

19 SURVEY DRAWING

SURVEY DESCRIPTION

DESCRIPTION OF AN 0.304 ACRE PARCEL - PARCEL 1

Situated in the City of Willoughby, County of Lake and State of Ohio, being part of Original Willoughby Lot 5, Tract 11, and being the same parcel as conveyed to Norman J. Kotloch & Constance M. Kotloch in Inst. 2008R032027 (PN 27-A-010-0-00-010-0) and being more particularly described as follows:

Beginning at a 5/8" "LDC" capped iron pin found at the northwest corner of Shorelands No. Six, as recorded in Map Book E, Page 33 of said County Records. Thence along the westerly line of said Shorelands No. Six, S 18°12'27" E, a distance of 1102.08 feet to the centerline of Euclid Avenue (60'); Thence along the centerline of said Euclid Avenue, S 60°06'28" W, a distance of 388.35 feet to the True Point of Beginning of the parcel herein described;

Course No. 1; Thence continuing along the centerline of said Euclid Avenue, S 60°06'28" W, a distance of 89.97 feet to a point on the southerly line of a parcel conveyed to Security Self Storage I, LTD in Inst. 2003R019241 of said County Records (PN 27-A-010-0-00-008-0);

Course No. 2; Thence along the southerly line of said Security Self Storage I, LTD parcel, N 27°28'16" W, a distance of 141.50 feet to an iron pin set, and passing on line a 3/4" bent iron pin found at 30.13 feet;

Course No. 3; Thence continuing along the southerly line of said Security Self Storage I, LTD parcel, N 52°46'24" E, a distance of 91.24 feet to a 5/8" rebar found;

Course No. 4; Thence continuing along the southerly line of said Security Self Storage I, LTD parcel, S 27°27'30" E, a distance of 153.16 feet to the Point of Beginning, and passing on line a 5/8" rebar found at 123.05 feet, containing 0.304 acres (13,245 square feet, with 0.062 acres in the right of way of Euclid Avenue), more or less, as surveyed by Alaina J. Krejci, P.S. # S-8625, the fieldwork was completed September, 2017, subject to any easements, restrictions, leases and/or right of ways of record. Iron pins set are 5/8" x 30" rebar with pink plastic caps stamped "KREJCI S-8625"

Basis of Bearings is Grid North, Ohio State Plane Coordinate System, North Zone (3401), NAD 83 (2011). Being intended to describe the same parcel as conveyed to Norman J. Kotloch & Constance M. Kotloch in Inst. 2008R032027 (PN 27-A-010-0-00-010-0), Lake County Records.

DESCRIPTION OF AN 14.359 ACRE PARCEL - PARCEL 2

Situated in the City of Willoughby, County of Lake and State of Ohio, being part of Original Willoughby Lot 1, Tract 15 & Lot 5, Tract 11, and being the same parcels as conveyed to Security Self Storage I, LTD, in Inst. 2003R019241 (PN 27-A-010-0-00-008-0) and being more particularly described as follows:

Beginning at a 5/8" "LDC" capped iron pin found at the northwest corner of Shorelands No. Six, as recorded in Map Book E, Page 33 of said County Records;

Course No. 1; Thence along the westerly line of said Shorelands No. Six, S 18°12'20" E, a distance of 713.97 feet to an iron pin set at the northeast corner of a parcel conveyed to Norman J. Kotloch and Constance M. Kotloch in Inst. 1997R0026116 of said County Records (PN 27-A-010-0-00-016-0);

Course No. 2; Thence along the northerly line of said Kotloch parcel, S 60°09'22" W, a distance of 359.18 feet to an iron pin set at the northwest corner of said Kotloch parcel;

Course No. 3; Thence along the westerly line of said Kotloch parcel, S 25°40'40" E, a distance of 156.94 feet to a 5/8" rebar found;

Course No. 4; Thence continuing along the westerly line of said Kotloch parcel, S 64°49'28" W, a distance of 26.37 feet to a 5/8" rebar found;

Course No. 5; Thence continuing along the westerly line of said Kotloch parcel, S 25°36'18" E, a distance of 226.65 feet to the centerline of Euclid Avenue (60'), and passing on line an iron pin set at 196.57 feet;

Course No. 6; Thence along the centerline of said Euclid Avenue, S 60°06'28" W, a distance of 53.03 feet to the southeast corner of a parcel conveyed to Norman J. Kotloch and Constance M. Kotloch in Inst. 2008R032027 of said County Records (PN 27-A-010-0-00-010-0);

Course No. 7; Thence along the easterly line of said Kotloch parcel, N 27°27'30" W, a distance of 153.16 feet to a 5/8" rebar found at the northeast corner of said Kotloch parcel, and passing on line a 5/8" rebar found at 30.11 feet;

