

RECIPROCAL PARKING EASEMENT AGREEMENT

THIS RECIPROCAL PARKING EASEMENT AGREEMENT (this "Agreement") is entered into this 13th day of May, 2008, by and between BEACHCLIFF PROPERTIES LIMITED PARTNERSHIP, a Delaware limited partnership ("Beachcliff") and ROCKY RIVER UNITED METHODIST CHURCH, an Ohio not-for-profit corporation ("Church").

WITNESSETH

WHEREAS, Church is the fee owner of certain real property and improvements located at 19414 Detroit Road, Cleveland, Ohio 44116, more particularly described on Exhibit A hereof (the "Church Parcel"); and

WHEREAS, Beachcliff is the fee owner of certain real property and improvements located at 19300 Detroit Road, Cleveland, Ohio 44116, more particularly described on Exhibit B hereof (the "Beachcliff Parcel"); and

WHEREAS, Beachcliff and Church desire hereby to grant, each to the other, certain reciprocal parking rights, as more particularly set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants, agreements and easement rights contained herein, and other good and valuable consideration received, Beachcliff and Church hereby agree as follows:

1. Beachcliff Parking Rights. Church grants to Beachcliff, as a burden on the Church Parcel and a benefit appertaining to the Beachcliff Parcel, a perpetual non-exclusive right and easement for the employees and students of the tenants of the Beachcliff Parcel (collectively, the "Beachcliff Users") to park motor vehicles in marked parking spaces on the portion of the Church Parcel identified as the Beachcliff Easement Area on Exhibit C hereto, as the same now exist or may hereafter be modified or reconfigured (the "Beachcliff Parking Easement Area"), on each day Monday through Saturday, during such hours that employees and students of tenants of the Beachcliff Parcel are engaged in the course and scope of their respective employment and study (collectively, the "Beachcliff Permitted Hours") subject to the terms and conditions of this Agreement (the period prior to 6:00 p.m. during any Beachcliff Permitted Hours, the "Beachcliff Exclusive Hours"). Notwithstanding any other provision of this Paragraph 1, in the event that any Beachcliff User vacates a parking space in the Beachcliff Parking Easement Area after 6:00 p.m., Church Users (as defined in Paragraph 2 below) shall be permitted to utilize said space for the balance of the day.

Church acknowledges that except as otherwise provided in this Agreement, the parking rights granted to Beachcliff by this Paragraph 1 are exclusive during the Beachcliff Exclusive Hours and therefore the Church Users may not park, or remain parked, in the Beachcliff Parking Easement Area during the Beachcliff Exclusive Hours. The Beachcliff Users shall not park, or remain parked, in the Beachcliff Parking Easement Area (or any other portion of the Church Parcel) during any hours not included within the Beachcliff Permitted Hours. Beachcliff, at its sole cost and expense, may install signs for purposes of providing notice that the Beachcliff Parking Easement Area is available for use only by the Beachcliff Users during the Beachcliff Exclusive Hours and is available for use by Beachcliff Users during the Beachcliff Permitted

Hours. Church shall exercise reasonable diligence to inform its employees and invitees of Beachcliff's right to use the Beachcliff Parking Easement Area during the Beachcliff Permitted Hours. Notwithstanding any provision of this Agreement to the contrary, the owner of the Church Parcel shall not be responsible for minor, non repeated violations of the Beachcliff parking rights despite such efforts by Church, nor shall such owner or Church be required to police compliance with the Beachcliff Exclusive Hours. The Church shall not hereafter modify the Beachcliff Parking Easement Area in a manner that would materially and adversely affect access to the Beachcliff Parking Easement Area from the adjacent public street know as "Parsons Court" or that would reduce the number of marked parking spaces in the Beachcliff Parking Easement Area below thirty-one (31) spaces. At all times that this Agreement remains in effect, Church shall have the right (by written notice to Beachcliff) to designate a different portion(s) of the Church Parcel as the Beachcliff Parking Easement Area provided that the Beachcliff Parking Easement Area shall at all times consist of no fewer than thirty-one (31) parking spaces.

