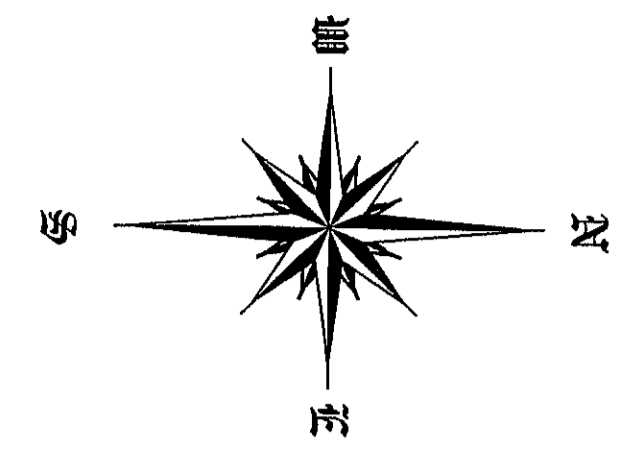


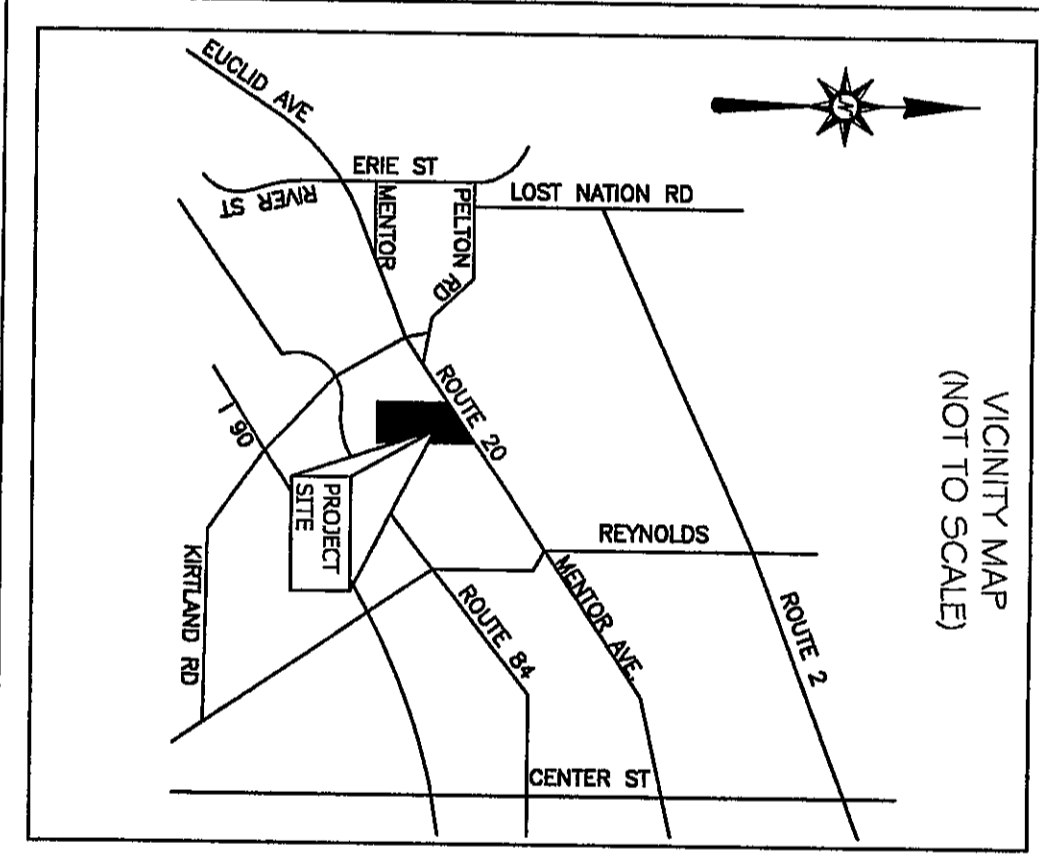
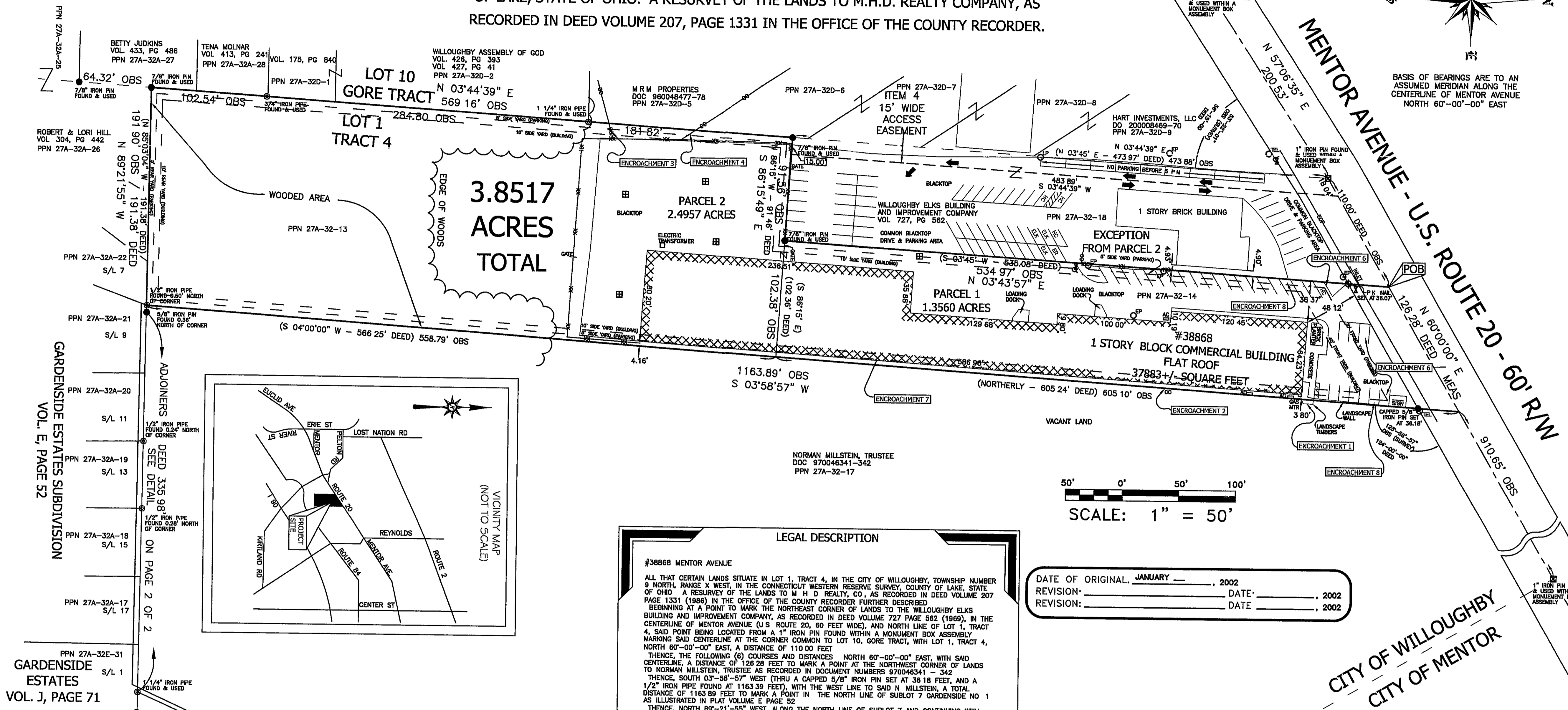
ALTA - ACSM LAND TITLE SURVEY RESURVEY OF LANDS

ALL THAT CERTAIN LANDS SITUATE IN LOT 1, TRACT 4, IN THE CITY OF WILLOUGHBY, TOWNSHIP NUMBER 9 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO M.H.D. REALTY COMPANY, AS RECORDED IN DEED VOLUME 207, PAGE 1331 IN THE OFFICE OF THE COUNTY RECORDER.



BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MENTOR AVENUE NORTH 60°-00'-00" EAST

- LEGEND**
- MONUMENTATION
 - DRILL HOLE
 - IRON PIN
 - IRON PIPE
 - MONUMENT BOX
 - P.K. NAIL
 - MANHOLES
 - ELECTRIC MANHOLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - WATER MANHOLE
 - INLETS
 - GUTTER INLET (WINDOW)
 - INLET BASIN (GRATE)
 - POLES
 - ELECTRIC POLE
 - ELECTRIC & LIGHT POLE
 - LIGHT POLE
 - TELEPHONE & ELECTRIC POLE
 - TELEPHONE & LIGHT POLE
 - TELEPHONE POLE
 - UTILITY POLE
 - MISC
 - FIRE HYDRANT
 - GAS LINE VALVE
 - GUARD POST
 - MONITORING WELLS
 - TELEPHONE BOX
 - TELEPHONE POST
 - WATER METER
 - WATERLINE VALVE
 - CALCULATED
 - MEASURED
 - OBSERVED
 - DEED RECTIFIED
 - PLAT RECTIFIED



SCALE: 1" = 50'

LEGAL DESCRIPTION

#38868 MENTOR AVENUE

ALL THAT CERTAIN LANDS SITUATE IN LOT 1, TRACT 4, IN THE CITY OF WILLOUGHBY, TOWNSHIP NUMBER 9 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO A RESURVEY OF THE LANDS TO M. H. D. REALTY, CO. AS RECORDED IN DEED VOLUME 207 PAGE 1331 (1988) IN THE OFFICE OF THE COUNTY RECORDER FURTHER DESCRIBED BEGINNING AT A POINT TO MARK THE NORTHEAST CORNER OF LANDS TO WILLOUGHBY ELKS BUILDING AND IMPROVEMENT COMPANY, AS RECORDED IN DEED VOLUME 727 PAGE 582 (1969), IN THE CENTERLINE OF MENTOR AVENUE (U.S. ROUTE 20, 60 FEET WIDE), AND NORTH LINE OF LOT 1, TRACT 4, SAID POINT BEING LOCATED FROM A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING SAID CENTERLINE AT THE CORNER COMMON TO LOT 10, GORE TRACT, WITH LOT 1, TRACT 4, NORTH 60°-00'-00" EAST, A DISTANCE OF 110.00 FEET

THENCE, THE FOLLOWING (6) COURSES AND DISTANCES NORTH 60°-00'-00" EAST, WITH SAID CENTERLINE, A DISTANCE OF 126.28 FEET TO MARK A POINT AT THE NORTHWEST CORNER OF LANDS TO NORMAN MILLSTEIN, TRUSTEE, AS RECORDED IN DOCUMENT NUMBERS 970046341 - 342

THENCE, SOUTH 03°-58'-57" WEST (THRU A CAPPED 5/8" IRON PIN SET AT 36.18 FEET, AND A 1/2" IRON PIPE FOUND AT 1163.89 FEET), WITH THE WEST LINE TO SAID N. MILLSTEIN, A TOTAL DISTANCE OF 1163.89 FEET TO MARK A POINT IN THE NORTH LINE OF SUBLOT 7 GARDENSIDE NO 1 AS ILLUSTRATED IN PLAT VOLUME E, PAGE 52

THENCE, NORTH 89°-21'-55" WEST, ALONG THE NORTH LINE OF SUBLOT 7 AND CONTINUING WITH THE NORTH LINE OF LANDS TO ROBERT AND LORI HILL, AS RECORDED IN DEED VOLUME 304 PAGE 442, A DISTANCE OF 191.80 FEET TO A 7/8" IRON PIN FOUND TO MARK A POINT IN THE LINE COMMON TO LOT 10, GORE TRACT, AND LOT 1, TRACT 4, THE EAST LINE OF LANDS TO BETTY JUDKINS, AS RECORDED IN DEED VOLUME 433 PAGE 486 (1988)

THENCE, NORTH 03°-44'-39" EAST, WITH SAID LOT AND TRACT LINE, A DISTANCE OF 569.16 FEET TO A 7/8" IRON PIN FOUND TO MARK A POINT IN THE EAST LINE OF LANDS TO HART INVESTMENTS, LLC AS RECORDED IN DOCUMENT NUMBERS 200008469 - 8470, WITH THE SOUTHWEST CORNER OF LANDS TO SAID WILLOUGHBY ELKS

