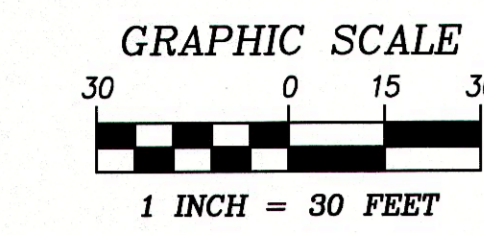


LEGEND

- ⊙ UTILITY POLE
- ⊙ UTILITY POLE/ELECTRIC METER
- ⊙ UTILITY POLE/LIGHT
- ⊙ LIGHT POLE
- ⊙ TRAFFIC POLE
- ⊙ FLAG POLE
- ⊙ GUY POLE
- ⊙ GROUND LIGHT
- ☆ YARD LIGHT
- CLEAN OUT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- ▲ GAS LINE MARKER
- ⊙ CATCH BASIN
- ⊙ INLET BASIN
- ⊙ YARD DRAIN
- ⊙ STORM MANHOLE
- ⊙ COMBINATION MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ SEPTIC TANK LID
- ⊙ STEAM MANHOLE
- ⊙ GREASE TRAP
- ⊙ HYDRANT
- ⊙ SANIASE HYDRANT
- ⊙ WATER MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC TRANSFORMER
- ⊙ ELECTRIC GENERATOR
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX
- ⊙ CABLE TV PEDESTAL
- ⊙ UTILITY BOX
- ⊙ VAULT
- ⊙ VENT PIPE
- ⊙ WELL HEAD
- ⊙ MONITORING WELL
- ⊙ AIR CONDITIONING UNIT
- ⊙ FILLER CAP
- ⊙ FUEL PUMP
- ⊙ TANK LID
- ⊙ TRAIN BUMPER
- BOLLARD
- ⊙ SIGN



MISCELLANEOUS NOTES

1. Some features shown on this plat may be shown out of scale for clarity.
2. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Monuments were found at points where indicated.
3. The basis of bearings for this survey is South 52°-31'-13" West as the centerline of East Avenue, as evidenced by monuments found, and is the same bearing as found in Volume Z of Maps, Page 33 of Lake County Records.
4. All of the various survey monuments shown on this plat as found or used are in good condition, apparently undisturbed, unless otherwise noted.
5. There is no apparent occupation along the subject boundary lines other than as shown on this plat.