Notwithstanding the foregoing provisions of this Paragraph 1, Church shall have the right, upon reasonable advance notice to the local property manager designated by Beachcliff from time to time (where practicable, such notice shall be provided at least 72 hours in advance) to exclusively use the Beachcliff Parking Easement Area from time to time during hours that would otherwise be Beachcliff Permitted Hours in connection with (a) large weddings on Saturdays and only during the months of January through October, (b) occasional large funeral services on any day of the week throughout the year, and (c) other occasional large events, in each case held at the Church Parcel and requiring all of the parking spaces that are available on the Church Parcel. For the types of events described in clause (b) of this Paragraph 1, "occasional" means that Church does not anticipate such use more than six (6) times per year. For the types of events described in clause (c) of this Paragraph 1, "occasional" means that Church does not anticipate such use more than four (4) times per year. When Beachcliff receives notice of an event of the types described in clauses (a)-(c) of this Paragraph 1, Beachcliff shall inform the tenants of the Beachcliff Parcel who use the Beachcliff Parking Easement Area of the unavailability of the Beachcliff Parking Easement Area for the day or time in question. Either Church or Beachcliff may post signs in the Beachcliff Parking Easement Area indicating that the spaces are reserved for event use at the date and time in question. Notwithstanding subsection (a) above, Church shall have the right, subject to notice as provided above, to use the Beachcliff Parking Easement Area in connection with large weddings on Saturdays during the months of November and December on a non-exclusive basis with Beachcliff Users.

The Beachcliff Parking Easement Area shall be used solely for the uses set forth herein and for no other purposes, and the Beachcliff Users shall not be permitted to remain on or utilize the Beachcliff Parking Easement Area for any other purpose.

2. Church Parking Rights. Beachcliff grants to Church, as a burden on the Beachcliff Parcel and a benefit appertaining to the Church Parcel, a perpetual non-exclusive right and easement for the employees and invitees of the Church Parcel (the "Church Users") to park motor vehicles in marked parking spaces (a) in the parking garage on the Beachcliff Parcel (the "Beachcliff Garage"), at no cost and without any limitation as to the number of parking spaces, on each Sunday from 6:00 a.m. until 1:00 p.m. (the "Church Garage Permitted Hours"), and (b) in up to 31 parking spaces at locations designated from time to time by Beachcliff on the Beachcliff Parcel (such area, the "Church Evening Parking Area"; the Beachcliff Garage and the

Church Evening Parking Area being, collectively, the "Shopping Center Parking Areas"), on weekday evenings after 6:00 p.m. (the "Church Evening Permitted Hours"; the Church Evening Permitted Hours together with the Church Garage Permitted Hours, the "Church Permitted Hours").

Church acknowledges that the parking rights granted to Church by this Paragraph 2 are non-exclusive and that the Beachcliff Users and all invitees of the tenants of the Beachcliff Parcel may also park in all parking spaces on the Beachcliff Parcel during the Church Permitted Hours. The Church Users shall not park on any portion of the Beachcliff Parcel other than the Beachcliff Garage during the Church Garage Permitted Hours or on any portion of the Beachcliff Parcel other than the Church Evening Parking Area during the Church Evening Permitted Hours; however, any vehicles belonging to the Church Users and parked in a Shopping Center Parking Area as permitted by this Agreement prior to the expiration of the applicable Church Permitted Hours may remain in such Shopping Center Parking Area past the expiration of the applicable Church Permitted Hours for a reasonable period of time. Beachcliff reserves the right to reconfigure the parking areas located on the Beachcliff Parcel as it deems appropriate in its discretion provided that such reconfiguration does not materially and adversely affect access to Shopping Center Parking Areas from the adjacent public street known as "Parsons Court". In the event that any such reconfiguration materially and adversely affects access to the Church Evening Parking Area from Parsons Court, Beachcliff shall re-designate the Church Evening Parking Area in no less than 31 parking spaces in the Beachcliff Garage. Beachcliff and all tenants and occupants of the Beachcliff Parcel shall exercise reasonable diligence to inform their employees, customers and invitees of Church's right to use the applicable Shopping Center Parking Area during the Church Permitted Hours (and thereafter) as provided in this Agreement. Notwithstanding any provision of this Agreement to the contrary, the owner and tenants of the Beachcliff Parcel shall not be responsible for minor, non repeated violations of Church parking rights despite such efforts by Beachcliff.

The Shopping Center Parking Areas shall be used solely for the uses set forth herein and for no other purposes, and the Church Users shall not be permitted to remain on or utilize the Shopping Center Parking Areas for any other purposes except to the extent Church Users are patronizing tenants of the Beachcliff Parcel.

