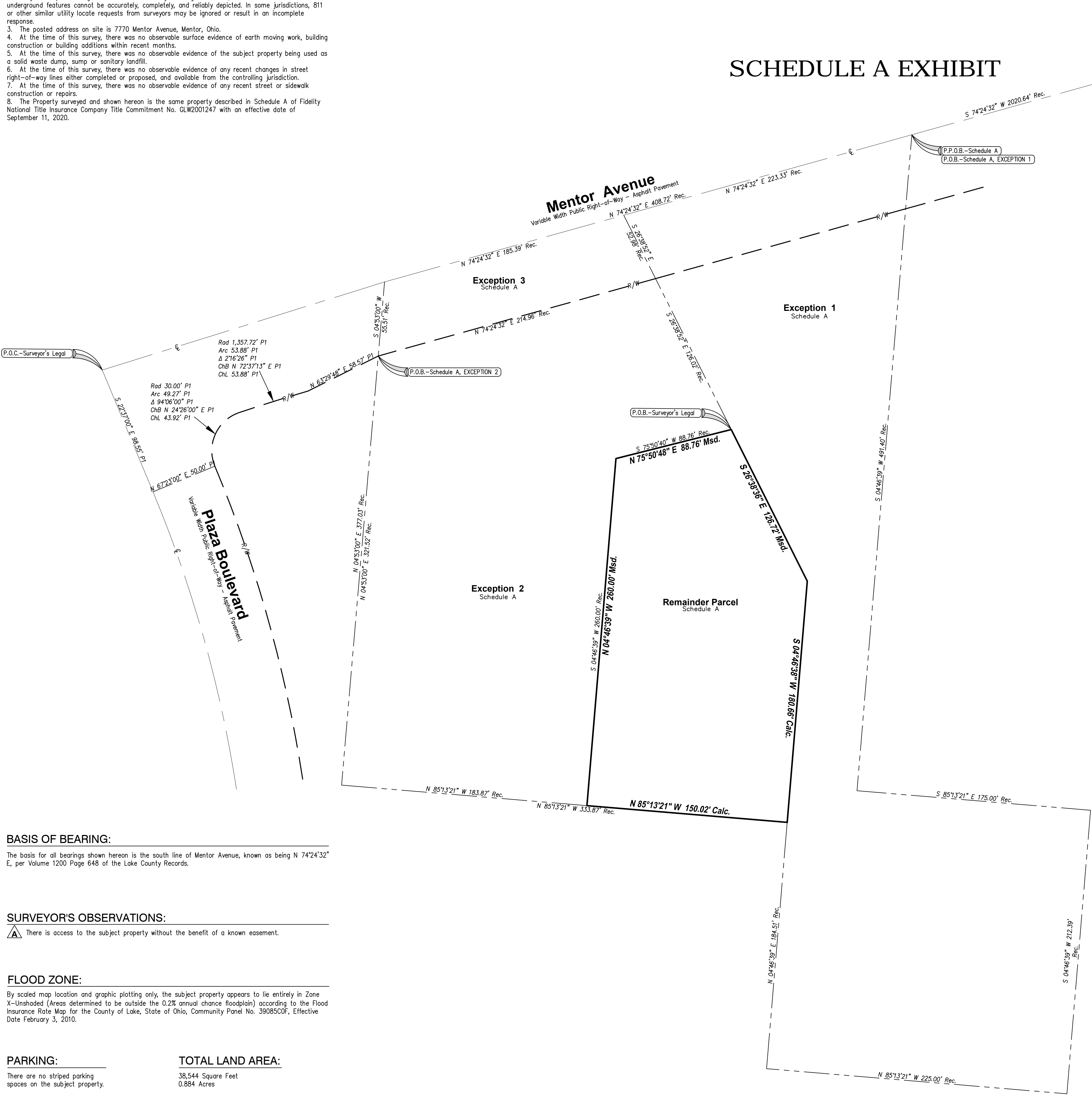


MISCELLANEOUS NOTES:

- There is access to the subject property per an Ingress and Egress easement set forth in Volume 971, Page 1365 from Mentor Avenue, a public right-of-way.
- With regard to Table A Item 11, an 811 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
- The posted address on site is 7770 Mentor Avenue, Mentor, Ohio.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Fidelity National Title Insurance Company Title Commitment No. GLW2001247 with an effective date of September 11, 2020.

