

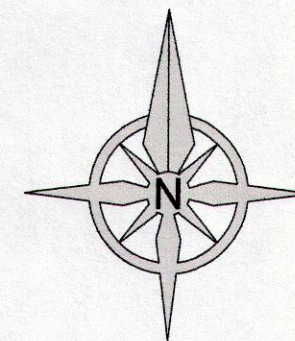
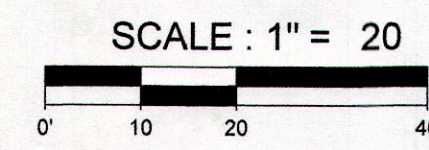
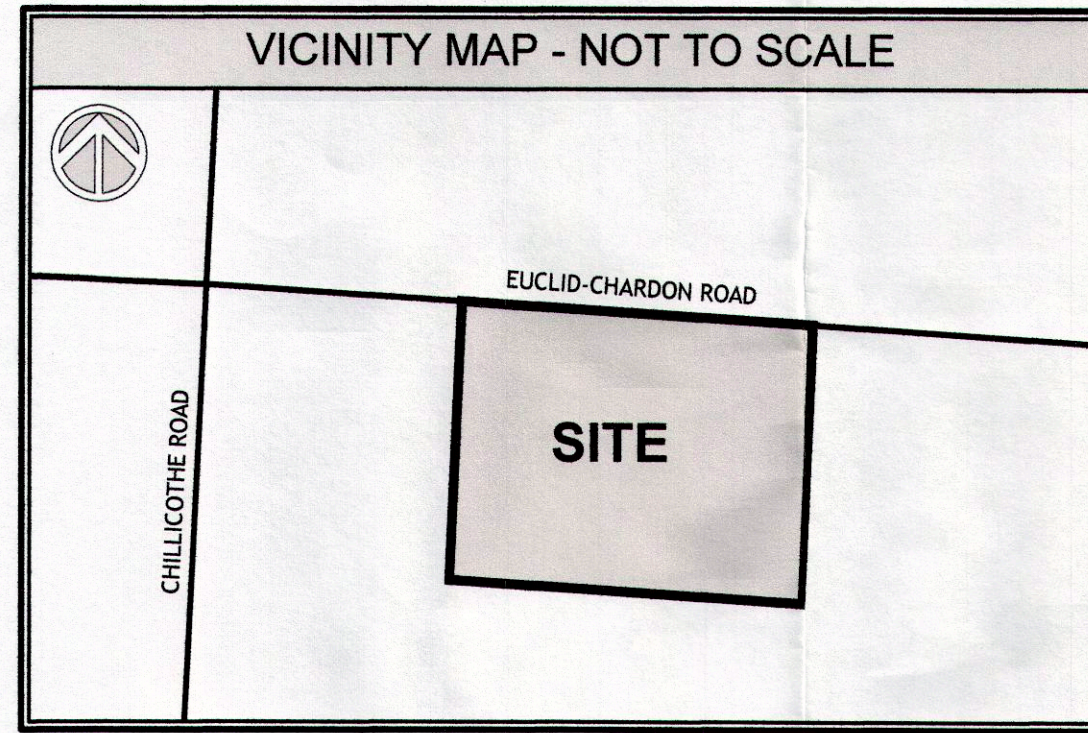
**ITEMS CORRESPONDING TO SCHEDULE B-II**

There are no survey related items contain in the First American Title Insurance Company Title Commitment File No.: NCS-665503-CLE, having an effective date of April 25, 2014 at 7:30 a.m.

**ZONING INFORMATION**

The surveyor was not provided with zoning information from the insurer pursuant to Table A Item 6b.