3. Title. Each of Beachcliff and Church covenant to the other that it is the owner of its respective property and has the full right and power to convey the rights created by this Agreement. Each of Beachcliff and Church warrants and will defend the same against the claims of all persons claiming through them, subject, however, to (a) legal highways, (b) other easements, conditions, covenants, and restrictions of record, (c) real estate taxes and assessments not yet due and payable, and (d) zoning, building, and other laws, codes, and regulations.

4. Access Ways. The parking rights granted to Beachcliff by this Agreement shall include a right for the Beachcliff Users to use for vehicular and pedestrian traffic such paved areas on the Church Parcel as Church may designate to access the Beachcliff Parking Easement Area. The parking rights granted to Church by this Agreement shall include a right for Church to use for vehicular and pedestrian traffic such paved areas on the Beachcliff Parcel as Beachcliff may designate from time to time to access the Shopping Center Parking Areas.

5. Maintenance of Parking Areas. Notwithstanding the reciprocal parking rights granted hereby, throughout the term of this Agreement the owner of the Beachcliff Parcel and the owner of the Church Parcel shall each, at its sole cost and expense, at all times make commercially reasonable efforts to maintain such paved areas as are then being used to satisfy the respective owner's obligations under this Agreement to provide parking and access in good repair and condition, including, without limitation, removing ice and snow, sweeping, patching, and performing periodic restriping and resurfacing of same as required. Notwithstanding the foregoing, if either Beachcliff or Church or any of their agents, contractors, employees or invitees or any agent, contractor, employee or invitee of any tenant of either Beachcliff or Church shall cause any damage to any of the easement areas established by this Agreement, other than by ordinary wear and tear, the party to this Agreement associated with the party responsible for the damage shall pay for any repairs or replacements necessary to restore or replace the damaged property.

6. Insurance. At all times throughout the term of this Agreement, Beachcliff and Church shall each, at its cost and expense, maintain in force a policy of comprehensive general liability insurance protecting itself and the other party (and naming the other party as an additional insured) against claims for death, bodily injury or property damage occurring in and around its respective parcel, with limits not less than Three Million and 00/100 Dollars (\$3,000,000.00) per occurrence and covering the losses contemplated by the indemnity under Paragraph 7. Upon request from time to time, either party shall furnish the other party with a certificate of insurance evidencing that the foregoing insurance coverage is in place, unmodified and in full force and effect.

7. Mutual Indemnity. Beachcliff hereby agrees to indemnify, defend and hold harmless Church and its employees, officers, agents and invitees from and against any damages, costs, expenses, and losses, including reasonable attorney's fees, arising from any claims related to Beachcliff's use or maintenance of the Beachcliff Parking Easement Area, the access easements granted for the use of the Beachcliff Users by this Agreement and any breach of this Agreement by Beachcliff or its employees, officers, agents and invitees. Church hereby agrees to indemnify, defend and hold harmless Beachcliff and its employees, officers, agents and invitees from and against any damages, costs, expenses, and losses, including reasonable attorney's fees, arising from any claims related to Church's use or maintenance of the Shopping Center Parking Area, the access easements granted for the use of the Church Users by this Agreement and any breach of this Agreement by Church or its employees, officers, agents and invitees. The foregoing indemnities shall be limited to the proceeds of liability insurance covering the identified obligation, plus the amount of any deductible (if applicable).

8. Real Estate Taxes/Maintenance. Beachcliff and Church shall each pay all real estate taxes, assessments and impositions which may be levied or assessed by any lawful authority against their respective parcels. Additionally, Beachcliff and Church shall each maintain the Beachcliff Parcel and the Church Parcel, respectively, in good and safe condition consistent with past practices. The parties acknowledge that they may occasionally limit access to their respective parcels for purposes of performing such maintenance, without being in default of this Agreement.

9. Term. The term of this Agreement shall continue in perpetuity, subject to the terms and conditions contained herein and by applicable law.

