

# Re-Survey of lands

PPN: 16B-031B-00-020-0

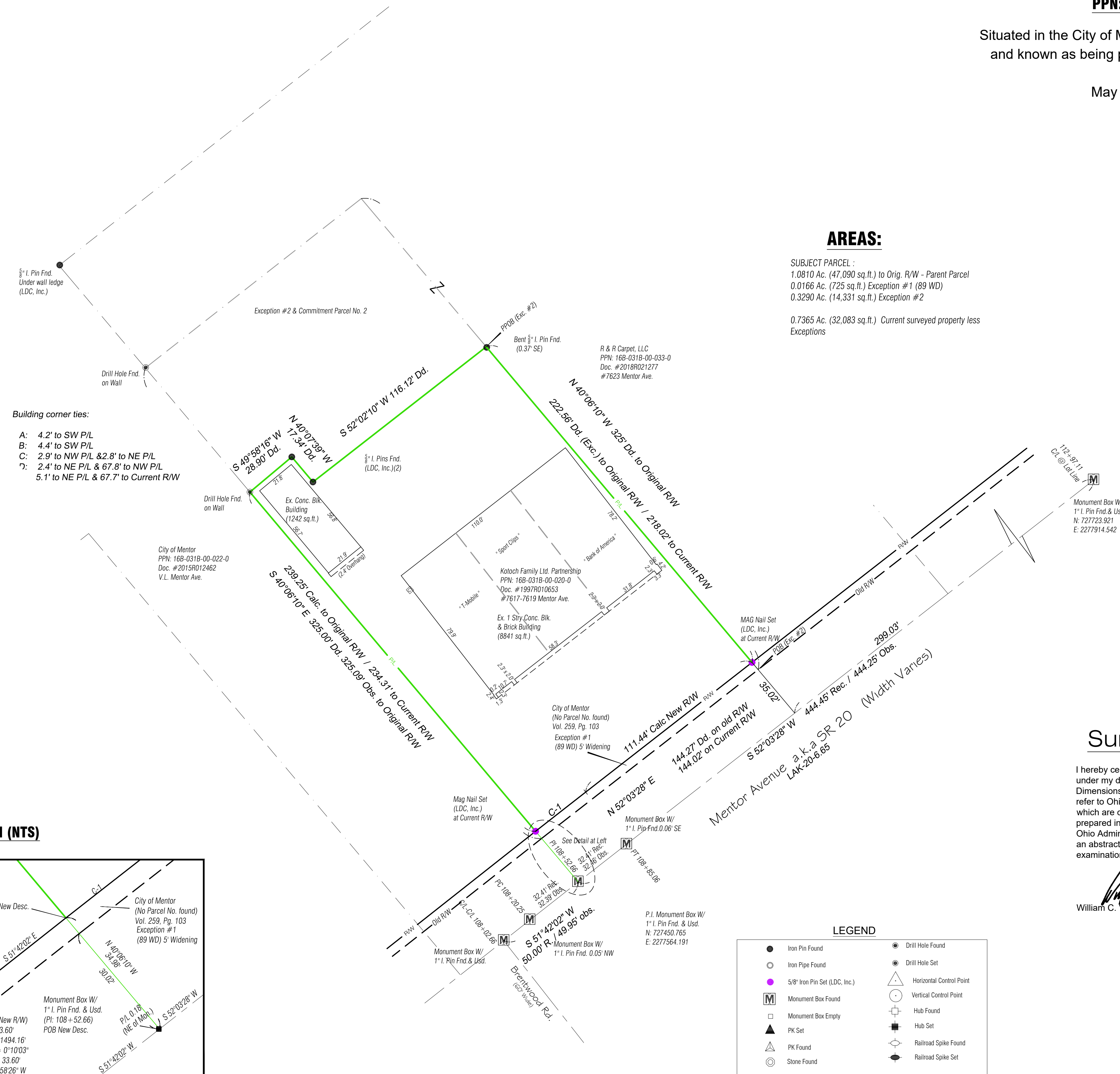
Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Original Township Lot 8, Tract 4.