THENCE, SOUTH 88°-16'-49" EAST, WITH THE SOUTH LINE TO SAID WILLOUGHBY ELKS BUILDING IMPROVEMENT COMPANY, A DISTANCE OF 91.56 FEET TO A 7/8" IRON PIN FOUND TO MARK A POINT AT THE SOUTHEAST CORNER THEREOF

THENCE, NORTH 03°-43'-57" EAST, (THRU A P.K. NAIL SET AT 498.80 FEET), WITH THE EAST LINE TO SAID WILLOUGHBY ELKS, A TOTAL DISTANCE OF 534.97 FEET TO THE POINT AND PLACE OF BEGINNING SAID LAND CONTAINING 3.8517 ACRES AS SURVEYED AND DESCRIBED IN JANUARY 2002 BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 2970 BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF MENTOR AVENUE, NORTH 60°-00'-00" EAST

15 FOOT WIDE EASEMENT FOR INGRESS & EGRESS

ALL THAT CERTAIN LAND SITUATE IN LOT 1, TRACT 4, IN THE CITY OF WILLOUGHBY, TOWNSHIP NUMBER 9 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO INTENDING TO DESCRIBE AN EASEMENT 15 FEET IN WIDTH, TO BE USED FOR THE PURPOSE OF INGRESS AND EGRESS FOR THE ABOVE DESCRIBED LANDS

BEGINNING AT A 1" IRON PIN FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE CENTERLINE INTERSECTION OF MENTOR AVENUE (U.S. ROUTE 20 - 60 FEET WIDE) AND THE CORNER COMMON TO LOT 10, GORE TRACT, WITH LOT 1, TRACT 4, THENCE THE FOLLOWING (4) COURSES AND DISTANCES

COURSE I THENCE, NORTH 60°-00'-00" EAST, ALONG THE CENTERLINE OF SAID MENTOR AVENUE, A DISTANCE OF 18.04 FEET TO MARK A POINT.

COURSE II THENCE, SOUTH 03°-44'-39" WEST, A DISTANCE OF 483.89 FEET TO MARK A POINT,

COURSE III THENCE, NORTH 86°-15'-49" WEST, A DISTANCE OF 15.00 FEET, TO MARK A POINT IN THE LINE COMMON TO LOT 10, GORE TRACT AND LOT 1, TRACT 4;

COURSE IV THENCE, NORTH 03°-44'-39" WEST, ALONG SAID LOT LINE, A DISTANCE OF 437.88 FEET TO THE POINT AND PLACE OF BEGINNING,

SAID EASEMENT CONTAINING 0.1649 ACRES (7183.27 SQUARE FEET)

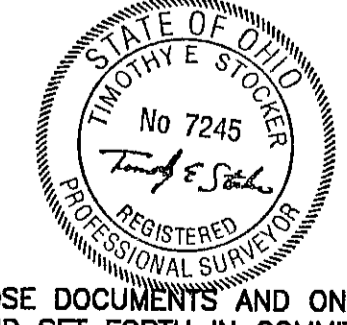
DATE OF ORIGINAL, JANUARY, 2002
REVISION: _____ DATE: _____, 2002
REVISION: _____ DATE: _____, 2002

"THE UNDERSIGNED HEREBY CERTIFIES TO NATIONAL CITY BANK AND ITS SUBSIDIARIES AND AFFILIATES, CHICAGO TITLE INSURANCE COMPANY, AND M.H.D. REALTY COMPANY AND MARS ELECTRIC COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY" JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(b)(1), 7(c), 8, 9, 10, 11 AND 13 ON TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AND URBAN SURVEY