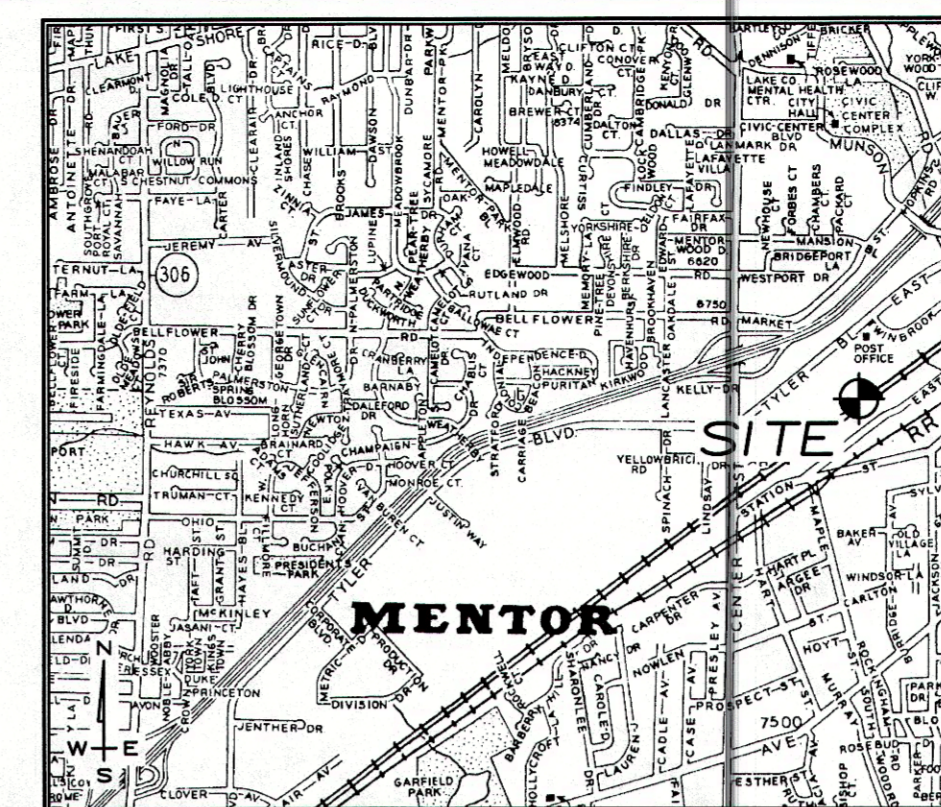
SIGNIFICANT OBSERVATIONS

- [A] Overhead utility wires cross lines of subject premises without benefit of any known easement or right of way.
- [B] Undivided concrete pavement provides access between the subject, northeasterly and southwesterly adjoining premises.
- [C] Chain link fence extends over a southwesterly line of subject premises by approximately 0.7 foot.
- [D] Electric substation located on subject premises.
- [E] Chain link fence extends over a northwesterly line of subject premises by approximately 12.3 feet.

SCHEDULE B - SECTION II EXCEPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT No. 813161384
 EFFECTIVE DATE: SEPTEMBER 2, 2016 AT 7:29

- (16) Plat recorded in Volume Z of Maps, Page 33, of Lake Records shows the following:
 60' Setback
 10' Utility Easement
 Temporary Turnaround Easement
 SAID 60' BUILDING SETBACK AND 10' UTILITY EASEMENT AFFECT THE SUBJECT PREMISES AND ARE PLOTTED AS SHOWN. SAID PLAT STIPULATES THAT THE TEMPORARY TURNAROUND EASEMENT IS TO BE ABANDONED UPON ROADWAY EXTENSION TO THE WEST. EAST AVENUE HAS BEEN EXTENDED TO THE WEST SINCE THE RECORDING OF THE PLAT.
- (17) Oil and Gas Lease recorded in Volume 28, Page 1204 of Lake County Records. SAID LEASE IS BLANKET IN NATURE, AFFECTING ALL OF PARCEL No. 1 AND A PORTION OF PARCEL No. 2 OF THE SUBJECT PREMISES, AND MORE LAND. THAT PORTION OF THE SUBJECT PREMISES SO AFFECTED IS NOTED AS SHOWN.
- (18) Easements recorded in Lake County Recorder Instrument No. 960048278. SAID DOCUMENT GRANTS NON-EXCLUSIVE INGRESS-EGRESS EASEMENTS FOR THE SUBJECT AND NORTHEASTERLY ADJOINING PREMISES. THE LOCATION AND LIMITS OF THE EASEMENT AREAS ARE NOT SPECIFICALLY DEFINED WITHIN THE RECORDED DOCUMENT. THE NORTHEASTERLY ADJOINING PREMISES IS NOTED AS 'EXHIBIT A' AND SUBLT No. 2 (A PORTION OF PARCEL No. 1 OF THE SUBJECT PREMISES) IS NOTED AS 'EXHIBIT B' WITHIN THE RECORDED DOCUMENT.



VICINITY MAP
NO SCALE

AREA OF SUBJECT PREMISES

PARCEL No. 1 75,000 SQUARE FEET (1.722 ACRE)
 PARCEL No. 2 37,345 SQUARE FEET (0.857 ACRE)
 TOTAL AREA 112,345 SQUARE FEET (2.579 ACRE)

FLOOD ZONE

FLOOD ZONE "X"
 "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN"
 COMMUNITY PANEL No. 39085C0112F
 EFFECTIVE DATE: FEBRUARY 3, 2010

PARKING

4 REGULAR PARKING SPACES
 0 HANDICAP PARKING SPACES
 4 TOTAL PARKING SPACES

ALTA / NSPS LAND TITLE SURVEY

8643-8649-8655 EAST AVENUE

Known as being part of Original Mentor Township Lot 11, Tract 7 and Lot 7, Tract 8, further known as being all of Sublot Nos. 1 and 2 and part of Parcel "B" of Mentor East Industrial Park as recorded in Volume "Z" of Maps, Page 33 of Lake County Plat Records, and part of Sublot No. 39 of Mentor East Industrial Park, Phase II, as recorded in Volume 1 of Maps, Page 43 of Lake County Records, now situated in the

