

VICINITY MAP

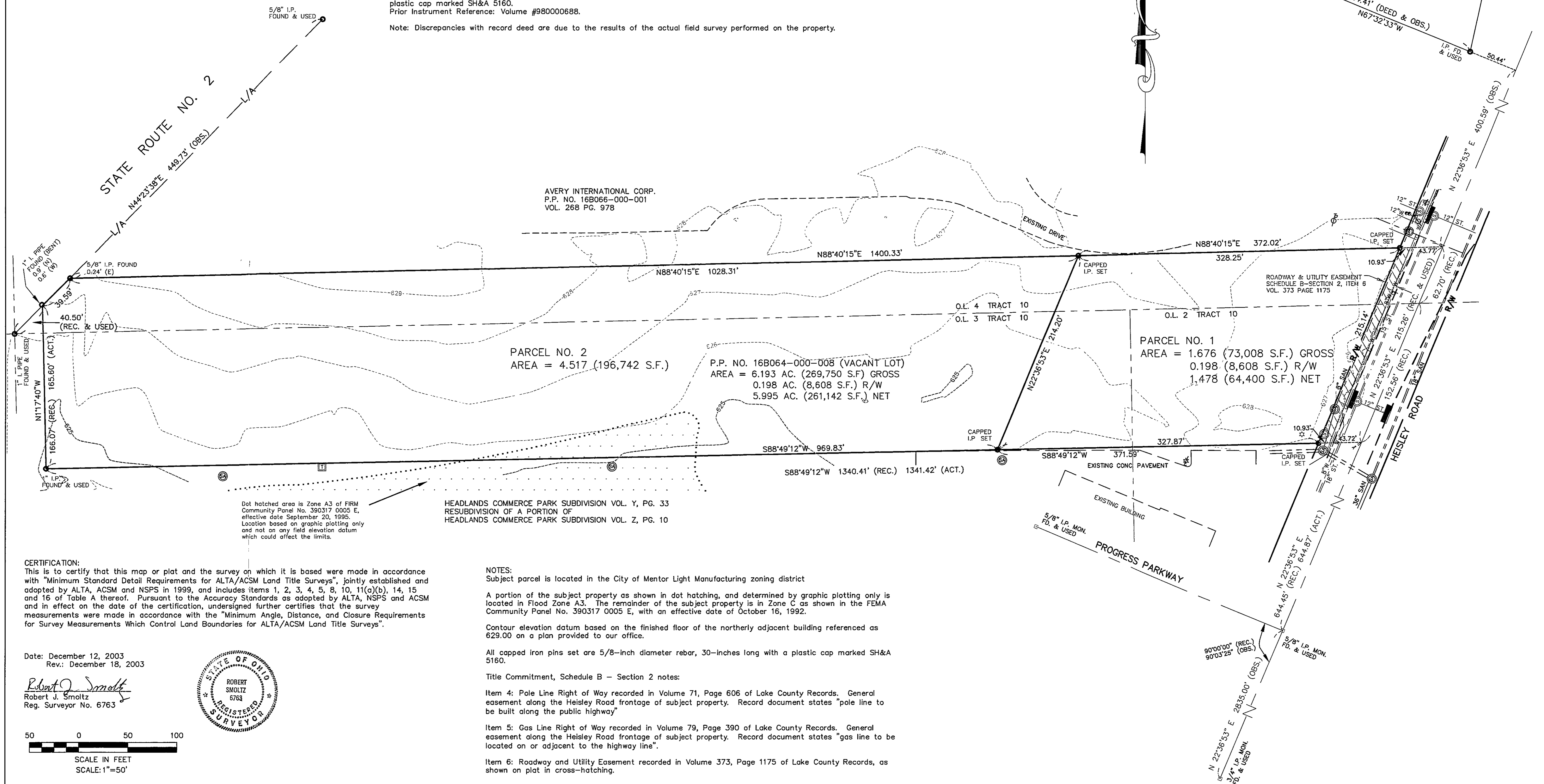
**LEGAL DESCRIPTION**  
 P.P. 16B064-000-008  
 6.193 ACRES

