

ALTA / ACSM LAND TITLE SURVEY

MADE FOR THE INSTANCE OF:

BHAVESH PATEL
6631 RIDGE ROAD, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LAKE COUNTY TITLE, LLC

LEGAL DESCRIPTION OF PARCEL FOR BHAVESH PATEL

Situated in the Township of Madison, County of Lake and State of Ohio and known as being part of Lot No. 1, Tract No. 3 and being further bounded and described as follows:

Beginning at a 1" iron pin found in a monument box at the intersection of the centerlines of North Ridge Road (R/W Varies) (U.S. Rt. 20) and Hubbard Road (60 feet wide);

Thence North 79°28'00" West along the centerline of North Ridge Road a distance of 436.41 feet to the southwesterly corner of land conveyed to Realty Income Corporation by Doc. No. 2005R019016, Permanent Parcel No. 1B-108A-5, said point being the principal place of beginning;

COURSE I: Thence North 79°28'00" West along the centerline of North Ridge Road a distance of 159.28 feet to the southeasterly corner of land conveyed to Balogh Real Estate Partnership by Doc. No. 2018R015268, Permanent Parcel No. 1B-108-41;

COURSE II: Thence North 4°05'53" East along the easterly line and to the northeasterly corner of Balogh Real Estate Partnership, passing thru a 5/8" iron pin found at 40.80 feet, a distance of 330.78 feet to a 5/8" iron pin found on the southerly line of Madison Land Ventures LLC by Doc. No. 2005R033752, Permanent Parcel No. 1B-108-39;

COURSE III: Thence South 88°31'00" East along the southerly line of Madison Land Ventures LLC a distance of 151.59 feet to a 5/8" iron pin found;

COURSE IV: Thence South 2°59'41" West along the easterly lines of Madison Land Ventures LLC and Realty Income Corporation, passing thru a 5/8" iron pin found at 315.26 feet, a distance of 355.61 feet to the principal place of beginning and containing 1.219 acres of land, subject to all legal highways (0.146 of an acre) as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in June 2019.

Bearings are based upon the centerline of North Ridge Road being North 79°28'00" West and are used to describe angles only.

Redescription of Permanent Parcel No. 1B-108A-7.

Previous Doc. No. 2015R002393.

