### **SCHEDULE B-II ITEMS**

Pole line Easement right recorded October 05, 1911 recorded in Book 38, Page 131 of Lake County Records. DOES NOT PERTAIN TO THE SURVEYED PROPERTY

Right of way Easement in favor of The Lake County Gas Company recorded in Volume 282, Page 475 of Lake County Records. DOES NOT PERTAIN TO THE SURVEYED PROPERTY

Easement for Highway Purposes in favor the State of Ohio recorded October 07, 1959 in Volume 489, Page 243 of Lake County Records. DOES NOT PERTAIN TO THE SURVEYED PROPERTY Plat of Lakes Industrial Park recorded January 26, 1970 in Plat P, Page 94 of Lake

County Records. PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE

Pipeline Right of way Grant in favor of The East Ohio Gas Company recorded September 20, 1970 in Volume 858, Page 632 of Lake County Records. DOES NOT PERTAIN TO THE SURVEYED PROPERTY

Volume 859, Page 111 of Lake County Records.

SHOWN HEREON - ABUTS THE SURVEYED PROPERTY Easement recorded May 27, 1988 in Volume 389, Page 29 of Lake County Records. MAY PERTAIN TO THE SURVEYED PROPERTY - EXHIBIT REFERENCED IN

· Easement in favor of the Cleveland Electric Illuminating Company recorded in

Easement in favor of The Ohio Bell Telephone Company recorded October 21, 1987 in Volume 348, Page 1055 of Lake County Records. SHOWN HEREON

# SITE PICTURE



PARKING SPACES

P.O.C. - Survey

5/8" Iron Bar Found

ZONING DATA				
ZONING ITEM	REQUIRED	PARKING REQUIREMENTS		
ZONING DISTRICT	MIP (INDUSTRIAL PARK)	1.5 spaces per 1,000 square feet minimum		
PERMITTED USE	INDUSTRIAL	2.5 spaces per 1,000 SF maximum		
MINIMUM LOT AREA (SQ.FT.)	NO MINIMUM	20,414 SF/ 1,000 x 1.5 = 31 spaces minimum		
MINIMUM LOT WIDTH	150 FEET	20,414  SF/ 1,000  x  2.5 = 51  spaces		
MINIMUM LOT DEPTH	NOT SPECIFIED	maximum		
MINIMUM LOT FRONTAGE	NOT SPECIFIED			
MAXIMUM DENSITY	NOT SPECIFIED			
MAXIMUM FLOOR AREA RATIO	NOT SPECIFIED			
MAXIMUM BUILDING LOT COVER	NOT SPECIFIED			
MAX BUILDING HEIGHT	45 FEET	CONTACT: GRS GROUP		
BUILDING SETBACKS				
FRONT	50 FEET	PHONE/EMAIL: 877-GRS-CRE1		
SIDE	10 FEET	REPORT DATE: 8.24.23		
REAR	10 FEET	ILLI GIVI DIVIL. U.Z.4.20		
STREET SIDE	NOT SPECIFIED	GRS PROJECT NO. 23-65137.3		

# **FLOOD NOTE**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 39085C0092F. WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 3. 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

# SIGNIFICANT OBSERVATIONS

Information noted below is simply a statement of fact regarding the location of observed improvements relative to boundary, easement, and setback lines, and is not a legal opinion or determination of encroachments.

Asphalt extends onto the surveyed property by a distance of 0.6± feet.

A	Asphalt extends onto the surveyed propert	у Бу а
	LEGEND	
R/W	- Right-of-Way	
P/L	- Adjoiner Property Line	
G.	- Centerline	
P.O.B.	- Place/Point of Beginning	V
P.Q.C.	- Place/Point of Commencement	•
A	- Encroachment/Observation	5
(X)	- Schedule B-Section II Item	
Obs.	- Observed	
Calc.	- Calculated	V
Msd.	- Measured	4
Dd.	- Bearing/Distance from Deed Record	-
Plat	- Bearing/Distance from Plat Record	—с
N.R.D.	- No Recorded Distance/Dimension	
•	- Monumentation Found as Noted	
0	- 5/8" Rebar Set with Cap Stamped	

- Catch Basin - Fire Hydrant - Water Valve Gas Meter - Gas Valve Utility Vault Bollard Post - Guy Wire

- Concrete Area - 5/8" Rebar Set with Cap Stamped "NORTHROP OH PS 8199" Monument in Monument Box Found As Noted — - Easement Line - Property Line