10. Default / Remedies / Attorney's Fees. If either Beachcliff or Church shall be in default of any of its obligations under this Agreement, and the defaulting party does not either completely cure the default within ten (10) days after written notice or commence curing the default within ten (10) days after written notice from the other party and thereafter continuously and diligently prosecute such cure or remedy to completion (except that prior notice shall not be required in the case of a default requiring immediate action, including, but not limited to, a failure to clear or remove ice, snow, debris, objects, vehicles or other impediments found on the easement area benefiting such other party), then the non-defaulting party may either (a) enter onto the defaulting party's parcel to cure the default, and charge the defaulting party for the costs so incurred, or (b) if the nature of the default is such that it substantially frustrates the purpose of this Agreement (including without limitation destruction or elimination of the Beachcliff Parking Easement Area, the Beachcliff Garage or the Church Evening Parking Area), terminate this Agreement. The non-defaulting party shall not be obligated to pursue self-help remedies, but may also instead pursue an action for damages, specific performance, or any other remedy that may be available at law or in equity. The defaulting party shall be liable to the non-defaulting party for any costs incurred to cure the default, as well as damages or other relief that may be available, together with any costs and expenses incurred to enforce this Agreement, including, but not limited to, reasonable attorneys' fees. In addition, to the extent funds are advanced to cure the breach of a defaulting party, the sums so advanced shall bear interest at the rate of 8% per annum, but not to exceed the highest rate of interest permitted by Ohio law, from the date of advancement until paid.

11. Notices. All notices and other communications authorized or required under this Agreement to be given to Beachcliff or Church shall be given in writing, delivered to Beachcliff or Church at the address for same set forth below, by facsimile with verbal confirmation of receipt, by established express delivery service which maintains delivery records, or by certified or registered mail, postage prepaid, return receipt requested.

Notice Address For Beachcliff:

Beachcliff Properties Limited Partnership
2001 Pennsylvania Avenue, N.W.
10th Floor
Washington, DC 20006
Attn: Chief Financial Officer
Facsimile: (202) 741-3801
Telephone: (202) 741-3800

With a copy to:

Thompson Hine LLP
1920 N Street, N.W.
Suite 800
Washington, D.C. 20036
Attn: Bruce G. Hopkins
Facsimile: (216) 331-7730

Notice to Address For Church:

Rocky River United Methodist Church
19414 Detroit Road
Cleveland, Ohio 44116
Attn: Senior Pastor
Facsimile: (440) 331-7637

With a copy to:

Tucker Ellis & West LLP
1150 Huntington Building
925 Euclid Avenue
Cleveland, Ohio 44115-1475
Attn: Karl A. Bekeny
Facsimile: (216) 592-5009

Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide a reasonable means for accomplishing delivery. Either Beachcliff or Church may hereafter change its contact information for notice by written notice delivered to the other party in the manner required above.

12. Estoppel. Beachcliff and Church each agrees that, upon request in writing from the other at any time and from time to time, it shall execute, acknowledge and deliver to the requesting party, or to any person reasonably designated by the requesting party, within twenty (20) days of receiving such request, a statement in writing (i) certifying that this Agreement is unmodified (or if there have been modifications, stating such modifications and the date thereof), (ii) certifying that this Agreement is in full force and effect, without default (or if there are any defaults known, generally describing the same), and (iii) setting forth such other matters pertaining to this Agreement as the requesting party may reasonably request.

13. Covenants Running with the Land. Each and all of the covenants and easements contained in this Agreement, whether affirmative or negative in nature, are made for the direct benefit of the parcel(s) benefitted thereby and is intended by the granting party to be an equitable servitude upon its parcel and a covenant running with the land, thus binding every person having any fee, leasehold, mortgage security or other interests in any portion of the burdened parcel at anytime or from time to time to the extent that such portion is affected or bound by the covenant or easement in question and inuring to the benefit of the owner(s) of the benefitted parcel and its respective heirs, successors, lessees, tenants, mortgagees, legal representatives and assigns.

14. Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Beachcliff Parcel or Church Parcel or portion thereof to the general public, or for any public use or purpose whatsoever. Except as herein specifically provided, no right, privileges or immunities of any party hereto shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained herein.

15. No Waiver. The delay, failure or omission any party to specify or exercise any right, power or remedy available hereunder or at law or in equity upon any non compliance, breach, violation or failure of performance hereunder by any other party shall not impair any such right, power or remedy or be construed to be a waiver thereof. A waiver by any party of any of the covenants, conditions or agreements hereof to be performed by any other party shall not be construed to be a waiver of any succeeding breach thereof or of any other covenant, condition or agreement herein contained.

16. Modifications. No agreement shall be effective to add to, change, modify or waive any of the covenants, obligations and agreements hereof in whole or in part unless such agreement is in writing and appropriately signed by the parties affected thereby (and shall not be effective against successors or assigns without knowledge unless also acknowledged and recorded in the public records of Cuyahoga County, Ohio).