**VICINITY MAP - NOT TO SCALE**



**RECORD DESCRIPTION**

Parcel No. I:  
Situating in the City of Kirtland, County of Lake and State of Ohio, and known as being a part of Lot 91, Tract 3 in said City and is bounded and described as follows:  
Beginning in the centerline of Euclid-Chardon Road at the Northwest corner of land of Victor Palazzo, as recorded in Volume 713, Page 446 of the Lake County Deed Records;  
Thence along the westerly line of land of the said Palazzo, South 2 degrees and 19 minutes West, a distance of 175.00 feet to the northeasterly corner of land of John P. Louis, as recorded in Volume 409, Page 386 of Lake County Deed Records;  
Thence along the northerly line of land of the said Louis, North 86 degrees and 14 minutes West, a distance of 74.66 feet;  
Thence by a line which bears North 2 degrees and 30 minutes East, a distance of 175.00 feet to the centerline of Euclid-Chardon Road;  
Thence along said centerline, South 86 degrees and 14 minutes East, a distance of 74.10 feet to the place of beginning and containing 0.299 acres of land as calculated and described by R. C. Dillworth, Reg. Surveyor No. 4215, Crabbs Surveying Service, be the same more or less, but subject to all legal highways.  
20-A-029-A-00-026-0

Parcel No. II:  
Situating in the City of Kirtland, County of Lake and State of Ohio and known as being part of Lot 91, Tract 3 in said City and is bounded and described as follows:  
Beginning in the centerline of Euclid-Chardon Road at a point which is located South 86 degrees and 14 minutes East, a distance of 155.00 feet from the centerline of Chillicothe Road;  
Thence from said place of beginning, South 2 degrees and 30 minutes West, a distance of 175.00 feet to a point in the northerly line of land of John P. Louis, as recorded in Volume 409, Page 386 of Lake County Deed Records;  
Thence along the North line of land of the said Louis, South 86 degrees and 14 minutes East, a distance of 75.00 feet;  
Thence by a line which bears North 2 degrees and 30 minutes East, a distance of 175.00 feet to the centerline of Euclid-Chardon Road;  
Thence along said centerline, North 86 degrees and 14 minutes West, a distance of 75.00 feet to the place of beginning and containing 0.301 acres of land as calculated and described by R. C. Dillworth, Reg. Surveyor No. 4215, Crabbs Surveying Service, be the same more or less, but subject to all legal highways.  
20-A-029-A-00-062-0

Parcel III: Easement Parcel  
Situating in the City of Kirtland, County of Lake and State of Ohio, known as being a part of Lot 91, Tract 3 in said City and is bounded and described as follows:  
Beginning in the centerline of Euclid-Chardon Road at a point which is located South 86 degrees and 14 minutes East, a distance of 230.00 feet from the centerline of Chillicothe Road;  
Thence from said place of beginning, South 2 degrees and 30 minutes West, a distance of 175.00 feet to a point in the northerly line of land of John P. Louis, as recorded in Volume 409, Page 386 of Lake County Deed Records;  
Thence along the North line of land of the said Louis, South 86 degrees and 14 minutes East, a distance of 74.00 feet;  
Thence by a line which bears North 2 degrees and 30 minutes East, a distance of 175.00 feet to the centerline of Euclid-Chardon Road;  
Thence along said centerline, North 86 degrees and 14 minutes West, a distance of 74.00 feet to the place of beginning and containing 0.297 acres of land as calculated and described as R. C. Dillworth, Reg. Surveyor No. 4215, Crabbs Surveying Service, be the same more or less, but subject to all legal highways.  
20-A-029-A-00-063-0

