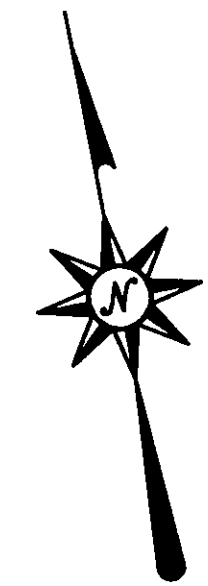
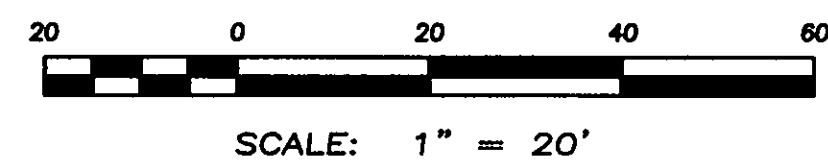




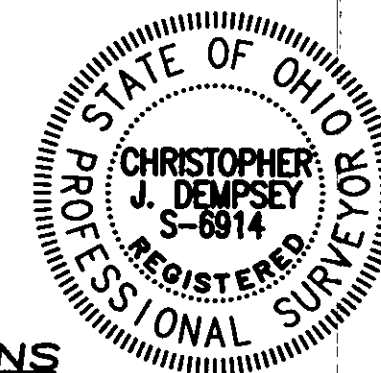
**UTILITY STATEMENT**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



**ALTA/ACSM LAND TITLE SURVEY FOR  
 ANDOVER BANK, an Ohio banking corporation;  
 WXZ RETAIL GROUP/MADISON, LLC;  
 ADVANCE STORES COMPANY, INC.; CARY J.  
 ZABELL CO., L.P.A. AND CHICAGO TITLE  
 INSURANCE COMPANY**

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE, STATE OF OHIO, AND KNOWN AS BEING A PART OF ORIGINAL MADISON TOWNSHIP LOT 1, TRACT 3.

**SURVEYOR'S CERTIFICATION**  
 TO ANDOVER BANK, an Ohio banking corporation; WXZ RETAIL GROUP/MADISON, LLC; ADVANCE STORES COMPANY, INC.; CARY J. ZABELL CO., L.P.A. AND CHICAGO TITLE INSURANCE COMPANY:  
 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 NO ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 18, 2012.



CHRISTOPHER J. DEMPSEY  
 PROFESSIONAL SURVEYOR NO. 6914  
 www.dempseysurvey.com  
 DEMPSEY / SURVEYING / COMPANY  
 P 216/226/1130 12815 DETROIT AVENUE  
 F 216/226/1131 CLEVELAND, OH 44107-2835

PARCEL 3  
 MADISON LAND VENTURES LLC  
 DOC. #2001R022332 L.C.R.  
 PPN 01-B-108-0-00-039-0  
 TAX MAILING ADDRESS:  
 MADISON LAND VENTURES LLC  
 4425 MILITARY TR. SUITE #202  
 JUPITER, FL 33458

SCHEDULE B-2, ITEM 16  
 INGRESS/EGRESS EASEMENT  
 DOC. #2005R033750 L.C.R.  
 SCHEDULE B-2, ITEM 17  
 INGRESS/EGRESS EASEMENT  
 DOC. #2005R033750 L.C.R.

RICHARD M. OSBORNE, TRUSTEE  
 DOC. #2005R033751 L.C.R.  
 PPN 01-B-108-A-00-007-0

TAX MAILING ADDRESS:  
 RICHARD M. OSBORNE, TRUSTEE  
 8500 STATION STREET  
 MENTOR, OH 44060

RICHARD M. OSBORNE, TRUSTEE  
 DOC. #2005R020658 L.C.R.  
 PPN 01-B-108-A-00-007-0

TAX MAILING ADDRESS:  
 RICHARD M. OSBORNE, TRUSTEE  
 8500 STATION STREET  
 MENTOR, OH 44060

ANDOVER BANK  
 DOC. #2010R012430 L.C.R.  
 PPN 01-B-108-0-00-040-0  
 TAX MAILING ADDRESS:  
 ANDOVER BANK  
 P.O. BOX 1300  
 ANDOVER, OH 44003

