FEMA FLOOD PLAIN DESIGNATION

The premises shown hereon is contained in an area designated as Zone "C" according to the Federal Insurance Rate Map Community Panel No. 390711 0041 C dated January 2, 1981.

LOCATION MAP

0 50 100 150 200
25 75 125

EXCERPTED ZONING REQUIREMENTS

SECTION XXIV. COMMERCIAL B-3

24.06 Setback Building Line

B. No building or accessory structure in a B-3 District shall be erected or maintained within fifty (50) feet of the right-of-way sideline of a dedicated road or within eighty (80) feet of the center of the travelled portion of the road, whichever is greater.

24.07 Side and Rear Yard Clearances

No side or rear yard clearance shall be required for a building or structure in a B-3 District except where such side or rear lot line is adjacent to any Residential District, in which case there shall be a fifty (50) foot buffer strip between any B-3 building or structure and the side or rear line of said lot.

24.08 Maximum Height of Buildings

No building or structure nor the enlargement of any building or structure shall be erected or maintained which is in excess of thirty-five (35) feet in height...

24.10 Parking

D. Number of parking spaces required - See Section 24.04
J. Distance from boundary or right-of-way - See Section 24.10

SECTION XXIX. PARKING

24.04 Minimum Number of Parking Spaces

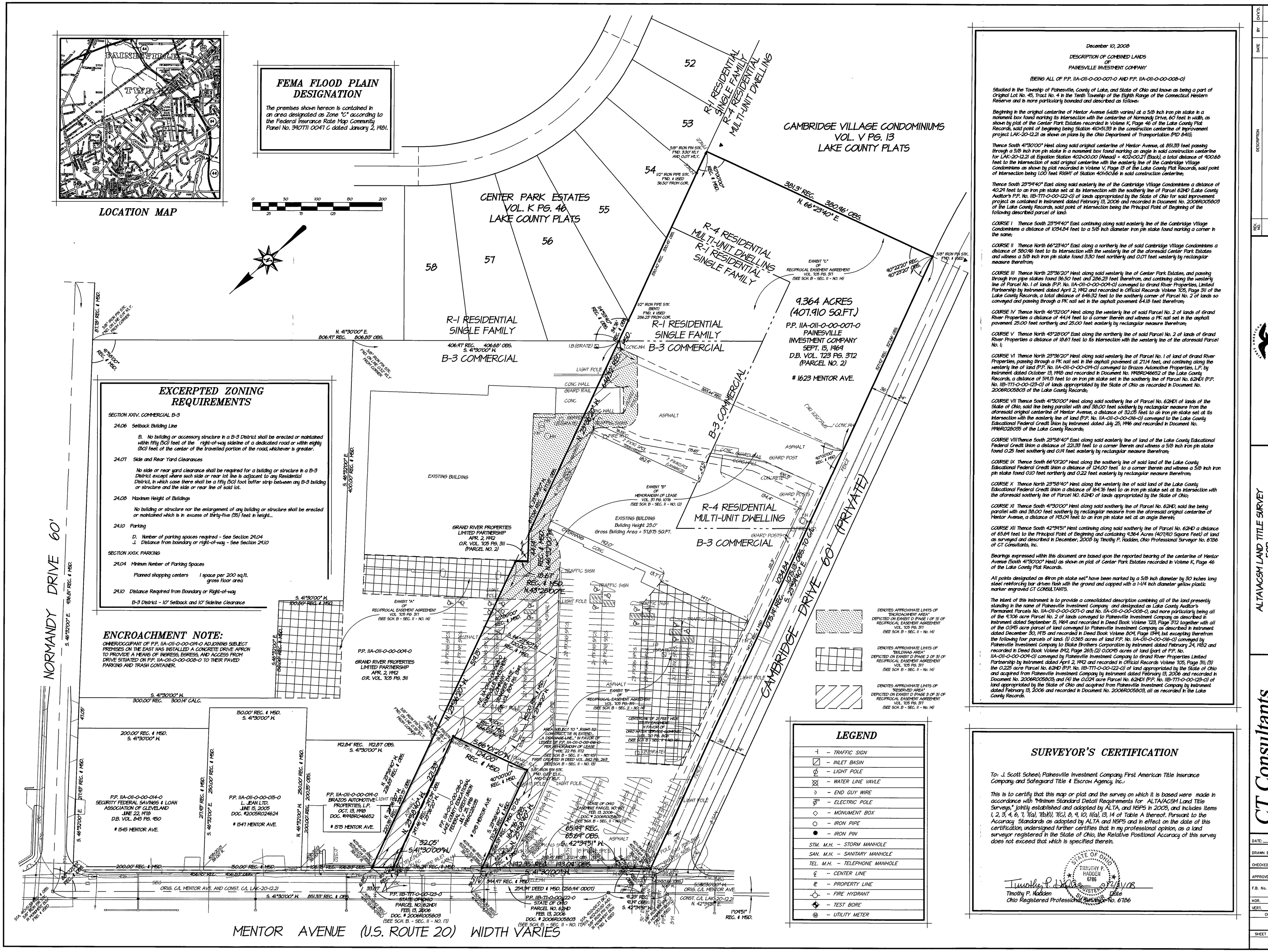
Planned shopping centers 1 space per 200 sq.ft. gross floor area