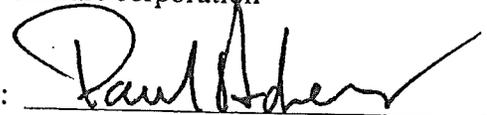
17. Severability. If any provision of this Agreement shall be held or deemed to be, or shall in fact be, invalid, inoperative or unenforceable for any other reason, such circumstance shall not have the effect of rendering any other provision or provisions of this Agreement invalid, inoperative or unenforceable to the extent that such other provisions are not themselves actually invalid, inoperative or unenforceable, but this Agreement shall be reformed and construed as if such invalid, inoperative or unenforceable provision had never been contained herein and such provision reformed so that it would be valid, operative and enforceable to the maximum extent permitted.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Beachcliff Properties Limited Partnership and Rocky River United Methodist Church have each caused this Reciprocal Parking Easement Agreement to be executed as of the date first written above.

BEACHCLIFF PROPERTIES LIMITED PARTNERSHIP,
a Delaware limited partnership

by: its general partner,
MRP Development Beachcliff, Inc.,
a Delaware corporation

By: 

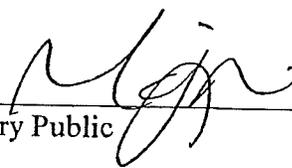
Name:

Title: **Paul Andrews
Vice President**

District of Columbia
STATE OF _____)
COUNTY OF _____)

SS:

The foregoing instrument was acknowledged before me this 2nd day of May, 2008, by Paul Andrews, the Vice President of MRP Development Beachcliff, Inc., a Delaware corporation, on behalf of the corporation as the general partner of Beachcliff Properties Limited Partnership, a Delaware limited partnership.


Notary Public

MALINDA LUMPKIN
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires January 31, 2012



Polaris Engineering & Surveying
34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

EXHIBIT A

Legal Description of the Church Parcel

**MAY 02, 2008
LEGAL DESCRIPTION
OF 2.2673 ACRES OF LAND
IN THE CITY OF ROCKY RIVER, OHIO**

Situated in the City of Rocky River, County of Cuyahoga and State of Ohio, known as being part of Original Rockport Township section no. 22, further known being all of Parcel A Consolidation as shown by the Plat of Consolidation For The Rocky River United Methodist Church recorded in volume 355, page 73 of Cuyahoga County Map Records and listed as A.F.N. 200804141327 of the Cuyahoga County Recorder:

Bounded on the North by Parcel 1 of Beachcliff Properties Ltd. as shown by Plat recorded in volume 341, page 67 of Cuyahoga County Map Records;

Bounded on the West by the limited access line of U.S. Route 6;

Bounded on the South by Detroit Road;

And bounded on the East by Parsons Court as shown by Dedication Plat recorded in volume 86, page 27 of Cuyahoga County Map Records, and containing 2.2673 acres, be the same more, or less, but subject to all legal highways and easements of record.

Michael P. Spellacy 5-02-08
Michael P. Spellacy P.S. #8169



EXHIBIT B

Legal Description of the Beachcliff Parcel

LEGAL DESCRIPTION OF A 5.9866 ACRE PARCEL OF LAND KNOWN AS PARCEL 1 CITY OF ROCKY RIVER

Situated in the City of Rocky River, County of Cuyahoga and State of Ohio and known as being part of Parcel "A" in the Beachcliff Market Square Consolidation Plat as shown by the plat recorded in Volume 294, Page 39 of Cuyahoga County Map Records and a part of Original Rockport Township Section No. 24, and further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box at an angle point in Detroit Road, opposite Parsons Court;

Thence N 50° 52' 00" E, along the centerline of said Detroit Road, a distance of 162.47 feet to a point;

Thence N 23° 00' 00" W, a distance of 31.23 feet to a 5/8" iron pin found at a southeasterly corner of Sublot No. 1 in the Jane Lewis Subdivision, as shown by the plat recorded in Volume 218, Page 29 of Cuyahoga County Map Records, said iron pin being on the northerly line of Detroit Road and the principal place of beginning of the premises herein intended to be described;

Thence along the easterly and northerly lines of said Jane Lewis Subdivision by the following four (4) coursed and distances;

Course No. 1 – Thence N 23° 00' 00" W, a distance of 185.82 feet to a P.K. nail set;

Course No. 2 – Thence S 68° 20' 30" W, a distance of 76.21 feet to a 5/8" iron pin found (0.17'S & 0.06'E);

Course No. 3 – Thence S 23° 54' 00" E, a distance of 13.43 feet to a P.K. nail found (0.06'E & 0.12'S);