**TITLE COMMITMENT PARCEL 2**  
 ANDOVER BANK  
 DOC. #2010R012430 L.C.R.  
 PPN 01-B-108-0-00-041-0  
 1.3253 ACRES (57,731 SQ. FT.) INCLUDING R/W  
 1.1507 ACRES (50,125 SQ. FT.) EXCLUDING R/W  
 0.1746 ACRES (7,606 SQ. FT.) WITHIN R/W  
 TAX MAILING ADDRESS:  
 ANDOVER BANK  
 P.O. BOX 1300  
 ANDOVER, OH 44003

**ABBREVIATIONS**

- Dd. - DEED
- MSD. - MEASURED
- ACT. - ACTUAL
- CALC. - CALCULATED
- OBS. - OBSERVED
- TD. - TURNED
- FD. - FOUND
- ENCR. - ENCROACHES
- CLRS. - CLEAR
- ASPH. - ASPHALT
- CONC. - CONCRETE
- SUBJ. - SUBJECT
- CONF. - CONTIGUOUS
- U.G. - UNDERGROUND
- O.H. - OVERHEAD

**LEGEND**

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- HYDRANT
- WATER LINE VALVE
- UTILITY POLE
- UTILITY POLE WITH TRANSFORMER
- LIGHT POLE
- STREET LIGHT ASSEMBLY
- SPRINKLER CONTROL BOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- DENOTES 5/8" IRON PIN SET WITH "DEMPSEY P.S. 6914" CAP (UNLESS OTHERWISE NOTED)

**LEGAL DESCRIPTION (SURVEY)**

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL MADISON TOWNSHIP LOT NO. 1, TRACT NO. 3 AND BEING A PORTION OF THE LAND CONVEYED TO ANDOVER BANK (P.P.N. 01-B-108-0-00-041-0) BY DEED RECORDED IN DOCUMENT NO. 2010R012430 OF LAKE COUNTY RECORDER'S RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1" IRON PIN FOUND IN THE CENTERLINE OF NORTH RIDGE ROAD, U.S. 20, WIDTH VARIES, AT AN INTERSECTION WITH THE CENTERLINE OF HUBBARD ROAD, S.R. 528, 60 FEET WIDE; THENCE ALONG THE CENTERLINE OF NORTH RIDGE ROAD, NORTH 79°28'00" WEST, 68.70 FEET TO THE SOUTHWESTERLY CORNER OF LAND CONVEYED TO RICHARD M. OSBORNE, TRUSTEE (P.P.N. 01-B-108-A-00-007-0) AS RECORDED IN DOCUMENT NO. 2005R020658 OF LAKE COUNTY RECORDER'S RECORDS AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

COURSE 1. THENCE CONTINUING ALONG THE CENTERLINE OF NORTH RIDGE ROAD, NORTH 79°28'00" WEST, 172.83 FEET TO A POINT, ALSO BEING THE SOUTHEAST CORNER OF PARCEL 1 OF LAND CONVEYED TO ANDOVER BANK (P.P.N. 01-B-108-0-00-040-0) AS RECORDED IN DOCUMENT NO. 2010R012430 OF LAKE COUNTY RECORDER'S RECORDS;

COURSE 2. THENCE ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO ANDOVER BANK, NORTH 1°29'00" EAST, PASSING OVER THE NORTHERLY LINE OF NORTH RIDGE ROAD AT A DISTANCE OF 45.57 FEET, SAID POINT BEING WITNESSED BY A 5/8" IRON PIN FOUND 0.21 FEET WEST THEREFROM, A TOTAL DISTANCE OF 315.25 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF PARCEL NO. 3 CONVEYED TO MADISON LAND VENTURES, LLC (P.P.N. 01-B-108-0-00-039-0) AS RECORDED IN DOCUMENT NO. 2001R022332 OF LAKE COUNTY RECORDER'S RECORDS, WITNESS A 5/8" IRON PIN FOUND DISTANT SOUTH 19°19' WEST, 0.25 FEET THEREFROM;

