.98 feet to a point;  
 Thence S 40°27'49" W, a distance of 196.83 feet to a point;  
 Thence S 15°30'00" W, a distance of 175.22 feet to the principal place of beginning containing 0.4646 acres of land, be the same more or less but subject to all legal highways.

TOGETHER WITH a 25 foot Sanitary Sewer and Water Easement from Hub Park of Commerce to the Village of Valley View recorded in Volume 13692, Page 939 of Cuyahoga County Records.

TOGETHER WITH a 25 foot Storm and Water Easement from Hub Park of Commerce to the Village of Valley View recorded in Volume 13692, Page 951 of Cuyahoga County Records.

7620-7640 Hub Parkway  
 Valley View, Ohio 44125



## LEGEND

- HYDRANT
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- TREE
- INLET
- SURVEYOR'S MONUMENT
- STATION SIGN
- LUMINAIRE
- TRAFFIC SIGNAL
- PROP. ELE. OR EX. ELE.
- DRAINAGE PATTERN
- IP MONUMENT SET 5/8" X 30" W/YELLOW CAP
- GAS VALVE
- WATER VALVE
- TIRE BUMPER