24.10 Distance Required from Boundary or Right-of-way

B-3 District - 10' Setback and 10' Sideline Clearance

ENCROACHMENT NOTE:

OWNER/OCCUPANT OF P.P. 11A-011-0-00-019-0 ADJOINING SUBJECT PREMISES ON THE EAST HAS INSTALLED A CONCRETE DRIVE APRON TO PROVIDE A MEANS OF INGRESS, EGRESS, AND ACCESS FROM DRIVE SITUATED ON P.P. 11A-011-0-00-008-0 TO THEIR PAVED PARKING AND TRASH CONTAINER.



LEGEND

- TRAFFIC SIGN
- INLET BASIN
- LIGHT POLE
- WATER LINE VAVLE
- END GUY WIRE
- ELECTRIC POLE
- MONUMENT BOX
- IRON PIPE
- IRON PIN
- STM. M.H. – STORM MANHOLE
- SAN. M.H. – SANITARY MANHOLE
- TEL. M.H. – TELEPHONE MANHOLE
- CENTER LINE
- PROPERTY LINE
- FIRE HYDRANT
- TEST BORE
- UTILITY METER

December 10, 2008

DESCRIPTION OF COMBINED LANDS OF PAINESVILLE INVESTMENT COMPANY

(BEING ALL OF P.P. 11A-011-0-00-007-0 AND P.P. 11A-011-0-00-008-0)

Situated in the Township of Painesville, County of Lake, and State of Ohio and known as being a part of Original Lot No. 45, Tract No. 4 in the Tenth Township of the Eighth Range of the Connecticut Western Reserve and is more particularly bounded and described as follows:

Beginning in the original centerline of Mentor Avenue (width varies) at a 5/8 inch iron pin stake in a monument box found marking its intersection with the centerline of Normandy Drive, 60 feet in width, as shown by plat of the Center Park Estates recorded in Volume K, Page 46 of the Lake County Plat Records, said point of beginning being Station 410+51.33 in the construction centerline of improvement project LAK-20-12.21 as shown on plans by the Ohio Department of Transportation (PID 8411);

Thence South 41°30'00" West along said original centerline of Mentor Avenue, at 851.33 feet passing through a 5/8 inch iron pin stake in a monument box found marking an angle in said construction centerline for LAK-20-12.21 at Equation Station 402+00.00 (Ahead) = 402+00.21 (Back), a total distance of 900.88 feet to the intersection of said original centerline with the easterly line of the Cambridge Village Condominiums as shown by plat recorded in Volume V, Page 13 of the Lake County Plat Records, said point of intersection being 1.00 feet RIGHT of Station 401+50.26 in said construction centerline;