Course No. 8; Thence along the northerly line of said Kotloch parcel, S 52°46'24" W, a distance of 91.24 feet to an iron pin set at the northwest corner of said Kotloch parcel;

Course No. 9; Thence along the westerly line of said Kotloch parcel, S 27°28'16" E, a distance of 141.50 feet to the centerline of said Euclid Avenue, and passing on line a 3/4" bent iron pin found at 111.37 feet;

Course No. 10; Thence along the centerline of said Euclid Avenue, S 60°06'28" W, a distance of 206.50 feet to the southeast corner of a parcel conveyed to Bruce C. Huston, Trustee in Inst. 2010R009555 of said County Records (PN 27-A-010-0-00-012-0);

Course No. 11; Thence along the easterly line of said Huston parcel, N 24°00'55" W, a distance of 1014.41 feet to a 1" iron bar found on the southerly right of way of Norfolk Southern Railroad (100' PN 37-A-999-0-00-300-A), and passing on line a 5/8" rebar found at 30.04 feet;

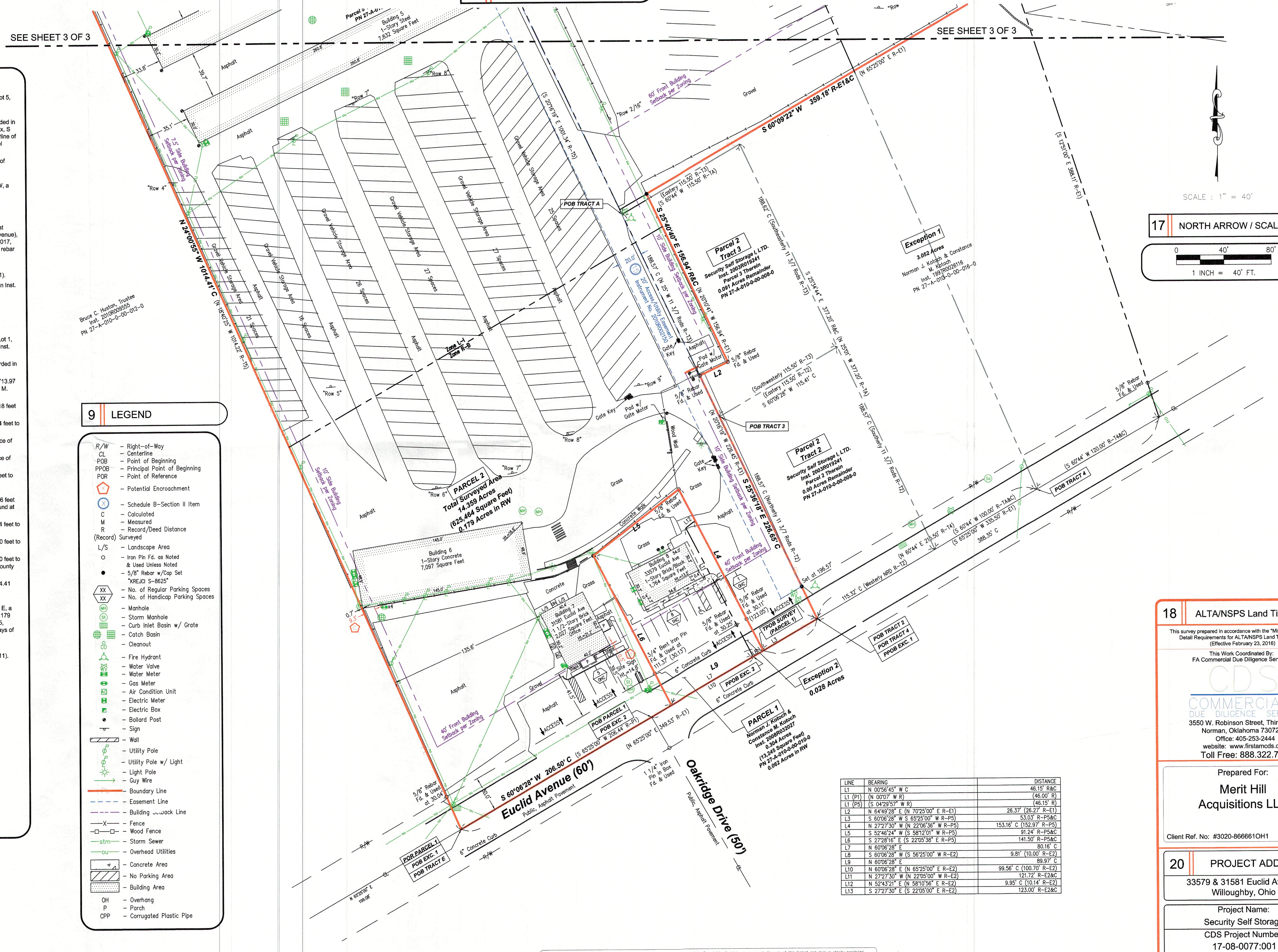
Course No. 12; Thence along the southerly right of way of said Norfolk Southern Railroad, N 55°07'19" E, a distance of 807.25 feet to the Point of Beginning, containing 14.359 acres (625,464 square feet, with 0.179 acres in the right of way of Euclid Avenue), more or less, as surveyed by Alaina J. Krejci, P.S. # S-8625, the fieldwork was completed September, 2017, subject to any easements, restrictions, leases and/or right of ways of record. Iron pins set are 5/8" x 30" rebar with pink plastic caps stamped "KREJCI S-8625"