Harry S. Jones #6343 4/5/19
 Harry S. Jones, P.S. #6343 Date

SCHEDULE B - SECTION 2 ITEMS

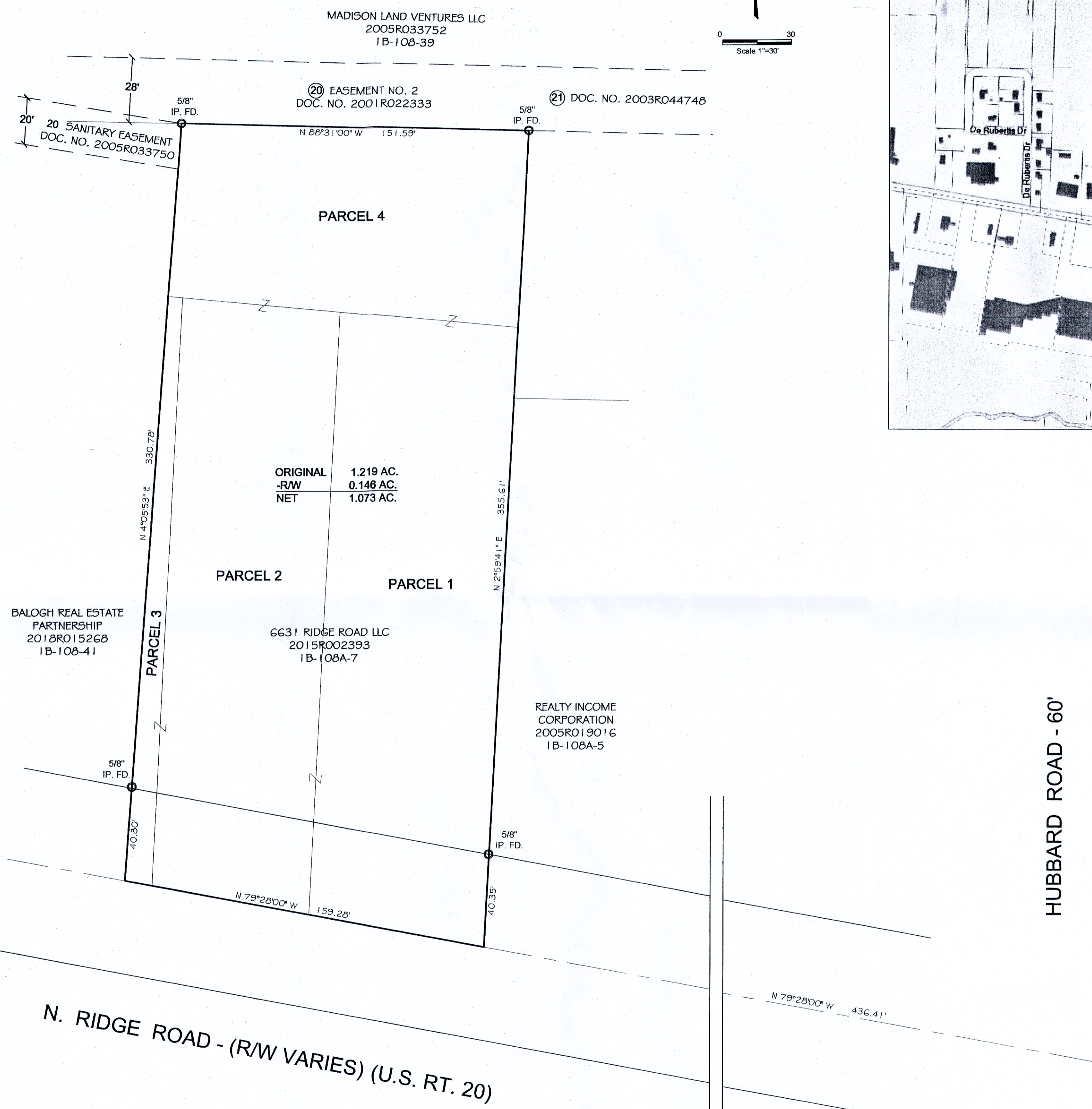
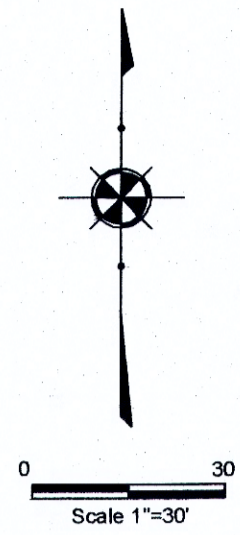
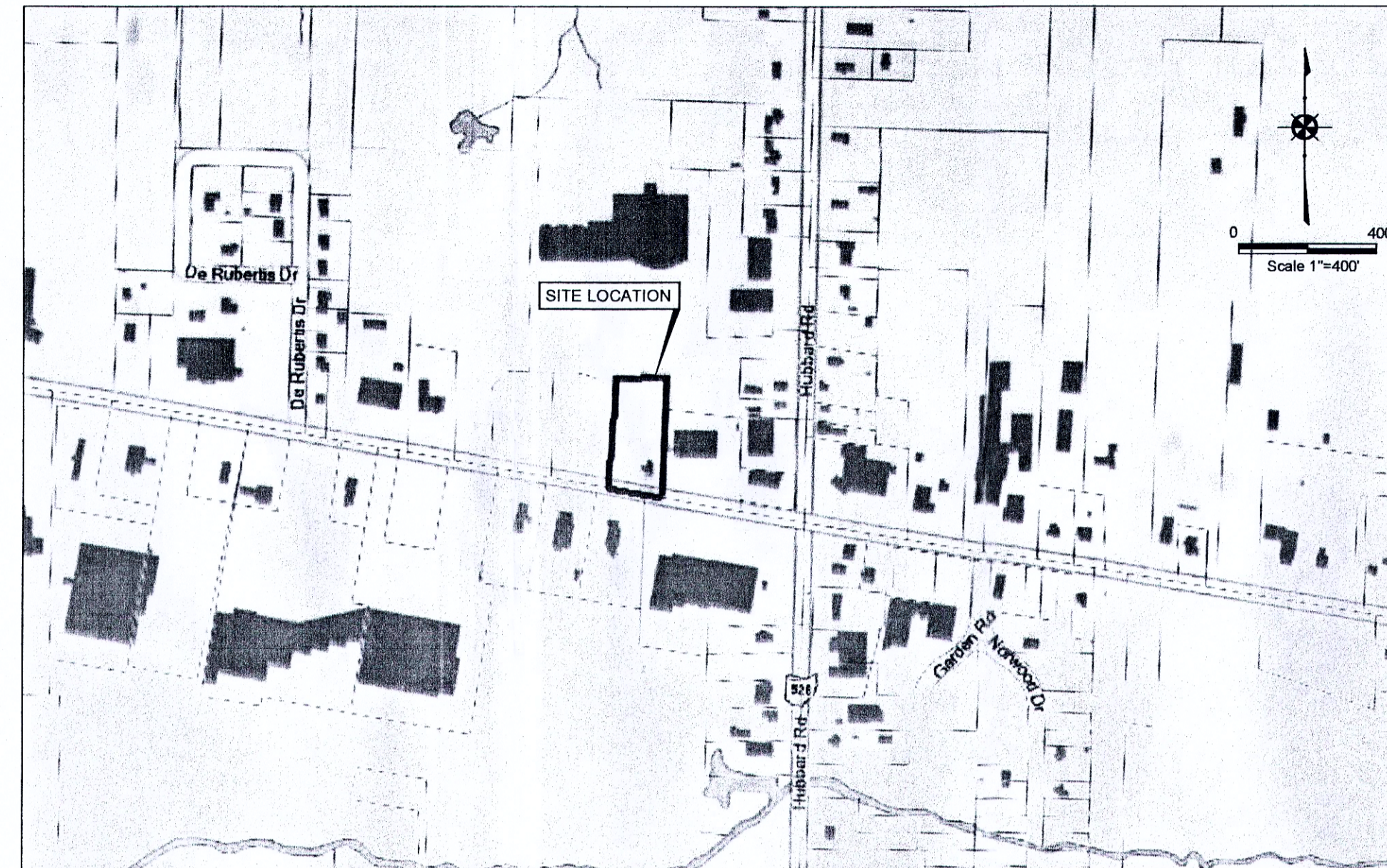
- 14. VOL 58, PG. 615 - NOT PLOTTABLE
- 15. VOL 71, PG. 217 - NOT PLOTTABLE
- 16. VOL 79, PG. 205 - NOT PLOTTABLE
- 17. VOL 103, PG. 538 - NOT PLOTTABLE
- 18. VOL 103, PG. 543 - NOT PLOTTABLE
- 19. VOL 103, PG. 547 - NOT PLOTTABLE
- 20. DOC. NO. 2001R022333 - PLOTTED
- 21. DOC. NO. 2003R044748 - PLOTTED
- 22. DOC. NO. 2005R033750 - PLOTTED