Thence South 23°54'40" East along said easterly line of the Cambridge Village Condominiums a distance of 40.24 feet to an iron pin stake set at its intersection with the southerly line of Parcel 62ND (Lake County Auditor's P.P. No. 11B-TT1-0-00-122-0) of lands appropriated by the State of Ohio for said improvement project as contained in Instrument dated February 13, 2006 and recorded in Document No. 200605005803 of the Lake County Records, said point of intersection being the Principal Point of Beginning of the following described parcel of land:

COURSE I Thence South 23°54'40" East continuing along said easterly line of the Cambridge Village Condominiums a distance of 1,034.84 feet to a 5/8 inch diameter iron pin stake found marking a corner in the same;

COURSE II Thence North 66°23'40" East along a northerly line of said Cambridge Village Condominiums a distance of 380.96 feet to its intersection with the westerly line of the aforesaid Center Park Estates and witness a 5/8 inch iron pin stake found 3.30 feet northerly and 0.07 feet westerly by rectangular measure therefrom;

COURSE III Thence North 23°36'20" West along said westerly line of Center Park Estates, and passing through iron pipe stakes found 36.50 feet and 286.23 feet therefrom, and continuing along the westerly line of Parcel No. 1 of lands (P.P. No. 11A-011-0-00-004-0) conveyed to Grand River Properties, Limited Partnership by Instrument dated April 2, 1992 and recorded in Official Records Volume 705, Page 311 of the Lake County Records, a total distance of 646.32 feet to the southerly corner of Parcel No. 2 of lands so conveyed and passing through a PK nail set in the asphalt pavement 64.18 feet therefrom;

COURSE IV Thence North 46°32'00" West along the westerly line of said Parcel No. 2 of lands of Grand River Properties a distance of 44.14 feet to a corner therein and witness a PK nail set in the asphalt pavement 25.00 feet northerly and 25.00 feet easterly by rectangular measure therefrom;

COURSE V Thence North 43°28'00" East along the northerly line of said Parcel No. 2 of lands of Grand River Properties a distance of 18.67 feet to its intersection with the westerly line of the aforesaid Parcel No. 1;

COURSE VI Thence North 23°36'20" West along said westerly line of Parcel No. 1 of land of Grand River Properties, passing through a PK nail set in the asphalt pavement at 27.14 feet, and continuing along the westerly line of land (P.P. No. 11A-011-0-00-019-0) conveyed to Brazos Automotive Properties, L.P. by Instrument dated October 13, 1998 and recorded in Document No. 199810046652 of the Lake County Records, a distance of 519.15 feet to an iron pin stake set in the southerly line of Parcel No. 62ND1 (P.P. No. 11B-TT1-0-00-123-0) of lands appropriated by the State of Ohio as recorded in Document No. 200605005803 of the Lake County Records;

COURSE VII Thence South 41°30'00" West along said southerly line of Parcel No. 62ND1 of lands of the State of Ohio, said line being parallel with and 38.00 feet southerly by rectangular measure from the aforesaid original centerline of Mentor Avenue, a distance of 32.05 feet to an iron pin stake set at its intersection with the easterly line of land (P.P. No. 11A-011-0-00-016-0) conveyed to the Lake County Educational Federal Credit Union by Instrument dated July 25, 1996 and recorded in Document No. 199602028035 of the Lake County Records;

COURSE VIII Thence South 23°58'40" East along said easterly line of land of the Lake County Educational Federal Credit Union a distance of 221.33 feet to a corner therein and witness a 5/8 inch iron pin stake found 0.25 feet southerly and 0.91 feet easterly by rectangular measure therefrom;

COURSE IX Thence South 66°01'20" West along the southerly line of said land of the Lake County Educational Federal Credit Union a distance of 124.00 feet to a corner therein and witness a 5/8 inch iron pin stake found 0.10 feet northerly and 0.22 feet easterly by rectangular measure therefrom;

COURSE X Thence North 23°58'40" West along the westerly line of said land of the Lake County Educational Federal Credit Union a distance of 164.76 feet to an iron pin stake set at its intersection with the aforesaid southerly line of Parcel No. 62ND of lands appropriated by the State of Ohio;