Basis of Bearings is Grid North, Ohio State Plane Coordinate System, North Zone (3401), NAD 83 (2011). Being intended to describe the same parcels as conveyed to Security Self Storage I, LTD, in Inst. 2003R019241 (PN 27-A-010-0-00-008-0), Lake County Records.

9 LEGEND

- R/W - Right-of-Way
- CL - Centerline
- POB - Point of Beginning
- PPOB - Principal Point of Beginning
- POR - Point of Reference
- - Potential Encroachment
- ⊗ - Schedule B-Section II Item
- C - Calculated
- M - Measured
- R - Record/Deed Distance
- (Record) Surveyed
- L/S - Landscape Area
- - Iron Pin Fd. as Noted & Used Unless Noted
- - 5/8" Rebar w/Cap Set
- ⊗ - "KREJCI S-8625"
- XX - No. of Regular Parking Spaces
- XX - No. of Handicap Parking Spaces
- - Manhole
- - Storm Manhole
- - Curb Inlet Basin w/ Grate
- - Catch Basin
- - Cleanout
- - Fire Hydrant
- - Water Valve
- - Water Meter
- - Gas Meter
- - Air Condition Unit
- - Electric Meter
- - Electric Box
- - Bollard Post
- - Sign
- - Wall
- - Utility Pole
- - Utility Pole w/ Light
- - Light Pole
- - Guy Wire
- - Boundary Line
- - Easement Line
- - Building Jock Line
- - Fence
- - Wood Fence
- - Storm Sewer
- - Overhead Utilities
- - Concrete Area
- - No Parking Area
- - Building Area
- OH - Overhang
- P - Porch
- CPP - Corrugated Plastic Pipe

Approved CDS Surveyor  
**Cardinal Precision Surveying, LLC**  
 265 16TH ST NE  
 New Philadelphia, OH 44663  
 (330) 603-0264  
 www.cardinalprecisionsurveying.com  
 akrejci@cardinalprecisionsurveying.com



17 NORTH ARROW / SCALE  
 SCALE: 1" = 40'  
 0 40' 80'  
 1 INCH = 40' FT.

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)

This Work Coordinated By:  
 FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES  
 3550 W. Robinson Street, Third Floor  
 Norman, Oklahoma 73072  
 Office: 405-253-2444  
 website: www.firstamc.com  
 Toll Free: 888.322.7371

Prepared For:  
**Merit Hill Acquisitions LLC**

Client Ref. No: #3020-866610H1

20 PROJECT ADDRESS  
 33579 & 31581 Euclid Avenue  
 Willoughby, Ohio

Project Name:  
 Security Self Storage  
 CDS Project Number:  
 17-08-0077:001

LINE	BEARING	DISTANCE
L1	N 00°56'45" W C	46.15' R&C
L1 (P)	(N 00°07' W R)	(46.00' R)
L1 (PS)	(S 04°23'57" W R)	(46.15' R)
L2	N 64°49'28" E (N 70°25'00" E R-E1)	26.37' (26.27' R-E1)
L3	S 60°06'28" W S 65°25'00" W R-P5)	53.03' R-P5&C
L4	N 27°27'30" W (N 22°06'36" W R-P5)	153.16' C (152.97' R-P5)
L5	S 52°46'24" W (S 58°12'01" W R-P5)	91.24' R-P5&C
L6	S 27°28'16" E (S 22°05'38" E R-P5)	141.50' R-P5&C
L7	N 60°06'28" E	80.18' C
L8	S 60°06'28" W (S 56°25'00" W R-E2)	9.81' (10.00' R-E2)
L9	N 60°06'28" E	89.97' C
L10	N 60°06'28" E (N 65°25'00" E R-E2)	123.00' R-E2&C
L11	N 27°27'30" W (N 22°05'00" W R-E2)	99.56' C (100.70' R-E2)
L12	N 52°43'27" E (N 58°10'56" E R-E2)	121.72' R-E2&C
L13	S 27°27'30" E (S 22°05'00" E R-E2)	9.99' C (10.14' R-E2)
L13	S 27°27'30" E (S 22°05'00" E R-E2)	123.00' R-E2&C