Building Area

Industrial Park Boulevard (Map Volume P Page 94) 5/8" Iron Bar Found<mark>-</mark> 6" Concrete Curb (Typ.) in a Monument Box P.O.B. - Survey-<sup>™</sup>N 88°09'17" E 1/11.76' Calc. 5/8" Rebar Found— N30°12'08"W 0.34' Volume 348 Page 1055 VESTED IN: INDUSTRIAL PARK REALCOM, LLC INSTRUMENT 2013R007085 APN: 16-B-029-A-00-001-0 Grass 50' Building Setback TOTAL LAND AREA: 51,927 SQUARE FEET 1.192 ACRES Grass 7/8" Iron Bar Found Concrete PART OF SUBLOT 1

TRACT 4 LOT 7

SUBLOT 2

GREAT LAKES INDUSTRIAL

PARK SUBDIVISION

PLAT VOLUME P PAGE 94

Robert L Ledenican

Instrument 2008R027567

APN 16-B-029-A-00-002-0

GREAT LAKES INDUSTRIAI

Plat volume p page 94

6" Concrete Curb (Typ.)

One Story Brick Building

10' Building Setback

S 85°51'09" W 142.74' Dd./Plat

PLAT VOLUME P PAGE 94

C & M Young Ltd LLC

Volume 1194 Page 924

APN 16-B-029-A-00-017-0

# **SURVEY LEGAL DESCRIPTION**

Situated in the City of Mentor, County of Lake and State of Ohio: Being a part of Sublot 1 in Great Lakes Industrial Park Subdivision, being part of Original Mentor Township Lot 7, Tract 4, and the Huntington and Carroll Lots, Tract 5, now in the City of Mentor, as recorded in Plat Volume P, Page 94 of Lake County Records. Also being the land conveyed to INDUSTRIAL PARK REALCOM, LLC as recorded in Instrument No. 2013R007085 of Lake County Records and being more particularly described as follows:

Commencing at a 5/8" iron bar found in a monument box at the intersection of the centerline of Enterprise Drive (60' Wide) with the centerline of Industrial Park Boulevard (70' Wide);

Thence, along the centerline of Industrial Park Boulevard, North 50°21'17" East, 270.02 feet to a 5/8" iron bar found in a monument box:

Thence, continuing along the centerline of Industrial Park Boulevard and along the arc of a curve to the right, said curve having a radius of 520.00 feet, an arc length of 343.06 feet, a delta angle of 37°48'00", and a chord bearing North 69°15'17" East, a chord distance of 336.87 feet to a 5/8" iron bar found in a monument box;

Thence, crossing through the right of way of Industrial Park Boulevard, South 01°50'43" East, 35.00 feet to a 5/8" rebar x 30" in length with a plastic ID cap stamped "NORTHROP OH PS 8199" set on the south line of Industrial Park Boulevard at the Point of Beginning of the parcel of land herein described;

Thence, along the south line of Industrial Park Boulevard, North 88°09'17" East, 111.76 feet to a 5/8" rebar x 30" in length with a plastic ID cap stamped "NORTHROP OH PS 8199" set at the northwest corner of land conveyed to Industrial Park Blvd Limited Partnership as recorded in Instrument No. 1998R003655 (Parcel No. 16-B-029-E-00-004-0) of Lake County Records;

Thence, along said Industrial Park Boulevard Limited Partnership land, South 04°08'51" East, 330.57 feet to a 5/8" rebar x 30" in length with a plastic ID cap stamped "NORTHROP OH PS 8199" set at the northeast corner of Sublot 18 in said subdivision and the northeast corner of land conveyed to C & M Young Ltd., L.L.C. as recorded in Volume 1194, Page 924 (Parcel No. 16-B-029-A-00-017-0) of Lake County Records;

Thence, along the north line of Sublot 18 and C & M Young Ltd., L.L.C. land, South 85°51'09" West, 142.74 feet to a 5/8" rebar x 30" in length with a plastic ID cap stamped "NORTHROP OH PS 8199" set at the southeast corner of Sublot 2 in said subdivision and the southeast corner of land conveyed to Robert L. Ledenican as recorded in Instrument No. 2008R027567 (Parcel No. 16-B-029-A-00-002-0) of Lake County Records;

Thence, along the east line of Sublot 2 and Robert L. Ledenican land, North 08°34'43" West, 335.00 feet to a 5/8" rebar x 30" in length with a plastic ID cap stamped "NORTHROP OH PS 8199" set on the south line of Industrial Park Boulevard at the northeast corner of Sublot 2 and Robert L. Ledenican land;

Thence, along the south line of Industrial Park Boulevard, along the arc of a curve to the right, said curve having a radius of 485.00 feet, an arc length of 57.00 feet, a delta angle of 06°44'00", and a chord bearing North 84°47'16" East, a chord distance of 56.96 feet to the Point of Beginning and containing 1.192 acres (51,927 square feet) of land, more or less, as surveyed in August of 2023 by Edward E. Northrop, Ohio Professional Surveyor No. S-8199, for and on behalf of Titan USA Commercial Real Estate Services, LLC under Project No. 2029.