SCHEDULE A EXHIBIT



**FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. GLW2001247 - SCHEDULE A, EXHIBIT "A":**

Parcel 1:
Sited-in the City of Mentor, County of Lake, State of Ohio (and known as being part of Tract 3 and Tract 5), and further bounded and described as follows:

Beginning at a point in the centerline of State Route 20, also known as Mentor Avenue (60 ft. wide) at the northwesterly corner of land conveyed to Earl G. Fork and Marion S. Fork by deed recorded in Volume 289, Page 520 of Lake County Records of Deeds;

Thence South 75° 18' 32" West along the centerline of Mentor Avenue a distance of 1242.63 ft. to a point; thence South 74° 24' 32" West along the centerline of Mentor Avenue a distance of 202.64 ft. to the principal place of beginning of the following described parcel;

Thence South 04° 46' 39" West a distance of 491.40 ft. to a point; thence South 85° 43' 21" East a distance of 175.00 ft. to a point; thence South 04° 46' 39" West a distance of 212.39 ft. to a point; thence North 85° 13' 21" West a distance of 225.00 ft. to a point; thence North 04° 46' 39" East a distance of 184.51 ft. to a point; thence North 85° 13' 21" West a distance of 333.87 ft. to a point;

thence North 04° 53' 00" East a distance of 377.03 ft. to a point on the centerline of Mentor Avenue; thence North 74° 24' 32" East along the centerline of Mentor Avenue a distance of 408.72 ft. to the principal place of beginning and containing 5.01 acres of land more or less but subject to all legal highways.

EXCEPTING THEREFROM the parcel of land conveyed to Great Lakes Mall, Inc. by deed dated February 9, 1971 and recorded in Volume 747, Page 1202 of Lake County Records.

FURTHER EXCEPTING THEREFROM the parcel of land conveyed to Great Lakes Mall, Inc. by deed dated August 4, 1977 and recorded in Volume 838, Page 885 of Lake County Records.

FURTHER EXCEPTING THEREFROM the parcel of land conveyed to the City of Mentor by deed dated April 9, 1973 and recorded in Volume 777, Page 490 of Lake County Records.

Together with nonexclusive easement for ingress and egress filed for record December 20, 1977, in Volume 971, Page 1365, of the Lake County, Ohio Records.

**FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. GLW2001247 - SCHEDULE B, PART II:**

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

14. Easement to The Cleveland Electric Illuminating Company, filed for record October 4, 1963, in Volume 627, Page 115, of the Lake County, Ohio Records.

Modification of Easement filed for record December 21, 1973, in Volume 896, Page 1229, of the Lake County Ohio Records.

Amendment of Easement filed for record October 6, 1977, in Volume 971, Page 1045, of the Lake County, Ohio Records.
(DOES NOT AFFECT THE SUBJECT PROPERTY)

15. Easement to The Cleveland Electric Illuminating Company, filed for record October 4, 1963, in Volume 627, Page 124, of the Lake County, Ohio Records.

Modification of Easement filed for record December 1, 1969, recorded in Volume 858, Page 29, of the Lake County, Ohio Records.

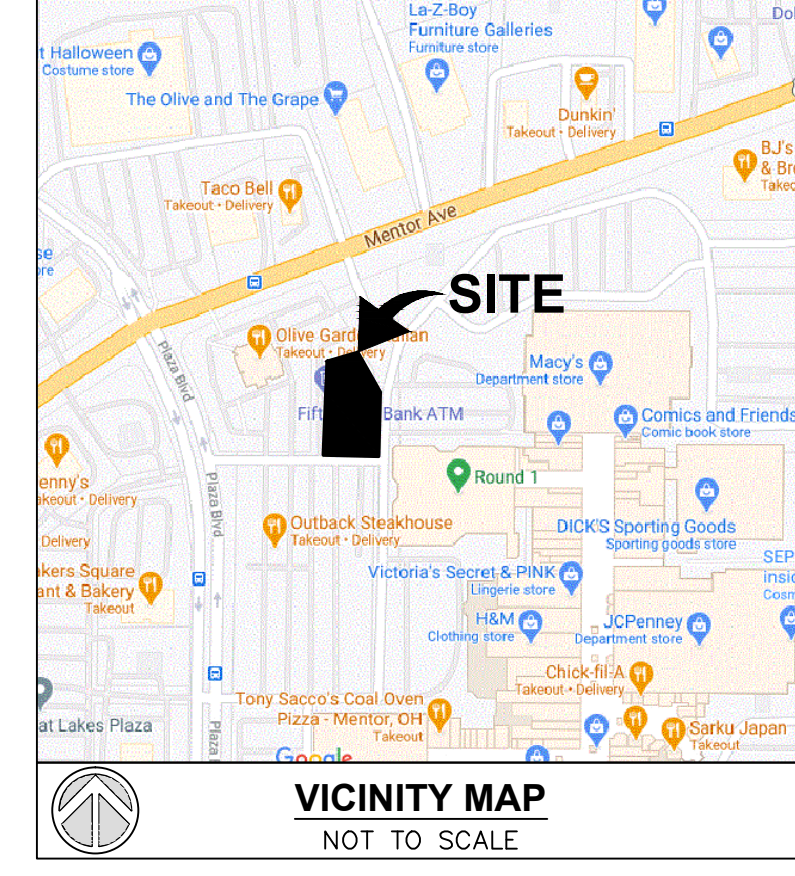
Modification of Easement filed for record December 21, 1973, in Volume 896, Page 1229, of the Lake County, Ohio Records.
(AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