CITY OF MENTOR
COUNTY OF LAKE - STATE OF OHIO

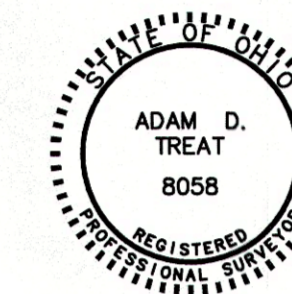
To:
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, and 14 of Table A thereof. The field work was completed on September 20, 2016.

Date of Plat or Map: September 29, 2016

Adam D. Treat

ADAM D. TREAT REG. PROF. SURV. No. 8058
 adamt@mcsteen.com
 Job No.: 16-157
 Latest Revision Date:



NOTE: The term "certify" as used in the above statement, is understood to be the professional opinion of the surveyor which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, the surveyor does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the Owner, Lender, Owner's Contractor or others, which is used as a basis to formulate the surveyors opinion.

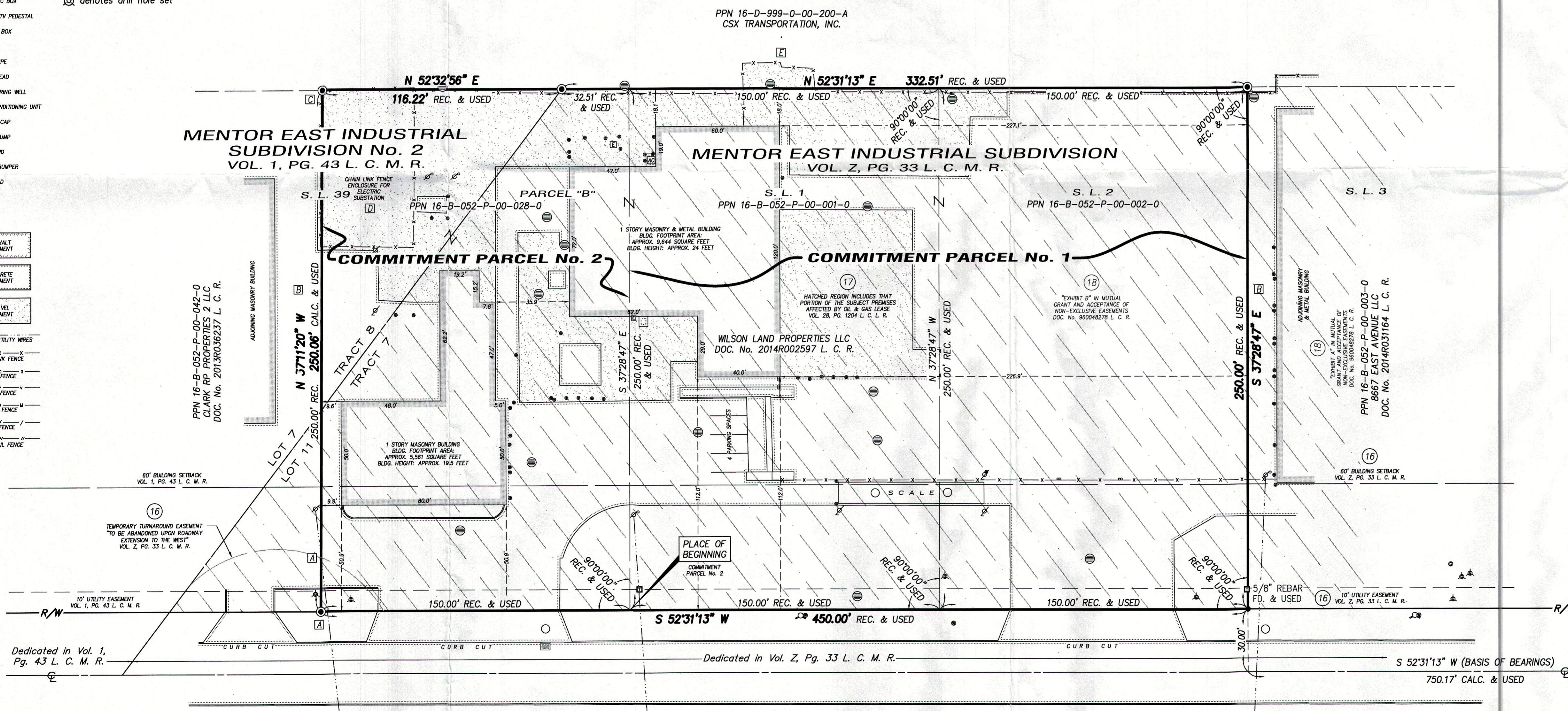
LEGAL DESCRIPTION

Parcel No. 1:
 Situated in the City of Mentor, County of Lake, and State of Ohio and known as being Sublot Nos. 1 and 2 in Mentor East Industrial Subdivision of part of Original Mentor Township Lots 9 and 10, Tract No. 7, as shown by the recorded plat in Volume "Z" of Maps, Page 33 of Lake County Records, be the same more or less, but subject to all legal highways.

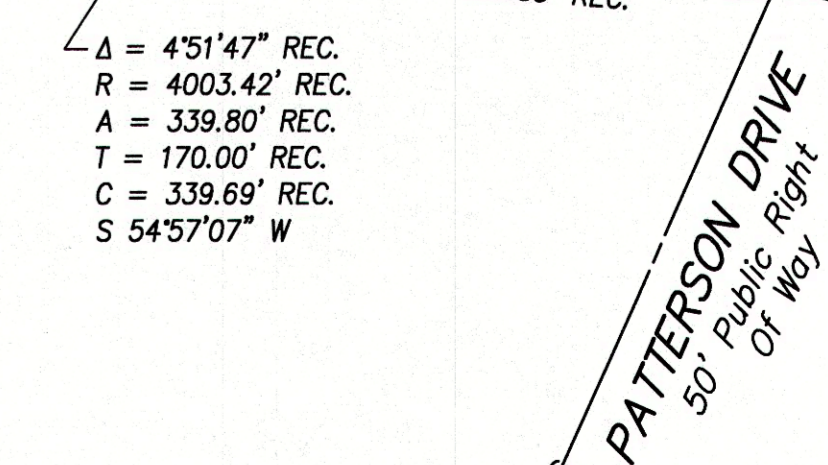
Parcel No. 2:
 Situated in the City of Mentor, County of Lake, and State of Ohio and known as being part of Parcel "B" of Mentor East Industrial Park as recorded in Volume "Z" of Maps, Page 33 of Lake County Plat Records, and part of Sublot No. 39 of Mentor East Industrial Park, Phase II, as recorded in Volume 1 of Maps, Page 43 of Lake County Records in said city, and bounded and described as follows:
 Beginning in the northerly line of East Avenue (60 feet wide) at the southwesterly corner of Sublot No. 1 of said subdivision; Thence westerly along the northerly line of said East Avenue, South 52 deg. 31' 13" West, a distance of 150 feet to a point; Thence northerly by a line bearing North 37 deg. 11' 20" West, a distance of 250.00 feet to a point in the southerly right-of-way line of Penn Central Railroad; Thence easterly along the southerly right-of-way of said railroad, North 52 deg. 32' 56" East, a distance of 116.22 feet to a point; Thence continuing along the southerly right-of-way line of said railroad, North 52 deg. 31' 13" East, a distance of 32.51 feet to a point in the northwesterly corner of above said Sublot No. 1; Thence southerly along the westerly line of said Sublot No. 1, South 37 deg. 28' 47" East, a distance of 250 feet to the place of beginning, and containing 0.857 of an acre, be the same more or less, but subject to all legal highways.

NOTE REGARDING ZONING

As of the date of this survey, McSteen & Associates, Inc. has not received any zoning information from the client, per the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.



EAST AVENUE
 60' Public Right Of Way



1
 1
McSteen & Associates
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 Wickliffe, OH 44092
 440.585.9800 Fax 440.585.9802
 www.mcsteen.com