COURSE 3. THENCE ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO MADISON LAND VENTURES, LLC SOUTH 88°31'00" EAST, 74.29 FEET TO AN ANGLE POINT THEREIN, WITNESS A 5/8" IRON PIN FOUND DISTANT SOUTH 12°31' EAST, 0.38 FEET THEREFROM;

COURSE 4. THENCE CONTINUING ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO MADISON LAND VENTURES, LLC SOUTH 73°31'00" EAST, 48.36 FEET TO AN ANGLE POINT THEREIN, WITNESS A 5/8" IRON PIN FOUND DISTANT SOUTH 36°22' WEST, 0.27 FEET THEREFROM;

COURSE 5. THENCE CONTINUING ALONG THE SOUTHERLY LINE OF LAND SO CONVEYED TO MADISON LAND VENTURES, LLC SOUTH 88°31'00" EAST, 68.70 FEET TO THE NORTHWESTERLY CORNER OF LAND CONVEYED TO RICHARD M. OSBORNE, TRUSTEE (P.P.N. 01-B-108-A-00-007-0) BY DEED RECORDED AS DOCUMENT NO. 2005R033751 OF LAKE COUNTY RECORDER'S RECORDS, WITNESS A 5/8" IRON PIN FOUND DISTANT SOUTH 28°50' EAST, 0.15 FEET THEREFROM;

COURSE 6. THENCE ALONG THE WESTERLY LINE OF LAND SO CONVEYED, AND THE WESTERLY LINE OF LAND CONVEYED TO RICHARD M. OSBORNE, TRUSTEE AS RECORDED IN DOCUMENT NO. 2005R020658 OF LAKE COUNTY RECORDER'S RECORDS SOUTH 4°05'53" WEST AND PASSING THROUGH A CAPPED 5/8" IRON PIN SET DISTANT 289.98 FEET, A TOTAL DISTANCE OF 330.78 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 1.3253 ACRES OR 57,731 SQUARE FEET OF LAND, OF WHICH 1.1746 ACRES OR 7,606 SQUARE FEET OF LAND LIES WITHIN THE RIGHT OF WAY OF NORTH RIDGE ROAD, U.S. 20, ACCORDING TO A SURVEY BY CHRISTOPHER J. DEMPSEY, PROFESSIONAL SURVEYOR NO. 6914, DEMPSEY SURVEYING COMPANY DATED DECEMBER 18, 2012.

NOTE: BEARINGS REFER TO THE CENTERLINE OF NORTH RIDGE ROAD REFERENCED AS NORTH 79°28' WEST AS SHOWN BY THE CONSOLIDATION PLAT RECORDED IN VOLUME 31 PAGE 1 OF LAKE COUNTY PLAT RECORDS.

IRON PINS SET ARE 5/8" IN DIAMETER, 30" IN LENGTH AND ARE STAMPED "C. DEMPSEY PS 6914"  
 THE INTENT OF THIS DESCRIPTION IS TO REDESCRIBE P.P.N. 01-B-108-0-00-041-0.

**CHICAGO TITLE INSURANCE COMPANY  
 COMMITMENT NO. 504120971; EFFECTIVE OCTOBER 2, 2012 AT 7:29 AM  
 NOTES REGARDING SCHEDULE B, SECTION 2:**

ITEM 12: PIPE LINE RIGHT OF WAY FROM T.M. FOUTS, ET AL., TO THE UNITED LIGHT AND POWER COMPANY, FILED FOR RECORD APRIL 10, 1922 AND RECORDED IN VOLUME 58, PAGE 815 OF THE LAKE COUNTY RECORDS.  
 AFFECTS SOUTHERLY PART OF CAPTION AND MORE LAND. BLANKET IN NATURE.

ITEM 13: PIPE LINE RIGHT OF WAY FROM W. A. CORLETT, ET AL., TO THE ASHTABULA GAS COMPANY, FILED FOR RECORD SEPTEMBER 21, 1925 AND RECORDED IN VOLUME 79, PAGE 205 OF THE LAKE COUNTY RECORDS.