Situated in the City of Mentor, County of Lake and State of Ohio and known as being a part of Original Mentor Township Lots Nos. 2, 3 and 4 in Tract No. 10, and being further bounded and described as follows:  
 Beginning at a 5/8-inch diameter iron pin monument found in the centerline of Heisley Road, at its intersection with the centerline of Progress Parkway; Thence North 22°36'53" East, along the centerline of Heisley Road a distance of 644.87 feet to the principal place of beginning of the parcel of land herein described;  
 Thence South 88°49'12" West, along the Northerly line of Headlands Commerce Park Subdivision as recorded in Volume Y, Page 33 of Lake County Records, and passing through a capped iron pin set at 43.72 feet in the Westerly line of Heisley Road a distance of 1341.42 feet to a 1" iron pin found at an angle point in said Northerly line;  
 Thence North 11°17'40" West, and continuing along said Northerly line a distance of 165.60 feet to a 1" iron pipe found (observed 0.9 feet North and 0.6 feet West) in the Easterly Right of Way line of State Route No. 2  
 Thence North 44°23'38" East, along said Easterly line a distance of 39.59 feet to a 5/8-inch diameter iron pin found (observed 0.24 feet East) at the Southwesterly corner of land conveyed to Avery International Corporation (P.P. No. 16B066-000-001) by deed recorded in Volume 268, Page 978 of Lake County Records;  
 Thence North 88°40'15" East, along the Southerly line of said Avery International Corporation's land and passing through a capped iron pin set at 1356.56 feet in the Westerly line of Heisley Road a distance of 1400.33 feet to a point in the centerline of Heisley Road;  
 Thence South 22°36'53" West, said centerline a distance of 215.26 feet to the principal place of beginning and containing 6.193 acres (269,752 S.F.) of land of which 0.198 acres (8,608 S.F.) lie within the present right of way of Heisley Road, as surveyed by Stephen Hovanosek & Associates, Inc., in October 2003, under the direction of Robert J. Smoltz, Registered Surveyor No. 6763, State of Ohio, be the same more or less but subject to all legal highways.  
 The basis of bearing for this description being the centerline of Heisley Road, established as North 22°36'53" East on the plat recorded in Volume Y, Page 33 of the Lake County Map Records. All capped iron pins set are 5/8-inch diameter rebar, 30 inches long with a plastic cap marked SH&A 5160.  
 Prior Instrument Reference: Volume #98000688.

Note: Discrepancies with record deed are due to the results of the actual field survey performed on the property.

**ALTA/ACSM LAND TITLE SURVEY**  
 P.P. NO. 16B064-000-008

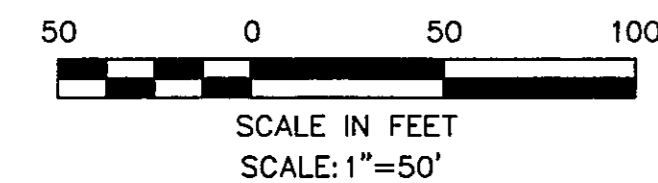
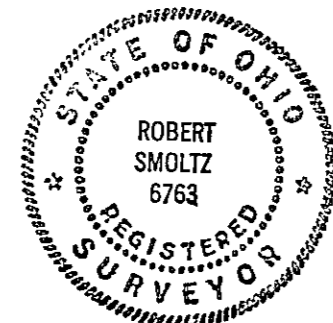
SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL MENTOR TOWNSHIP LOTS NOS. 2, 3 AND 4, IN TRACT NO. 10.



**CERTIFICATION:**  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 5, 8, 10, 11(a)(b), 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 the certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

Date: December 12, 2003  
 Rev.: December 18, 2003

*Robert J. Smoltz*  
 Robert J. Smoltz  
 Reg. Surveyor No. 6763



HEADLANDS COMMERCE PARK SUBDIVISION VOL. Y, PG. 33  
 RESUBDIVISION OF A PORTION OF  
 HEADLANDS COMMERCE PARK SUBDIVISION VOL. Z, PG. 10

**NOTES:**  
 Subject parcel is located in the City of Mentor Light Manufacturing zoning district

A portion of the subject property as shown in dot hatching, and determined by graphic plotting only is located in Flood Zone A3. The remainder of the subject property is in Zone C as shown in the FEMA Community Panel No. 390317 0005 E, with an effective date of October 16, 1992.

Contour elevation datum based on the finished floor of the northerly adjacent building referenced as 629.00 on a plan provided to our office.

All capped iron pins set are 5/8-inch diameter rebar, 30-inches long with a plastic cap marked SH&A 5160.

Title Commitment, Schedule B - Section 2 notes:

Item 4: Pole Line Right of Way recorded in Volume 71, Page 606 of Lake County Records. General easement along the Heisley Road frontage of subject property. Record document states "pole line to be built along the public highway"

Item 5: Gas Line Right of Way recorded in Volume 79, Page 390 of Lake County Records. General easement along the Heisley Road frontage of subject property. Record document states "gas line to be located on or adjacent to the highway line".

Item 6: Roadway and Utility Easement recorded in Volume 373, Page 1175 of Lake County Records, as shown on plat in cross-hatching.