EXISTING ZONING

B-2, REGIONAL BUSINESS

VICINITY MAP

Scale 1" = 400'



CERTIFICATION:

The undersigned hereby certifies to BHAVESH PATEL, 6631 RIDGE ROAD, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, LAKE COUNTY TITLE, LLC and its successors and/or assigned and its subsidiaries and affiliates 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 Surveys" jointly established and adopted by the ALTA and the ACSM in 2011, and includes Items 1,2,3,4,6,7(a), 7(b)(1),7(c), 8,9,11,13,14,16,17,18 and 20 on Table A thereof, and (ii) pursuant to the AccuracyStandards (as adopted by ALTA and ACSM and in effect on the date of this certification of an Urban Survey.

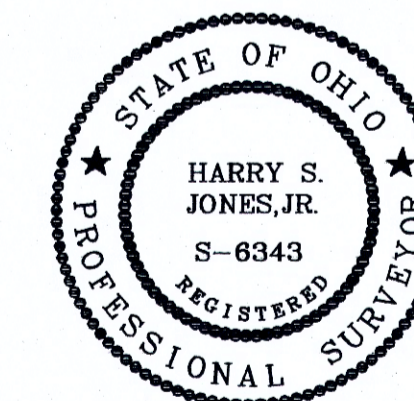
I further certify that the property abuts a publicly dedicated street and that there is vehicular ingress and egress to and from the property; that the property description contained herein is the same property specifically described in OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY Insurance Commitment No.19039014 dated January 25th, 2019; 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 Flood Zone "X" as shown by flood panel number 39085C0066F, dated 2/3/2010; that if the property shown on the map or plat consist of more than one parcel, that the parcels are contiguous to each other without any gaps or gores; and that the existing utilities (i.e. storm, sanitary sewers, water, gas, and electric) are available to the property. That dimensions shown 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 and set at all major corners of the boundary of the property indicated hereon.

Jones Surveying, LLC.
 1924 Mentor Ave.
 Painesville, Ohio 44077

By: *Harry S. Jones #6343*
 Harry S. Jones, Jr. P.S., P.E.

Date: June, 2019



HUBBARD ROAD - 60'

N. RIDGE ROAD - (R/W VARIES) (U.S. RT. 20)

LEGEND

- R/W — Right-of-Way line
- Centerline
- IP. FD. Iron pin found
- S.F. Square feet

Revisions

ALTA / ACSM LAND TITLE SURVEY
 BHAVESH PATEL
 MADISON TWP. - LAKE COUNTY - OHIO

Date: 6/5/2019
 Scale: Hor. 1"=30'
 Vert. _____
 Filename: 19-124
 Tab Name: _____
 Computer: _____

Jones Surveying, LLC
 ENGINEERS - SURVEYORS - PLANNERS
 1924 MENTOR AVE., PAINESVILLE, OHIO
 (PH.) 440-357-1811 (FAX) 440-357-9173
 (E-MAIL) hjonesurveying@yahoo.com

Sheet	Of
1	1
Contract No.	
19-124	