May 2026 SCALE 1"=30'

New Survey

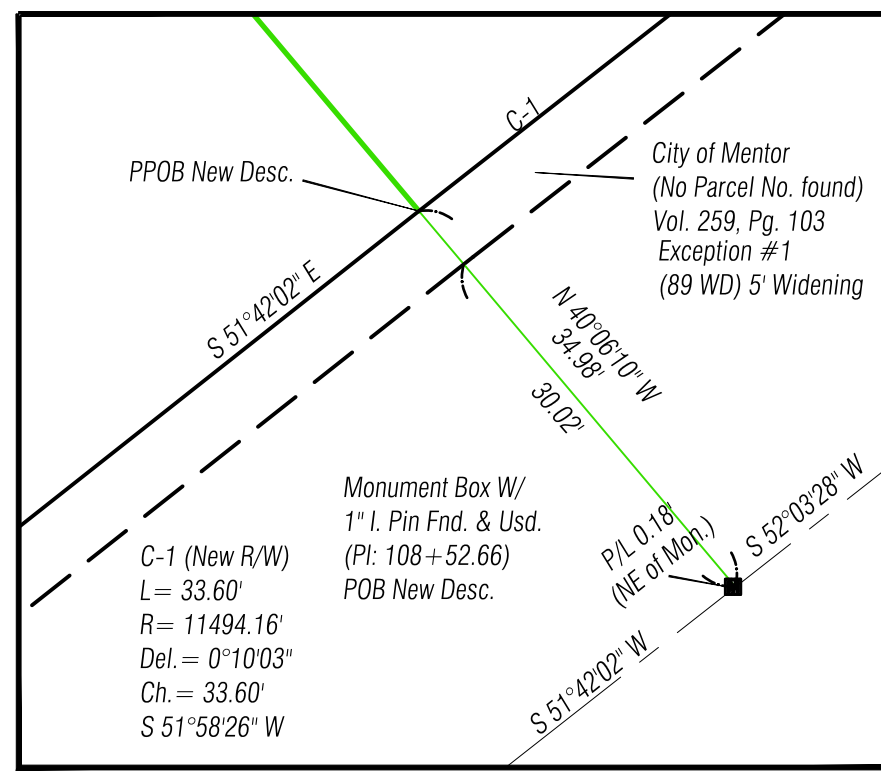
### AREAS:

SUBJECT PARCEL :  
 1.0810 Ac. (47,090 sq.ft.) to Orig. R/W - Parent Parcel  
 0.0166 Ac. (725 sq.ft.) Exception #1 (89 WD)  
 0.3290 Ac. (14,331 sq.ft.) Exception #2  
  
 0.7365 Ac. (32,083 sq.ft.) Current surveyed property less Exceptions



Building corner ties:  
 A: 4.2' to SW P/L  
 B: 4.4' to SW P/L  
 C: 2.9' to NW P/L & 2.8' to NE P/L  
 D: 2.4' to NE P/L & 67.8' to NW P/L  
 E: 5.1' to NE P/L & 67.7' to Current R/W

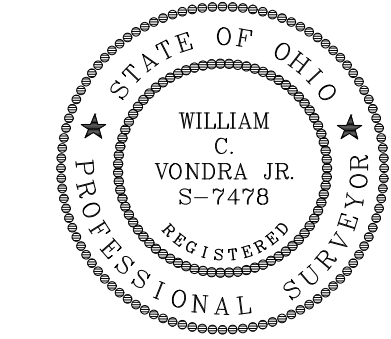
### Detail (NTS)



### Survey Certification:

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Ohio North NAD 83(2011) geoid 12B ODOT VRS Network. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by a examination of the same.

