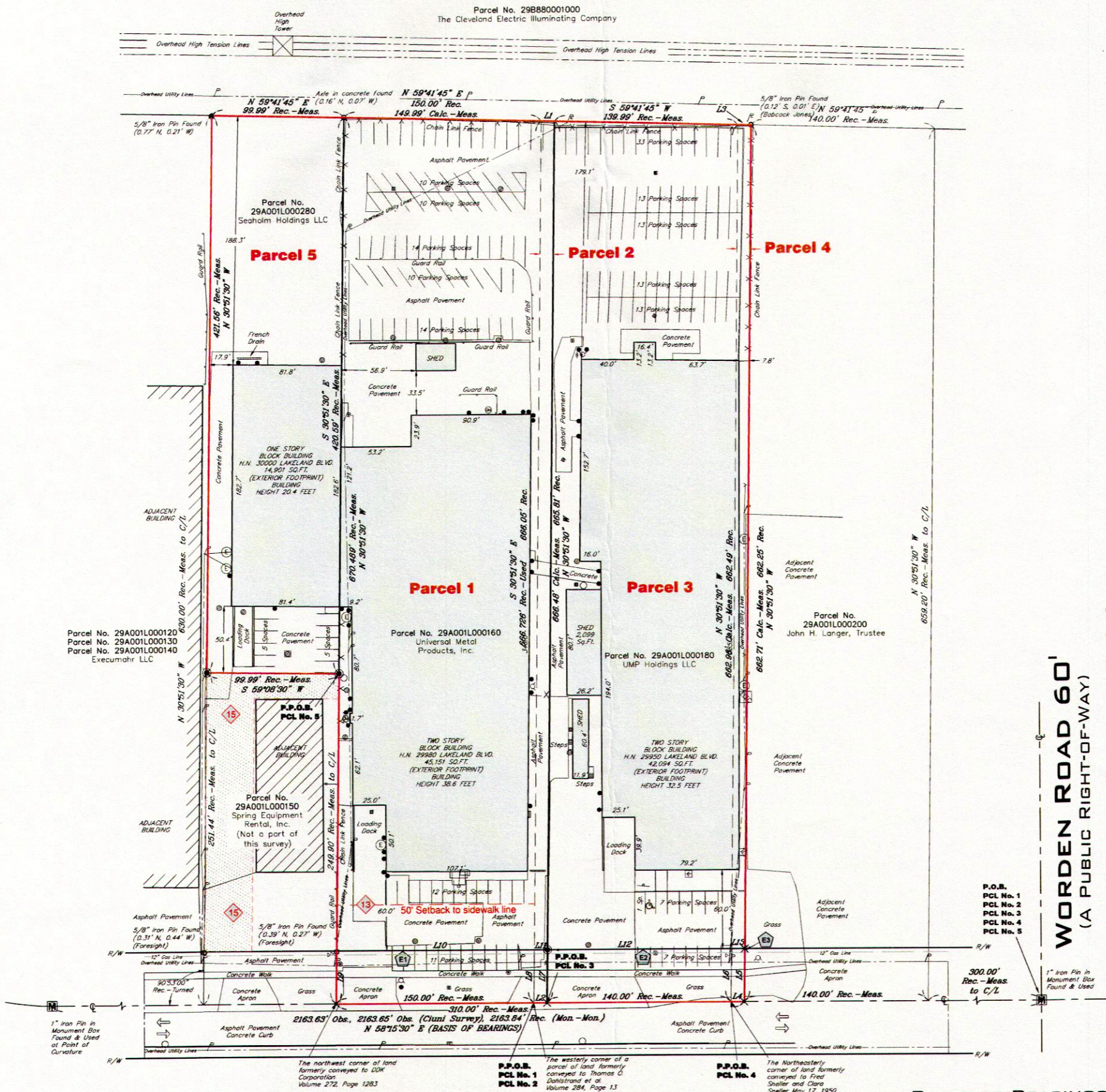


AREA TABLE

| | | |
|---------------------------------------|--------------|----------------|
| Parcel No. 1 | 2.3021 Acres | 100,279 Sq.Ft. |
| Total | 0.1377 Acres | 6,000 Sq.Ft. |
| Within right of way of Lakeland Blvd. | 2.1644 Acres | 94,279 Sq.Ft. |
| Net | 0.1530 Acres | 6,666 Sq.Ft. |
| Parcel No. 2 | 0.1530 Acres | 6,666 Sq.Ft. |
| Total | 0.0092 Acres | 400 Sq.Ft. |
| Within right of way of Lakeland Blvd. | 0.1438 Acres | 6,266 Sq.Ft. |
| Net | 2.1361 Acres | 93,051 Sq.Ft. |
| Parcel No. 3 | 0.1286 Acres | 5,600 Sq.Ft. |
| Total | 2.0075 Acres | 87,451 Sq.Ft. |
| Within right of way of Lakeland Blvd. | 0.0092 Acres | 400 Sq.Ft. |
| Net | 0.1430 Acres | 6,228 Sq.Ft. |
| Parcel No. 4 | 0.9665 Acres | 42,101 Sq.Ft. |

LEGEND

| | |
|--|--|
| <ul style="list-style-type: none"> Monument Box Found Iron Pin or Pipe Found 5/8"x30" Iron Pin Set Drill Hole Set / Found P.K. Nail Set / Found Gas Meter Gas Manhole Gas Valve / Shut Off Utility Pole Light Pole Traffic Pole Ground Light Guy Anchor & Line Flag Pole Electric Meter Electric Manhole Electric Box Transformer Air Conditioning Unit Telephone Box / Manhole Cable Box / Manhole Monitoring Well Flood Zone Determination Tree Encroachments Violations | <ul style="list-style-type: none"> Spot Elevation Top Hydrant Stand Pipe Water Service Valve Water Line Valve Water Meter Water Manhole Sanitary Manhole Clean Out Unknown Manhole Storm Manhole Catch Basin Yard Basin Trench Drain Electric Flow/Access Sign Post Solar Handicap Parking Benchmark Monitoring Well Centerline Property Line Easement No. |