TRANSFER OF RIGHTS FROM THE ASHTABULA GAS COMPANY, TO THE LAKE SHORE GAS COMPANY, FILED FOR RECORD OCTOBER 1, 1925 AND RECORDED IN VOLUME 282, PAGE 69 OF THE LAKE COUNTY RECORDS.

ASSIGNMENT AND SALE FROM THE LAKE SHORE GAS COMPANY, TO THE EAST OHIO GAS COMPANY, AN OHIO CORPORATION, FILED FOR RECORD DECEMBER 4, 1957 AND RECORDED IN VOLUME 437, PAGE 383 OF THE LAKE COUNTY RECORDS.  
 MAY AFFECT CAPTION AND MORE LAND. BLANKET IN NATURE.

ITEM 14: EASEMENT FOR HIGHWAY PURPOSES FROM B. C. EMST, TO THE STATE OF OHIO, FILED FOR RECORD JULY 21, 1941 AND RECORDED IN VOLUME 103, PAGE 528 OF THE LAKE COUNTY RECORDS.  
 DOES NOT AFFECT CAPTION.

ITEM 15: EASEMENT FOR HIGHWAY PURPOSES FROM H. E. AND MAUDE H. MORLEN, TO THE HOME OWNERS LOAN CORP. BY THE STATE OF OHIO, FILED FOR RECORD JULY 21, 1941 AND RECORDED IN VOLUME 103, PAGE 538 OF THE LAKE COUNTY RECORDS.  
 AFFECTS CAPTION. PLATTED HEREOF.

ITEM 16: RECIPROCAL EASEMENT AND OPERATION AGREEMENT BY AND BETWEEN MADISON ROUTE 20, LLC, AN OHIO LIMITED LIABILITY COMPANY AND MADISON LAND VENTURES, LLC, AN OHIO LIMITED LIABILITY COMPANY, FILED FOR RECORD MAY 31, 2001 AND RECORDED IN INSTRUMENT NO. 200122333 OF THE LAKE COUNTY RECORDS.  
 BENEFITS CAPTION AND MORE LAND. EASEMENTS ON OR NEAR CAPTION PLATTED HEREOF.

RESTATED EASEMENT AGREEMENT BY AND BETWEEN MADISON LAND VENTURES, LLC, AN OHIO LIMITED LIABILITY COMPANY AND MADISON LAND VENTURES OUTPARCELS, LLC, AN OHIO LIMITED LIABILITY COMPANY, FILED FOR RECORD AUGUST 8, 2005 AND RECORDED IN INSTRUMENT NO. 2005R033750 OF THE LAKE COUNTY RECORDS.  
 BENEFITS CAPTION AND MORE LAND. PLATTED HEREOF.

ITEM 17: EASEMENT AGREEMENT BY AND BETWEEN MADISON LAND VENTURES, LLC, AN OHIO LIMITED LIABILITY COMPANY AND MADISON LAND VENTURES OUTPARCELS, LLC, AN OHIO LIMITED LIABILITY COMPANY, FILED FOR RECORD JULY 22, 2003 AND RECORDED IN INSTRUMENT NO. 2003R044748 OF THE LAKE COUNTY RECORDS.  
 BENEFITS CAPTION AND MORE LAND. EASEMENTS ON OR NEAR CAPTION PLATTED HEREOF.

RESTATED EASEMENT AGREEMENT BY AND BETWEEN MADISON LAND VENTURES, LLC, AN OHIO LIMITED LIABILITY COMPANY AND MADISON LAND VENTURES OUTPARCELS, LLC, AN OHIO LIMITED LIABILITY COMPANY, FILED FOR RECORD AUGUST 8, 2005 AND RECORDED IN INSTRUMENT NO. 2005R033750 OF THE LAKE COUNTY RECORDS.  
 BENEFITS CAPTION AND MORE LAND. PLATTED HEREOF.

HUBBARD ROAD (S.R. 528) 60' (PUBLIC)

Drawing File: K:\B200-8299\B254\B254.dwg Jul 24, 2013 - 3:11pm