William C. Vondra Jr., P.S. #7478  
 May 6 2026



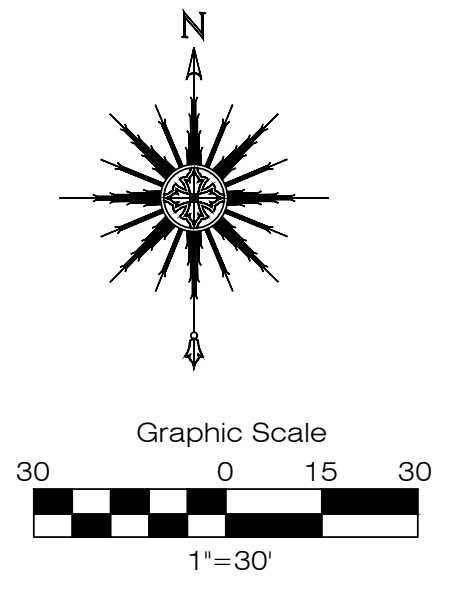
LEGEND	
● Iron Pin Found	● Drill Hole Found
○ Iron Pipe Found	○ Drill Hole Set
● 5/8" Iron Pin Set (LDC, Inc.)	△ Horizontal Control Point
■ Monument Box Found	○ Vertical Control Point
□ Monument Box Empty	○ Hub Found
▲ PK Set	○ Hub Set
△ PK Found	○ Railroad Spike Found
○ Stone Found	○ Railroad Spike Set
Meas. = Measured	Dd. = Deed
Plat = Subdivision Plat	Rec. = Record
D.M. = Deed & Measured	Act. = Actual

**LAND DESIGN consultants**  
 www.LDCinc.net  
 ENGINEERS PLANNERS SURVEYORS  
 8025 Chagrin Blvd., #400, Cleveland, Ohio 44130  
 TEL: (440) 255-5463 (440) 951-LAND  
 FAX: (440) 255-9975  
 L.D.C. Inc. d.b.a.

DATE 05-6-26  
 SCALE: HOR. 1"=30'  
 VERT. \_\_\_\_\_  
 FILENAME ALTA-2026  
 COMPUTER: \_\_\_\_\_  
 TAB NAME PLT-2024

**Elevate Capital Ventures, LLC**  
 City of Mentor - Lake County - Ohio

SHEET 1 OF 1  
 CONTRACT No. ELEVVC1-2601



# ALTA/NSPS LAND TITLE SURVEY

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Original Township Lot 8, Tract 4.

May 2026 SCALE 1"=30'

## LEGAL DESCRIPTIONS

### Parcel No. 1

Situated in the City of Mentor, County of Lake, State of Ohio and known as being a part of Lot 8, Tract 4 in said City and is bounded and described as follows:

Beginning at a point on the centerline of Mentor Avenue, (State Route 20) (60 feet wide), said point also being the southeasterly corner of land conveyed to Blanche and Nathan Simon by deed recorded in Volume 741, Page 469 of Lake County Records of Deeds; thence along the easterly property line of said Simon's land North 37°58'30" West, a distance of 30.03 feet to a point on the northerly right of way line of above said Mentor Avenue, said point being the Principal Place of Beginning of land herein to be described; thence continuing along the easterly property line of said Simon's land North 37°58'30" West, a distance of 325 feet to an iron pipe stake; thence by a line which bears North 54°03'27" East, a distance of 145 feet to an iron pipe stake; thence by a line which bears 37°58'30" East, a distance of 325 feet to an iron pipe stake on the Northerly right of way line above said Mentor Avenue, thence along said right of way line South 54°03'27" West, a distance of 144.27 feet to an angle point therein; thence continuing along said right of way line South 54°40' West, a distance of 0.73 feet to the Place of Beginning and containing 0.881 (1.051 is correct. **Typo**) acres of land as calculated and described by Colpetzer-Woods Consultants, Inc. Registered Engineers and Surveyors, be the same, more or less, but subject to all legal highways.

Excepting and reserving therefrom 725 square feet of land to the City of Mentor, dated October 24, 1986, recorded November 7, 1986 in Volume 259, Page 103 of Lake County Records.