Course No. 4 – Thence S 65° 52' 00" W, a distance of 82.14 feet (actual) and 82.08 feet (rec.) to a P.K. nail found and also a 5/8" iron pin found bent (0.16'N & 2.51'E) on the easterly line of Parsons Court (30 feet wide) as dedicated by the plat recorded in Volume 86 Page 27 of Cuyahoga County Map Records;

Course No. 5 – Thence N 23° 58' 42" W, along said easterly line of Parsons Court, a distance of 195.69 feet to a P.K. nail found (0.07'S & 0.17'W) at an angle point therein;

Course No. 6 – Thence S 68° 10' 00" W, along the northerly line of said Parsons Court, a distance of 10.01 feet to a railroad spike found (0.04'S & 0.17'W) on the easterly line of land conveyed to Rocky River United Methodist Church by deed recorded in Volume 13617, Page 375 of Cuyahoga County Deed Records, said railroad spike reference also being on the centerline of Parsons Court;

Course No. 7 – Thence N 23° 58' 42" W, along said easterly line of land conveyed to Rocky River United Methodist Church, (which is also the northerly prolongation of said centerline of Parsons Court), a distance of 40.03 feet to an iron pin found (0.46'N) at the northeasterly corner thereof, said northeasterly corner being on a southerly line of said Parcel "A" as shown on the Beachcliff Market Square Consolidation Plat;

Course No. 8 – Thence S 68° 10' 00" W, along said southerly line of Parcel "A", a distance of 225.61 feet to an iron pin set, said iron pin being N 68° 10' 00" E, a distance of 28.36 feet from the most westerly corner of said Parcel "A";

Course No. 9 – Thence N 3° 51' 00" E, parallel to and 25.56 feet by rectangular measurement from the westerly line of said Parcel "A", a distance of 173.33 feet to an iron pin set;

Course No. 10 – Thence N 67° 49' 29" E, parallel to and 46.00 feet by rectangular measurement from the northerly line of Block "A" in an Assembly Plat for River Properties Company as shown by the plat recorded in Volume 258, Page 4 of Cuyahoga County Map Records, a distance of 50.13 feet to an iron pin set;

Course No. 11 – Thence N 22° 10' 31" W, a distance of 46.00 feet to an iron pin set on said northerly line of Block "A";

Course No. 12 – Thence N 67° 49' 29" E, along said northerly line of Block "A", a distance of 227.00 feet to an iron pin found (0.05'N & 0.07'W), ID Garrett, at the most northeasterly corner thereof;

Course No. 13 – Thence S 22° 10' 31" E, along the most easterly line of said Block "A", a distance of 26.00 feet to an iron pin found (0.03'N & 0.06'W), ID Garrett, on the northerly line said Parcel "A";

Course No. 14 – Thence N 67° 49' 29" E, along said northerly line of Parcel "A", a distance of 263.73 feet to a 5/8" iron pin found (0.29'S & 0.24'W), at the northwesterly corner of land conveyed to Beachcliff Executive Centre by deed recorded in Volume 87-4947, Page 21 of Cuyahoga County Deed Records;

Course No. 15 – Thence S 30° 03' 30" E, along the westerly line of land conveyed to said Beachcliff Executive Centre, a distance of 181.16 feet (rec.) and 181.31 feet (actual) to a 5/8" iron pin found (0.34'S & 0.77'E) at the southwesterly corner thereof;

Course No. 16 – Thence N 68° 10' 00" E, along the southerly line of land conveyed to said Beachcliff Executive Centre, a distance of 48.50 feet to a 5/8" iron pin found (0.09'S & 0.03'W) at the northwesterly corner of land conveyed to Robert Dugan by deed recorded in Volume 85-4342 Page 40 of Cuyahoga County Deed Records;

Course No. 17 – Thence S 34° 39' 28" E, along the westerly line of land conveyed to said Robert Dugan, a distance of 302.92 feet to a 5/8" iron pin found on said northerly line of Detroit Road;

Course No. 18 – Thence S 50° 52' 00" W, along said northerly line of Detroit Road, a distance of 368.15 feet to the principal point of beginning and containing 5.9866 acres of land as surveyed and described by John E. Jansky, Registered Surveyor No. 6440 of the C.W. Courtney Company in March, 2005 be the same more or less and subject to all legal highways and easements of record. All iron pins set are 5/8" rebar with plastic cap (ID C.W. Courtney S-5609).

Bearings cited within the above description are to an assumed meridian and indicate angles only.