The Basis of Bearing for all bearings described herein is North 50°21'17" East, as the centerline of Industrial Park Boulevard, and is the same bearing Recorded in Plat Volume P, Page 49 of Lake County Records.

The above described land is the same land described in First American Title Insurance Company, Commitment File No. NCS-1184695-CLE, with an effective date of July 20, 2023.

**RECORD DESCRIPTION** 

The Land referred to herein below is situated in the County of LAKE, State of OHIO, and is described as

Property located at 7300 Industrial Park Boulevard, Mentor, Lake County, OH 44060, and further described as follows:

Situated in the City of Mentor, County of Lake and State of Ohio: And known as being a part of Sublot in Great Lakes Industrial Park Subdivision as shown by the recorded plat of said Subdivision in Volume P of Maps, Page 94 of Lake County Records, and further known as part of Original Mentor Township Lots 6 and 7, Tract 4, and the Huntington and Carroll Lots, Tract 5, is said City and bounded and described as

Beginning at a point on the Southerly side of Industrial Park Boulevard, at the Northeasterly corner of Sublot 2 of said Subdivision; thence S. 8° 34′ 43" East along the Easterly line of said Sublot 2 a distance of 335 to a point in a Northerly line of Sublot 18 in said Subdivision;

Thence North 85° 51′ 09" East along the Northerly line of said Sublot 18 a distance of 142.74 feet to the Northeast corner of said Sublot 18;

The North 4° 08' 51" West along the Westerly line of land of Robert E. and Jean M. Danford by deed Volume 287, Page 518 a distance of 269.20 feet to a point;

Thence continuing North 4° 08' 51" West along extension Northerly of the Westerly line of said Danford's and also being an extension Northerly of an Easterly line of Sublot 1 to a point in the Southerly line of

The Westerly, along the Southerly line of Industrial Park-Boulevard, to the place of beginning, as appears by said plat, be the same more or less.

#### TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO.: NCS-1184695-CLE, WITH AN EFFECTIVE DATE OF JULY 20, 2023.

## **GENERAL SURVEY NOTES**

ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND. VISIBLE EVIDENCE. UNLESS

ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL

GROUNDS OR LOCATION OF ISOLATED GRAVESITES. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 50°21'17" EAST, AS THE CENTERLINE OF INDUSTRIAL PARK BOULEVARD, AND IS THE SAME BEARING RECORDED IN PLAT VOLUME P, PAGE 49 OF LAKE COUNTY

THE SUBJECT PROPERTY HAS ACCESS TO AND FROM INDUSTRIAL BOULEVARD. AT THE TIME OF THE FIELD WORK, THERE WAS NO SUBSTANTIAL AREAS OF REFUSE. IN REGARDS TO TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL

JURISDICTION. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR

IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTING STREET WITH INDUSTRIAL BOULEVARD IS REYNOLDS ROAD, LOCATED APPROXIMATELY 586 FEET FROM THE SUBJECT PROPERTY. IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, OR PROVIDED FROM THE CONTROLLING

THE SURVEYED PROPERTY IS CONTIGUOUS TO AND CONTAINS NO GAPS, GORES OR OVERLAPS WITH RESPECT TO ADJOINING PROPERTY LINES AND/OR PUBLIC RIGHT OF WAYS.

# **ALTA/NSPS LAND TITLE SURVEY**

MENTOR INDUSTRIAL

7300 INDUSTRIAL BOULEVARD

LAKE COUNTY

MENTOR, OH

# SURVEYOR'S CERTIFICATE

TO: 7300 INDUSTRIAL PARKWAY, LLC; FAMOUS REALTY OF CLEVELAND, INC.; SONKIN & KABERNA, LLC; FIRST AMERICAN TITLE COMPANY AND GRS GROUP, AN NV5 COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 11

DATE OF PRELIMINARY PLAT OR MAP: AUGUST 18, 2023 DATE OF FINAL PLAT OR MAP: OCTOBER 9, 2023

Edward E, Northrop

Edward E. Northrop, PS Ohio Professional Surveyor No. 8199 For and on behalf of Titan USA Commercial Real Estate Services, LLC



DATED 2023 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY GRS GROUP AN N|V|5 COMPANY