Further excepting therefrom the following described parcel of land conveyed to Richard M. Osborne, Trustee Richard M. Osborne Trust under Restated Agreement of January 13, 1995 in Warranty Deed recorded as Lake County Recorder's File Number 960011841 bounded and described as follows:

Situated in the City of Mentor, County of Lake, State of Ohio and known as being part of Original Lot No. 8 in Tract 4 further known as a part of a parcel of land conveyed to Norman J. and Constance M. Kotoch by deed recorded in Volume 211, Page 923 of Lake County Official Records and is further bounded and described as follows:

Beginning in the northerly sideline of Mentor Avenue aka US 20, 60 feet wide at the southeasterly corner of land so conveyed to Kotoch, said corner also being the southeasterly corner of land conveyed to the City of Mentor by deed recorded in Volume 259, Page 103 of Lake County Official Records;

Thence North 37°30'16" West, along the easterly line of land so conveyed to Kotoch, a distance of 222.56 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 54°39'13" West, a distance of 116.12 feet to a point lying 3.00 feet easterly by perpendicular measurement from the easterly wall of an existing block building;

COURSE II Thence North 37°30'16" West, along said line being parallel to and 3.00 feet easterly by perpendicular measurement from said existing wall, a distance of 17.34 feet to a point;

COURSE III Thence South 52°35'19" West, along the easterly prolongation of a line parallel to and 3.00 feet northerly by perpendicular measurement from the northerly wall line of said existing block building and said parallel line and westerly prolongation thereof, a distance of 28.90 feet to a point in the easterly line of land conveyed to Blanche Simon, Trustee by deed recorded in Volume 908, Page 713 of Lake County Official Records;

COURSE IV Thence North 37°29'07" West, along said easterly line and an easterly line of land conveyed to The Citizens Savings and Loan Company by deed recorded in Volume 756, Page 721 of Lake County Deed Records, a distance of 85.75 feet to a point;

COURSE V Thence North 54°30'00" East, along the northerly line of land so conveyed to Kotoch, a distance of 145.00 feet to a point;

COURSE VI Thence South 37°30'16" East, along said easterly line of land so conveyed to Kotoch, a distance of 102.44 feet to the Principal Place of Beginning, containing 0.3290 acres of land as calculated and described in November, 1995 by Earl T. Beckwith, P.S. No. 7494 of LDC, Inc. based on a boundary survey in April, 1994 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. of lands conveyed to The Citizens Savings and Loan Company by deeds recorded in Volume 736, Page 451 and Volume 756, Page 721 of Lake County Deed Records, be the same more or less, but subject to all legal highways and easements of record;

Bearings used herein, refer to an assumed meridian and are intended to indicate angles only.

### Parcel No. 2

A non-exclusive easement for parking, appurtenant to Parcel No. 1, established by reservation in Warranty Deed from Norman J. Kotoch and Constance M. Kotoch, Grantor to Richard M. Osborne, Trustee, Richard M. Osborne Trust, under restated agreement of January 13, 1995, Grantee, dated March 20, 1996, filed for record April 5, 1996 at 3:17:01 P.M. and recorded as Lake County Recorder's File Number 960011841, over the following described parcel:

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Original Lot No. 8 in Tract 4, further known as a part of a parcel of land conveyed to Norman J. and Constance M. Kotoch by deed recorded in Volume 211, Page 923 of Lake County Official Records and is further bounded and described as follows:

Beginning in the northerly sideline of Mentor Avenue, aka US 20, 60 feet wide, at the southeasterly corner of land so conveyed to Kotoch, said corner also being the southeasterly corner of land conveyed to the City of Mentor by deed recorded in Volume 259, Page 103 of Lake County Official Records;

Thence North 37°30'16" West, along the easterly line of land so conveyed to Kotoch, a distance of 222.56 feet to the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 54°39'13" West, a distance of 116.12 feet to a point lying 3.00 feet easterly by perpendicular measurement from the easterly wall of an existing block building;