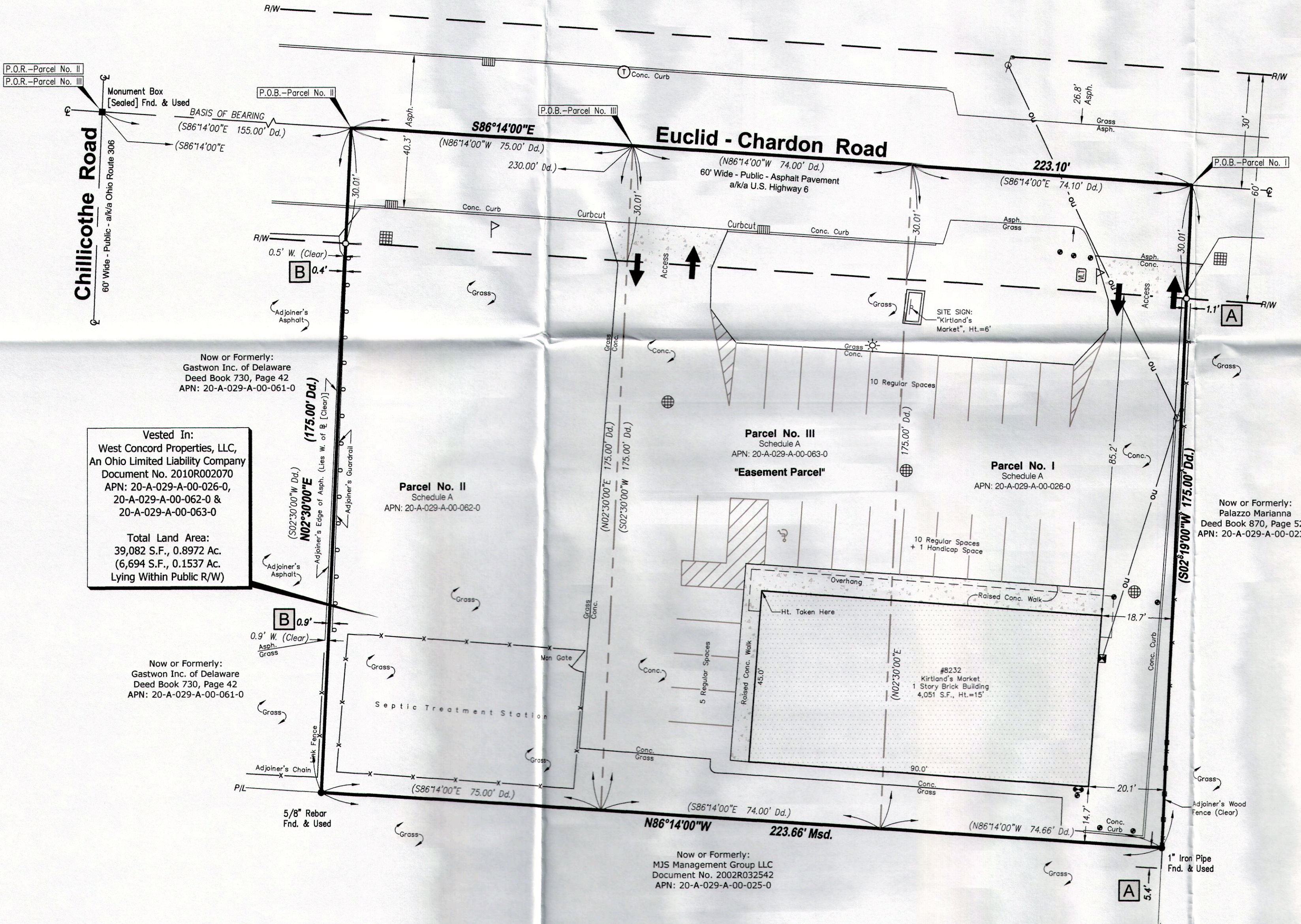
First American Title Insurance Company Title Commitment File No.: NCS-665503-CLE, having an effective date of April 25, 2014 at 7:30 a.m.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- ⊕ - Centerline
- P.O.B. - Place/Point of Beginning
- P.O.R. - Place/Point of Reference
- [A] - Surveyor's Observation
- Msd - Measured
- Dd - Deed
- (Record) Actual
- - Monumentation Found as Noted
- - 5/8" Iron Pin w/Cap "Finke 8392" Set
- - Curb Inlet Basin w/Grate
- ⊕ - Catch Basin
- ⊕ - Gas Meter
- ⊕ - Electric Meter
- ⊕ - Telephone Manhole
- ⊕ - Utility Vault
- ⊕ - Underground Utility Marker
- ⊕ - Bolland Post
- ⊕ - Handicap Space
- ⊕ - Sign
- ⊕ - Utility Pole
- - Guardrail
- X - Chain Link Fence
- - Wood Fence
- - Steel Fence
- - Overhead Utilities
- - Concrete Area
- - No Parking Area
- - Building Area