16. Gas Line Easement to East Ohio Gas Company, filed for record December 28, 1965, in Volume 629, Page 557, of the Lake County, Ohio Records.
(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

17. Easement to Ohio Water Service Company, recorded in Volume 746, Page 2, of the Lake County, Ohio Records.
(DOES NOT AFFECT THE SUBJECT PROPERTY)

18. Reservations, easements, restrictions and rights as established in instrument, filed for record December 20, 1977, in Volume 838, Page 855, of the Lake County, Ohio Records.
(AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

19. Access Easement to Cardinal Federal Savings and Loan Association, filed for record December 20, 1977, in Volume 971, Page 1365, of the Lake County, Ohio Records.
(BENEFITS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)



SYMBOL LEGEND

R/W	- Right-of-Way
P/L	- Adjoining Property Line
C/L	- Centerline
●	- Monumentation Found as Noted
P.O.B.	- Place/Point of Beginning
P.P.O.B.	- Principal Place/Point of Beginning
P.O.C.	- Place/Point of Commencement
P1	- Plat Book Volume 66, Page 42 of the Lake County Records
Msd.	- Measured
Rec.	- Record
△	- Surveyor's Observation
XX	- No. of Regular Parking Spaces
XX	- No. of Handicap Parking Spaces
⊘	- Manhole
⊘	- Curb Inlet Basin w/ Grate
⊘	- Catch Basin
⊘	- Sanitary Manhole
⊘	- Fire Hydrant
⊘	- Water Valve
⊘	- Gas Meter
⊘	- Air Condition Unit
⊘	- Electric Transformer
⊘	- Handicap Space
⊘	- Sign
⊘	- Ground Light
⊘	- Light Pole
⊘	- Traffic Pole
⊘	- Wall (As Noted)
⊘	- Building Area

BASIS OF BEARING:
The basis for all bearings shown hereon is the south line of Mentor Avenue, known as being N 74°24'32" E, per Volume 1200 Page 648 of the Lake County Records.

SURVEYOR'S OBSERVATIONS:
△ There is access to the subject property without the benefit of a known easement.

FLOOD ZONE:
By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Lake, State of Ohio, Community Panel No. 39085COF, Effective Date February 3, 2010.

PARKING: There are no striped parking spaces on the subject property.
TOTAL LAND AREA: 38,544 Square Feet / 0.884 Acres

CERTIFICATION:
To: Mendota Properties LLC, Fifth Third Bank, National Association, a federally chartered institution; Fidelity National 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 11, 13, 15, 16, and 17 of Table A thereof. The field work was completed on October 1, 2020.
Date of Plat or Map: October 5, 2020.

By: _____
Deron J. Millman, PS
Ohio Professional Surveyor No. 7717
For and on behalf of Millman Surveying, Inc.

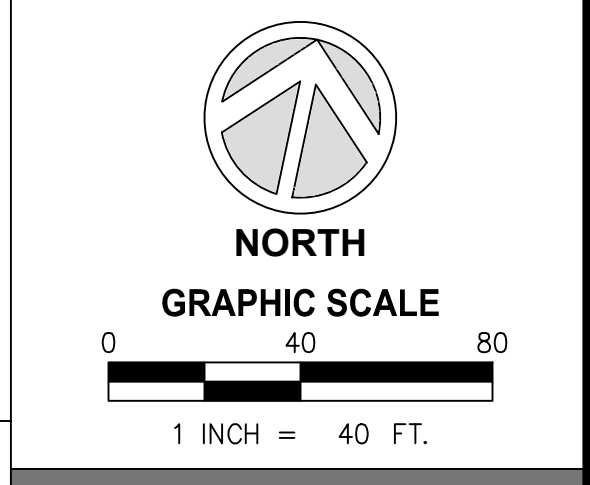
REVISION HISTORY

BY:	DATE:	COMMENT:
EMG	10/08/2020	ZONING REPORT & CLIENT COMMENTS
EMG	10/21/2020	CERTIFICATION
ATK	12/16/2020	SURVEYOR COMMENTS
EMG	12/21/2020	REVISED TITLE COMMITMENT

millman
National Land Services
Transforming the Industry
Surveying
Zoning
Environmental
Real Support - Title Review
Millman Surveying, Inc.
Corporate Headquarters
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY

7770 Mentor Avenue
City of Mentor
County of Lake
State of Ohio



Surveyor's Seal

Sheet No. **1** of **2**

MSI Project No. 48096
PC: ERF
PM: CPA Drafter: CPA

SURVEYOR'S DESCRIPTION:

Situated in the City of Mentor, County of Lake, State of Ohio (and known as being part of Lot 7 Tract 3 and part Blake Lot Tract 5 of the Original Mentor Township), and further bounded and described as follows:

COMMENCING at the centerline intersection of Mentor Avenue (variable width) and Plaza Boulevard (variable width) as dedicated in Volume R, Page 31, and Volume T, Page 23, and shown in Great Lakes Mail Outparcel - Mail at Great Lakes LLC, Map of Lot Split, City of Mentor, Lake County, State of Ohio recorded in Volume 66, Page 42, of the Lake County Records; Thence along the centerline of Plaza Boulevard S 22°37'00" E 98.55 feet; Thence, leaving said centerline N 67°23'00" E 50.00 feet to the east line of Plaza Boulevard; Thence, continuing along the east line of Plaza Boulevard 49.27 feet along the arc of a curve deflecting to the right, having a radius of 30.00 feet, a chord which bears N 24°26'00" E 43.92 feet to the south line of Mentor Avenue; Thence along the south line of Mentor Avenue the following courses and distances:

- (1) 53.88 feet along the arc of a curve deflecting to the right, having a radius of 1,357.72 feet and a chord which bears N 72°37'13" E, 53.88 feet;
- (2) Thence, N 63°29'48" E 58.57 feet to a found 5/8" Iron Pin w/Cap. Illegible;
- (3) Thence, N 74°24'32" E 214.96 feet;

Thence, leaving the south line of said Mentor Avenue and along the west line of land conveyed to Mall Ground Portfolio LLC (Document No. 2019R026832, pp# 16-A-003-0-00-033-0) S 26°38'44" E 126.02 feet to a 5/8" Iron Rebar w/PC "JOHN G. HOY 7419", being the Point of Beginning of the following described parcel;

Thence, continuing along said west line of land the following courses and distances:

- (1) S 26°38'36" E 126.72 feet. Reference a 1/2" Iron Rebar found N 52°27'16" E 0.3 feet;
- (2) Thence, S 04°46'38" W 180.66 feet. Reference a 5/8" Iron Rebar found N 53°46'39" E 4.44 feet;