COURSE II Thence North 37°30'16" West, along said line being parallel to and 3.00 feet easterly by perpendicular measurement from said existing wall, a distance of 17.34 feet to a point;

COURSE III Thence South 52°35'19" West, along the easterly prolongation of a line parallel to and 3.00 feet northerly by perpendicular measurement from the northerly wall line of said existing block building and said parallel line and westerly prolongation thereof, a distance of 28.90 feet to a point in the easterly line of land conveyed to Blanche Simon, Trustee by deed recorded in Volume 908, Page 713 of Lake County Official Records;

COURSE IV Thence North 37°29'07" West, along said easterly line and an easterly line of land conveyed to The Citizens Savings and Loan Company by deed recorded in Volume 756, Page 721 of Lake County Deed Records, a distance of 85.75 feet to a point;

COURSE V Thence North 54°30'00" East, along the northerly line of land so conveyed to Kotoch, a distance of 145.00 feet to a point;

COURSE VI Thence South 37°30'16" East, along said easterly line of land so conveyed to Kotoch, a distance of 102.44 feet to the Principal Place of Beginning, containing 0.3290 acres of land as calculated and described in November, 1995 by Earl T. Beckwith, P.S. No. 7494 of LDC, Inc. based on a boundary survey in April, 1994 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. of lands conveyed to The Citizens Savings and Loan Company by deeds recorded in Volume 736, Page 451 and Volume 756, Page 721 of Lake County Deed Records, be the same, more or less, but subject to all legal highways and easements of record.

Bearings herein refer to an assumed meridian and are intended to indicate angles only.

## CERTIFICATION

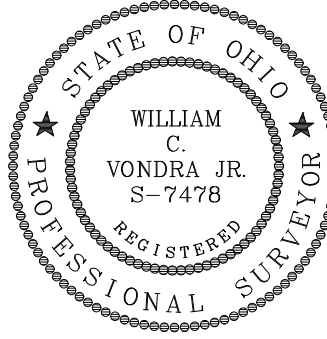
TO: Elevate Capital Group, Inc., (NO-Lender), Commonwealth Land Title Insurance Company (Title Insurer).

COMMITMENT NO.: 25-108C (Effective March 24, 2026 @ 7:59 a.m.)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 7a & b1, 8, 9, 11a, 13, 14, 16, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 4, 2026.

May 6 2026  
DATE:

*William C. Vondra Jr.*  
William C. Vondra Jr. P.S. 7478



### LEGEND


## ENCROACHMENTS

A- Pavement as shown along Southwest P/L

## PARKING SPACES

24 Standard parking spaces delineated  
2 Handicap Parking spaces labeled

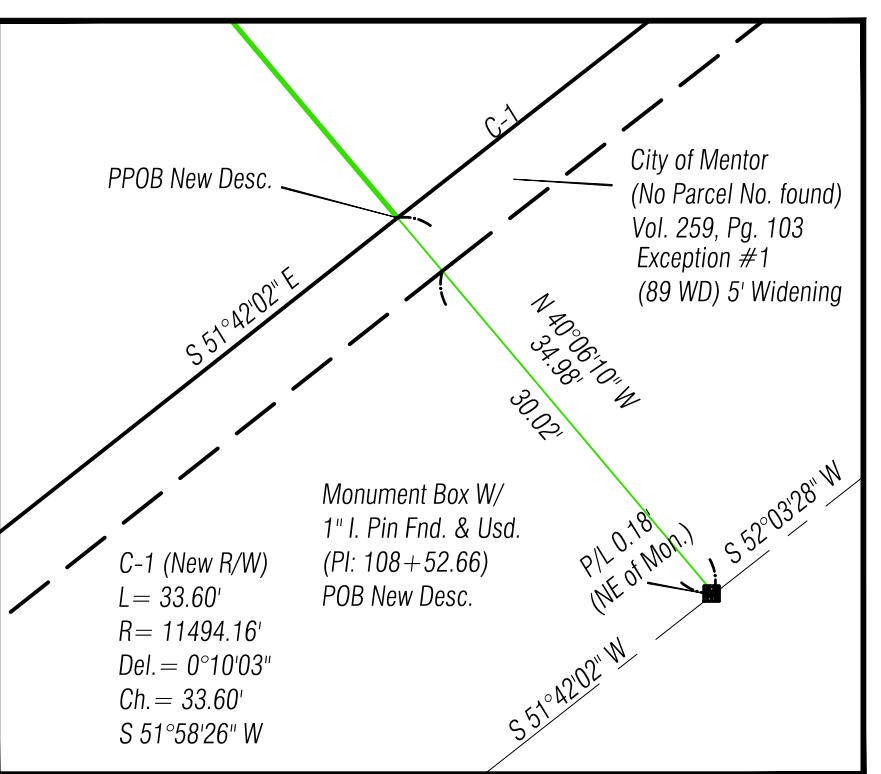
## FLOOD NOTE

PARCEL IS LOCATED IN "ZONE-X" AREA OF FEDERAL FLOOD MAP NO. 39085C, MAP NO. 01111F, EFFECTIVE 12/3/10 (SAME AS INDEX). AND IS IN NO SPECIAL FLOOD HAZARD AREA. SHOWING NO REVISIONS OR AMENDMENTS. NO FIELD WORK WAS PERFORMED TO DETERMINE THIS ZONE.