**MISCELLANEOUS NOTES**

- (MN#1) Dimensions on this plat are expressed in feet and decimal parts thereof, unless otherwise noted.
- (MN#2) The meridian for all bearings shown hereon is the centerline of Euclid-Chardon Road, known as being South 86°14'00" East, per Document No. 2010R002070 of Lake County Records.
- (MN#3) There are 25 regular parking spaces and 1 handicap parking spaces for a total of 26 parking spaces on the subject property.
- (MN#4) At the time of this ALTA Survey there was no observable evidence of earth moving work, building construction or building additions within recent months.
- (MN#5) At the time of this ALTA Survey there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.
- (MN#6) At the time of this survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- (MN#7) The subject property has direct access to Euclid-Chardon Road, being a public right of way.
- (MN#8) To the best of the surveyor's knowledge, the subject property shows no evidence of being used as a cemetery, gravesite, or burial ground.
- (MN#9) All above ground utilities are shown from visual evidence only.
- (MN#10) The posted address on site is 8232 Chardon Road.



Vested In:  
West Concord Properties, LLC,  
An Ohio Limited Liability Company  
Document No. 2010R002070  
APN: 20-A-029-A-00-026-0,  
20-A-029-A-00-062-0 &  
20-A-029-A-00-063-0

Total Land Area:  
39,062 S.F., 0.8972 Ac.  
(6,694 S.F., 0.1537 Ac.  
Lying Within Public R/W)

Now or Formerly:  
Gastwon Inc. of Delaware  
Deed Book 730, Page 42  
APN: 20-A-029-A-00-061-0

Now or Formerly:  
MJS Management Group LLC  
Document No. 2002R032542  
APN: 20-A-029-A-00-025-0

Now or Formerly:  
Palazzo Marianna  
Deed Book 870, Page 522  
APN: 20-A-029-A-00-023-0

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES ENTIRELY WITHIN AN UNPRINTED PANEL. COMMUNITY NO. 390616, MAP NUMBER 39085C0203F ("PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS") AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

**SIGNIFICANT OBSERVATIONS**

- A Subject's Chain Link Fence extends beyond the boundary line by distances of 1.1 feet and 5.4 feet, as shown hereon.
- B West Adjoiner's Guardrail extends beyond the boundary line by distances of 0.4 feet and 0.9 feet, as shown hereon.

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**ALTA/ACSM LAND TITLE SURVEY**

for  
**Circle K Kirtland**  
B&C Project No. 201401868, 001  
8232 Chardon Road, Kirtland, OH

BASED UPON TITLE COMMITMENT NO. NCS-665503-CLE  
OF FIRST AMERICAN TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF APRIL 25, 2014

**Surveyor's Certification**

To: Mac's Convenience Stores LLC, a Delaware limited liability company, First American Title Insurance Company and Bock & Clark Corporation;  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b, 7c, 8, 9, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on July 13, 2014.

Registered Surveyor: Timothy A. Finke, PS  
Professional Land Surveyor No.: 8392  
State of Ohio  
Date of Survey: July 13, 2014  
Date of Last Revision: September 25, 2014  
Date Printed: July 17, 2014  
Network Project No. 201401868, 001

*Timothy A. Finke*



Survey Prepared By:  
Avalon Land Surveying LLC  
3786 Woodglen Avenue  
Norton, OH 44203  
Phone: (330) 475-8000  
Website: www.AvalonLandSurveying.com  
Email: info@AvalonLandSurveying.com  
ALS Site No. 1540

**Bock & Clark's National Surveyors Network**  
National Coordinators of ALTA/ACSM Land Title Surveys  
3550 W. Market Street, Suite 200 Akron, Ohio 44333  
Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3608 www.bockandclark.com