| <ul style="list-style-type: none"> Parcel / Sublot line Original Parcel / Sublot Line Original Lot / Section Line Centerline Subject Property Line Right-of-way Line Easement Line Waterline Gas Line Overhead Utility Line Electric Line Sanitary Sewer Storm Sewer Telephone Line Railroad Tracks Wood Fence Line Chain Link Fence Woven Fence Line Guardrail Tree or Brush Line | <ul style="list-style-type: none"> N. North N/A. Not Available Adj. Adjacent Asph. Asphalt Pavement B.F. Basement Floor B.N. Building Number Bldg. Building B/W. Bottom of Wall C.L.F. Chain Link Fence Calc./C. Calculated CB. Catch Basin CL. Class CH. Chord CH. Chords CH. Corrugated Metal CH. Pipe CH. Concrete CH. Connection CH. Corrugated Plastic CH. Pipe D.H. Drill Hole D.I.W.M. Ductile Iron Water Main D.V. Dead Volume Doc. Document E. East Elec. Electric Elev. Elevation Encr. Encroachment Ex. Existing F.F. Finished Floor G.F. Garage Floor Gar. Garage Gor. Gutter H.N. House Number Inst. Instrument Inv. Invert Elevation L.C.A. Limited Common Area L.F. Linear Feet L/S. Landscape Meas./M. Measured MH. Manhole |



ALTA / ACSM LAND TITLE SURVEY

OF
 29950 LAKELAND BOULEVARD
 PARCEL NO. 29A-A-001-L-00-0180
 29980 LAKELAND BOULEVARD
 PARCEL NO. 29A-A-001-L-00-0160
 30000 LAKELAND BOULEVARD
 PARCEL NO. 29A-A-001-L-00-0280