I FURTHER CERTIFY THAT THE PROPERTY ABUTS A PUBLICLY DEDICATED STREET AND THAT THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY, THAT THE PROPERTY DESCRIPTION CONTAINED HEREIN IS THE SAME PROPERTY SPECIFICALLY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 22330062 MEN DATED JANUARY 15, 2002, THAT EXCEPT AS SHOWN THE PROPERTY DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS OR ANY OTHER PURPOSE, THAT THE PROPERTY IS LOCATED IN A FLOOD ZONE C AS SHOWN BY FLOOD MAP PANEL 3 OF 6, COMMUNITY PANEL NUMBER 390322 0003A, DATED JANUARY 16, 1981, THAT IF THE PROPERTY SHOWN ON THE MAP OR PLAT CONSISTS OF MORE EXISTING UTILITIES ARE AVAILABLE TO THE PROPERTY THAT DIMENSIONS HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, THAT ALL BEARINGS ARE RELATED TO AN ASSUMED MERIDIAN AND ARE INTENDED TO INDICATE ANGLES ONLY; THAT PERMANENT MONUMENTS WERE FOUND OR SET AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY INDICATED HERON "

DATE Jan 28, 2002

Timothy E. Stocker
TIMOTHY E. STOCKER, P.S. 7245



THE RECORD DOCUMENTS NOTED ON THIS PLAT OF SURVEY ARE THOSE DOCUMENTS AND ONLY THOSE DOCUMENTS DETERMINED BY CHICAGO TITLE INSURANCE COMPANY, AND SET FORTH IN COMMITMENT NO. 22330062 MEN DATED JANUARY 15, 2002 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY

CRABBS' SURVEYING SERVICE MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT TO SURVEYED PROPERTY.

ZONING INFORMATION

ZONING DISTRICT : GENERAL BUSINESS

LOT AREA 1 ACRE
LOT WIDTH 200'
LANDSCAPED AREA 20%
FRONT YARD
BUILDING - 40'
PARKING - 20'

SIDE YARD
BUILDING - 10'
PARKING - 5'

REAR YARD
BUILDING : 10'
PARKING 5'

HEIGHT . 35'

FLOOD NOTE

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, PANEL 3 OF 6 COMMUNITY PANEL NUMBER 390322 0003A, WITH AN EFFECTIVE DATE OF JANUARY 16, 1981 THE PROPERTY DEPICTED ON THIS LOCATION IS LOCATED WITHIN FLOOD ZONE C AREAS OF MINIMAL FLOODING

SCHEDULE B - CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 22330062 MEN

ITEM NO	DESCRIPTION	RECORDING INFORMATION	AFFECTS PROPERTY
ITEM 4	RESERVATION OF EASEMENT FOR INGRESS AND EGRESSES	DEED VOL. 727, PG 562	AS SHOWN

STATEMENT OF ENCROACHMENTS

- SUBJECTS LANDSCAPE TIMBERS OVER EAST PROPERTY LINE 3 63' & 3 64' FOR 10.43'
- SUBJECTS CLEANOUT LOCATED ON ADJOINERS PARCEL.
- ADJOINER WIRE FENCE OVER SUBJECTS WEST PROPERTY LINE FOR 13.84'
- ADJOINERS WIRE FENCE OVER SUBJECTS WEST PROPERTY LINE FOR 15.39'
- SEE COMMON BLACKTOP DRIVE AND PARKING AREA
- PARKING IN VIOLATION OF 20' FRONT YARD
- BUILDING VIOLATES 10' SIDEYARD 5.84' AND 6.20' FOR 586.96'
- PARKING IN VIOLATION OF 5' SIDE YARD

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
REGULAR	90
HANDICAP	4
RESERVED	4
TOTAL	8

CHK. T. STOCKER
DRN. S. LOVELOY
REV.

PROJECT ADDRESS
38868 MENTOR AVENUE
WILLOUGHBY, OHIO

JOB NUMBER: 2970
COMMITMENT NO. 22330062 MEN

PROJECT NAME:
ALTA-ACSM LAND TITLE SURVEY

PROJECT LOCATION:
LAKE COUNTY, OHIO

PREPARED FOR:
NATIONAL CITY BANK
&
CHICAGO TITLE INSURANCE COMPANY

&
M.H.D. REALTY COMPANY
&
MARS ELECTRIC COMPANY

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

U.S. SURVEYOR
CRABBS' SURVEYING SERVICE
10 WEST ERIE STREET, SUITE 101
PLAINVILLE, OH 44074
1-800-488-3968

PAGE 1 OF 2