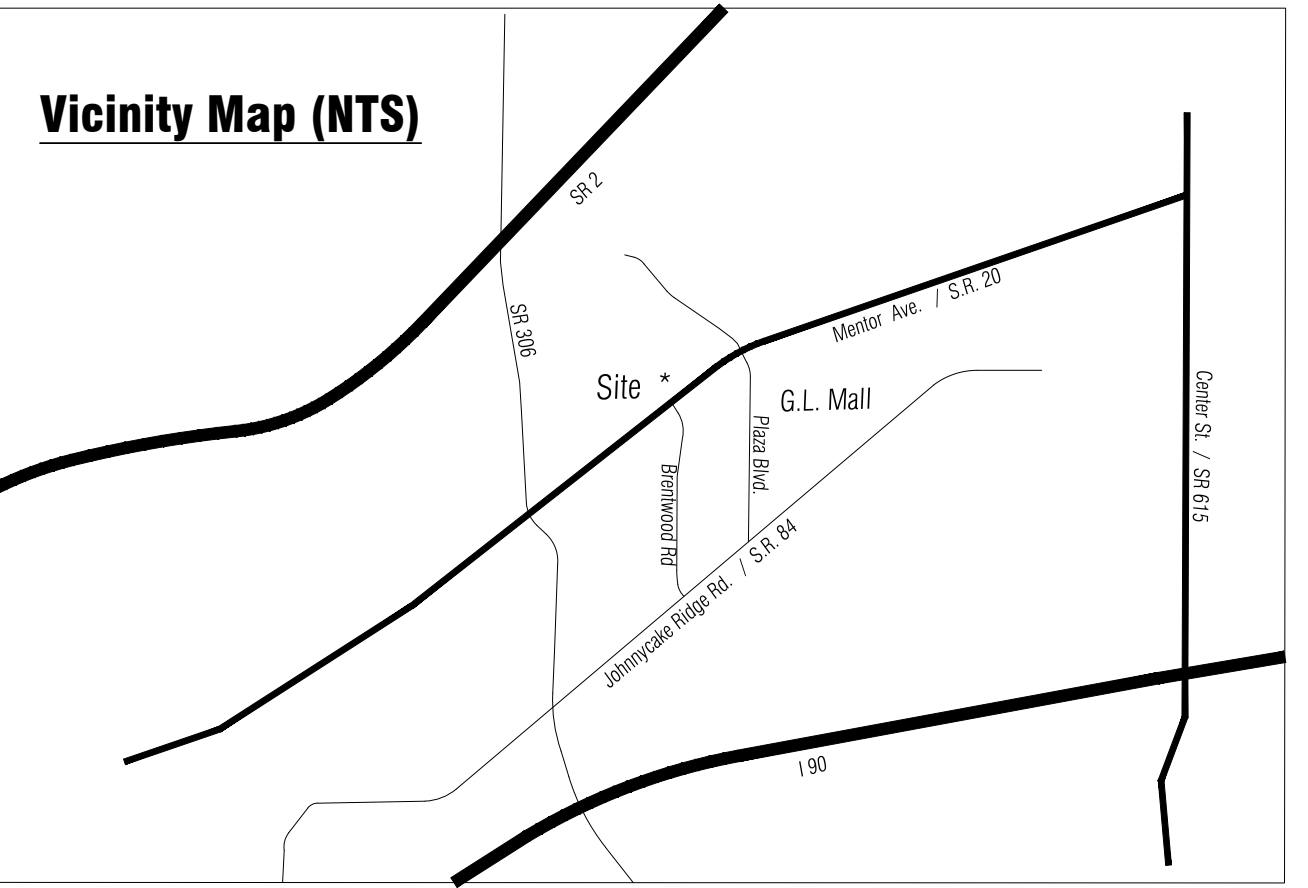
## TABLE A ITEMS PROVIDED

- 1) Monuments found or set as indicated
- 2) Addresses noted
- 3) Flood zone noted
- 4) Gross land areas noted
- 5) Zoning noted
- 6) dimensions and square footage shown and # of stories
- 7) substantial features shown
- 8) parking spaces shown
- 9) Utilities at surface shown from field locations and site plan from 1980
- 11a) Water connection shown per drawing obtained from Aqua Ohio
- 13) Adjoining owners shown
- 14) Nearest intersecting street shown.
- 16) no earth moving done on Subject Parcel
- 18) Easements pertaining to Subject property (provided in Commitment)
- 20) Encroachments (if any) are shown & noted

## Detail (NTS)



## Vicinity Map (NTS)



## ZONING

CURRENT ZONING :  
SUBJECT PROPERTY IS LOCATED IN THE CITY OF MENTOR'S B-2 GENERAL BUSINESS DISTRICT.

No minimum area or width  
Front setback: 30' Min.  
Side & Rear setbacks: Established in site plan reviews  
Maximum height of building: 35' (or higher with CUP)  
No Minimum floor area  
Maximum Units per acre: N/A

## SCHEDULE "B", Part II ITEMS

- 1 Through 10 & 12 Through 14 are NOT Survey related.
11. Terms and conditions of Appurtenant easement for parking reserved in Warranty Deed from Norman J. Kotoch and Constance M. Kotoch, Grantor, to Richard M. Osborne, Trustee Richard M. Osborne Trust under Restated Agreement of January 13, 1995, Grantee, dated March 20, 1996, filed for record April 5, 1996 and recorded as Lake County Recorder's File Number 960011841. DOES NOT AFFECT SUBJECT PROPERTY, Kotoch Family Ltd. Partnership no longer owns area affected by easement PLOTTED SAME AS PARCEL No. 2 OF COMMITMENT

### LEGEND

Meas. = Measured	Dd. = Deed
Plat = Subdivision Plat	Rec. = Record
D.M. = Deed & Measured	Act. = Actual

ALTA - NSPS Land Title Survey

**LAND DESIGN consultants**  
 www.LDCinc.net  
 ENGINEERS PLANNERS SURVEYORS  
 8025 Chagrin Blvd. #300, Chagrin, Ohio 44024  
 TEL: (440) 255-5463 (440) 951-LAND  
 FAX: (440) 255-9575  
 LDC, Inc. d.b.a.

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Elevate Capital Ventures, LLC  
 City of Mentor - Lake County - Ohio  
 SHEET 1 OF 1  
 CONTRACT NO. ELEVVC1-2601