COURSE XI Thence South 41°30'00" West along said southerly line of Parcel No. 62ND, said line being parallel with and 38.00 feet southerly by rectangular measure from the aforesaid original centerline of Mentor Avenue, a distance of 143.04 feet to an iron pin stake set at an angle therein;

COURSE XII Thence South 42°34'51" West continuing along said southerly line of Parcel No. 62ND a distance of 65.69 feet to the Principal Point of Beginning and containing 9.364 Acres (407,910 Square Feet) of land as surveyed and described in December, 2008 by Timothy P. Hadden, Ohio Professional Surveyor No. 6786 of CT Consultants, Inc.

Bearings expressed within this document are based upon the reported bearing of the centerline of Mentor Avenue (South 41°30'00" West) as shown on plat of Center Park Estates recorded in Volume K, Page 46 of the Lake County Plat Records.

All points designated as 6Iron pin stake set" have been marked by a 5/8 inch diameter by 30 inches long steel reinforcing bar driven flush with the ground and capped with a 1-1/4 inch diameter yellow plastic marker engraved CT CONSULTANTS.

The intent of this Instrument is to provide a consolidated description combining all of the land presently standing in the name of Painesville Investment Company and designated as Lake County Auditor's Permanent Parcels No. 11A-011-0-00-007-0 and No. 11A-011-0-00-008-0, and more particularly being all of the 9.706 acre Parcel No. 2 of lands conveyed to Painesville Investment Company as described in Instrument dated September 15, 1969 and recorded in Deed Book Volume 723, Page 312 together with all of the 0.545 acre parcel of land conveyed to Painesville Investment Company as described in Instrument dated December 30, 1975 and recorded in Deed Book Volume 809, Page 1349, but excepting therefrom the following four parcels of land: (1) 0.565 acres of land P.P. No. 11A-011-0-00-016-0) conveyed by Painesville Investment Company to Blake Brothers Corporation by Instrument dated February 24, 1982 and recorded in Deed Book Volume 1442, Page 265; (2) 0.0045 acres of land (part of P.P. No. 11A-011-0-00-009-0) conveyed by Painesville Investment Company to Grand River Properties Limited Partnership by Instrument dated April 2, 1992 and recorded in Official Records Volume 705, Page 311; (3) the 0.225 acre Parcel No. 62ND (P.P. No. 11B-TT1-0-00-122-0) of land appropriated by the State of Ohio and acquired from Painesville Investment Company by Instrument dated February 13, 2006 and recorded in Document No. 200605005803; and (4) the 0.1224 acre Parcel No. 62ND1 (P.P. No. 11B-TT1-0-00-123-0) of land appropriated by the State of Ohio and acquired from Painesville Investment Company by Instrument dated February 13, 2006 and recorded in Document No. 200605005803, all as recorded in the Lake County Records.

SURVEYOR'S CERTIFICATION

To: J. Scott Scheel; Painesville Investment Company; First American Title Insurance Company; and Safeguard Title & Escrow Agency, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Ohio, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

STATE OF OHIO TIMOTHY P. HADDEN 6786 REGISTERED SURVEYOR

Timothy P. Hadden — Date
Ohio Registered Professional Surveyor No. 6786

REV. NO.	DESCRIPTION	DATE	BY	CHK'D.

First American Title Insurance
Commitment for Title Insurance
Commitment Number ST-08-1275-E (REVISED)
Effective Date October 27, 2008

ALTA/ACSM LAND TITLE SURVEY
FOR
PAINESVILLE INVESTMENT COMPANY
BEING PART OF ORIGINAL LOT 45 TRACT 4
PAINESVILLE TOWNSHIP, LAKE COUNTY, OHIO

CT Consultants
Engineers • Architects • Planners
35000 Kaiser Court • Willoughby, Ohio 44094
440.951.9000 • www.ctconsultants.com

DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:
F.B. No. ____ PG. ____
SCALE
HOR.
VERT.
CONTRACT No.
SHEET NO. OF

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