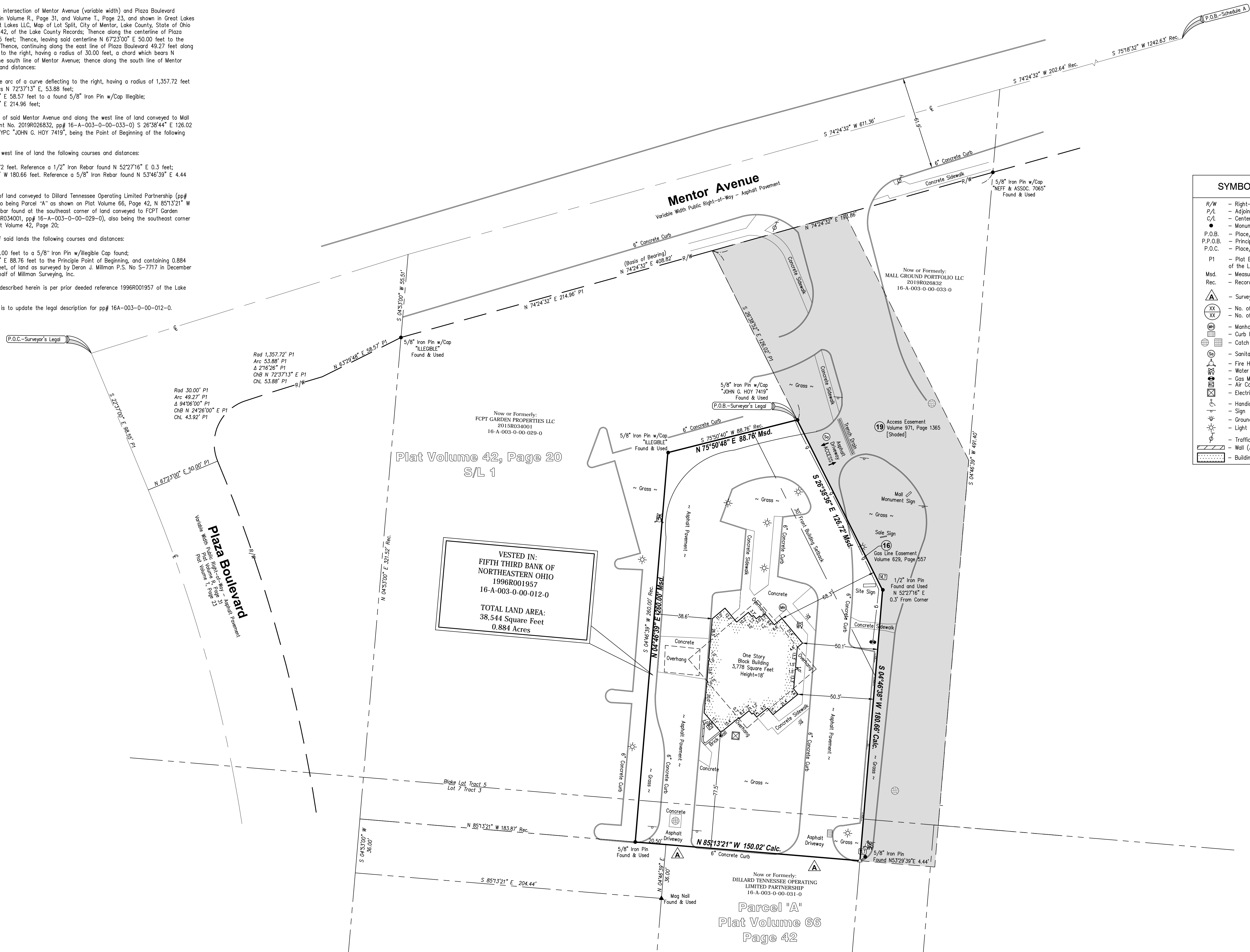
Thence, along the north line of land conveyed to Dillard Tennessee Operating Limited Partnership (pp# 16-A-003-0-00-031-0), also being Parcel "A" as shown on Plat Volume 66, Page 42, N 85°13'21" W 150.02 feet to a 5/8" Iron rebar found at the southeast corner of land conveyed to FCPT Garden Properties, LLC (Doc No. 2015R034001, pp# 16-A-003-0-00-029-0), also being the southeast corner of Sublot #1 as shown on Plat Volume 42, Page 20;

Thence, along the east line of said lands the following courses and distances:

- (1) N 04°46'39" E 260.00 feet to a 5/8" Iron Pin w/Illegible Cap found;
- (2) Thence, N 75°50'40" E 88.76 feet to the Principle Point of Beginning, and containing 0.884 Acres, 38,544 square feet, of land as surveyed by Deron J. Millman P.S. No S-7717 in December of 2020 for and on behalf of Millman Surveying, Inc.

The meridian for all bearings described herein is per prior deeded reference 1996R001957 of the Lake County Records.

The intent of this description is to update the legal description for pp# 16A-003-0-00-012-0.



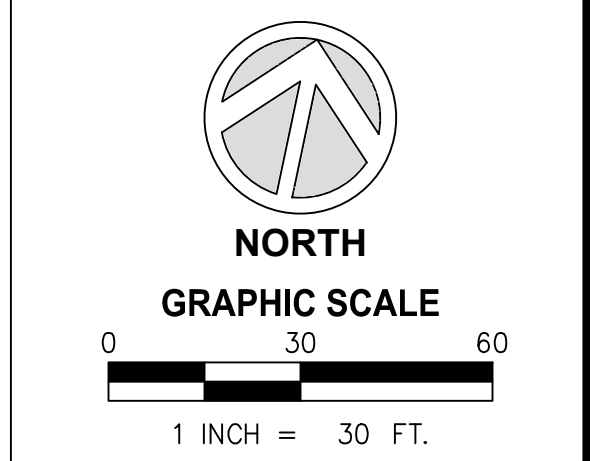
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Millman Surveying, Inc.
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landsurveyors@millmanland.com

ALTA/NSPS LAND TITLE SURVEY

7770 Mentor Avenue
City of Mentor
County of Lake
State of Ohio



Sheet No. **2** of **2**

MSI Project No. 48096
PC: ERF
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Drafter: CPA