OWNERSHIP TABLE

| Parcel | Ownership | Recording Information |
|---------------|---|--|
| 29A001L000150 | Spring Equipment Rental, Inc. | Instrument No. 2003R057980 September 12, 2003 |
| 2988880001000 | The Cleveland Electric Illuminating Company | Volume 179, Page 467 May 9, 1941 |
| 29A001L000200 | John H. Langer, Trustee of the John H. Langer Trust U.A. 4-25-002 | Instrument No. 2002R049293 September 30, 2002 |
| 29A001L000120 | Execumahr LLC | Instrument No. 2003R039938 June 30, 2003 |
| 29A001L000130 | Execumahr LLC | Instrument No. 2003R039938 June 30, 2003 |
| 29A001L000140 | Execumahr LLC | Instrument No. 2003R039938 June 30, 2003 |
| 29A001L000160 | Universal Metal Products, Inc. | Volume 883, Page 424 July 22, 1993 |
| 29A001L000180 | UMP Holdings LLC | Instrument No. 2014R006026 March 11, 2014 |
| 29A001L000280 | Seaholm Holdings LLC | Instrument No. 2014R006309 March 14, 2014 |

REFERENCE SURVEYS

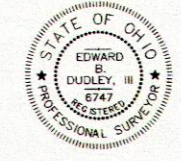
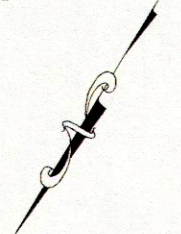
- Boundary Survey for 30202-30214 Lakeland Blvd., performed by Robert A. Dorner PS 6943 in February of 2013.
- ALTA Survey of Universal Metals Project performed by Jennifer L. Blue PS No. 8382 in November of 2010.
- Plat of Lot Split of Universal Metals Project performed by Joseph R. Ciuni PS No. 7394 in May of 2003. (Ciuni Survey)

APPARENT ENCROACHMENTS

- E1 Asphalt parking area lies within right of way of Lakeland Boulevard by 15.3 feet.
- E2 Asphalt parking area lies within right of way of Lakeland Boulevard by 15.9 feet.
- E3 Subject's curbing encroaches property line by 0.9 feet.

LINE TABLE

| Line | Length | Bearing |
|------|-------------|-------------|
| L1 | 10.00' R-M | N59°41'45"E |
| L2 | 10.00' R-M | N58°15'30"E |
| L3 | 10.00' R-M | N59°41'45"E |
| L4 | 10.00' R-M | N58°15'30"E |
| L5 | 40.00' R-M | N30°51'30"W |
| L6 | 40.00' R-M | N30°51'30"W |
| L7 | 40.00' R-M | N30°51'30"W |
| L8 | 40.00' R-M | N30°51'30"W |
| L9 | 40.00' R-M | N30°51'30"W |
| L10 | 150.00' C-M | N58°15'30"E |
| L11 | 10.00' C-M | N58°15'30"E |
| L12 | 140.00' C-M | N58°15'30"E |
| L13 | 10.00' C-M | N58°15'30"E |



EDWARD B. DUDLEY, III
 P.S. No. 6747
 Date April 25, 2014

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company-Dudley P56747"



LAND SURVEYING - ENGINEERING - DESIGN
 2310 SUPERIOR AVENUE - SUITE 110
 CLEVELAND - OHIO - 44114
 PHONE: (216) 491-2000 FAX: (216) 491-9640
 WWW.RIVERSTONESURVEY.COM

LAKELAND BOULEVARD 80'
 (FORMERLY ST. CLAIR STREET)
 (A PUBLIC RIGHT-OF-WAY)

BASIS OF BEARINGS

The centerline of Lakeland Boulevard as N 58°15'30" E in land conveyed to UMP Holdings LLC as recorded in Instrument No. 2014R006026 of Lake County Records.