

**LEGAL DESCRIPTION**

Southern Swap Parcel  
 Situated in the City of Mentor, County of Lake, State of Ohio, being part of Original Mentor Township, Ward Lot, Tract No. 5, Blake Lot, Tract No. 5 and Lot Nos. 7 and 8, Tract 3 and also being a part of the tract conveyed to May Stores Seventy Four Corporation in Volume 798, Page 263 (PPN: 16-A-004-0-00-002-0) (hereafter referred to as "May tract"), more particularly described as follows:

Commencing on the south right-of-way line of US 20 (variable width) at the southwest corner of Parcel 1 as conveyed to the City of Mentor, Ohio in Volume 779, Page 287, being on the east line of said May tract and on the west line of the 47.3331-acre tract conveyed to Mall at Great Lakes, LLC (PPN: 16-A-003-0-00-001-0) in Document Number 2011R030059 (hereafter "Mall tract"); the following five (5) courses are along the west, south and north lines of said Mall tract and along the east and north lines of the May tract;

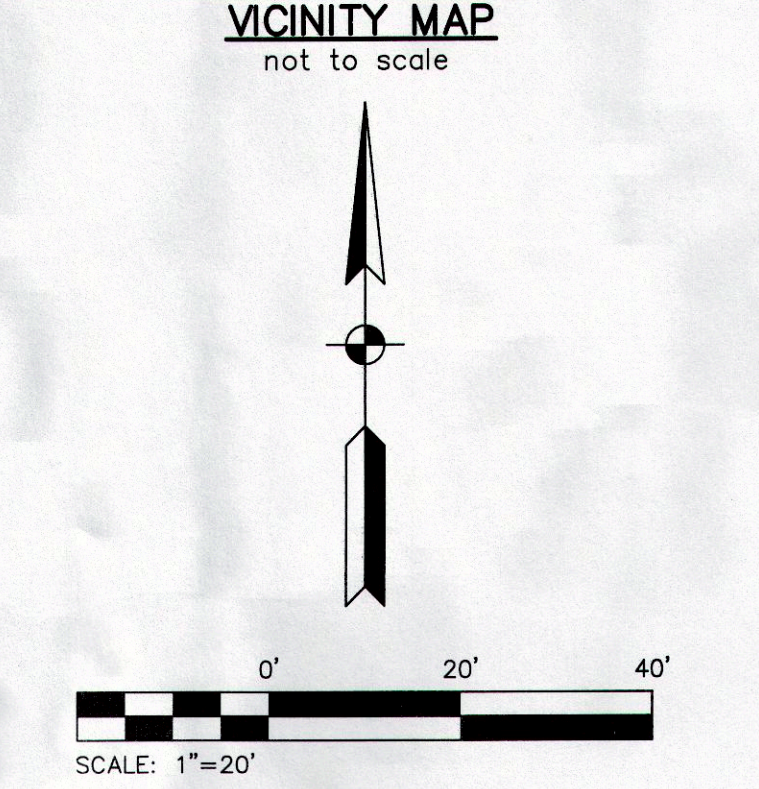
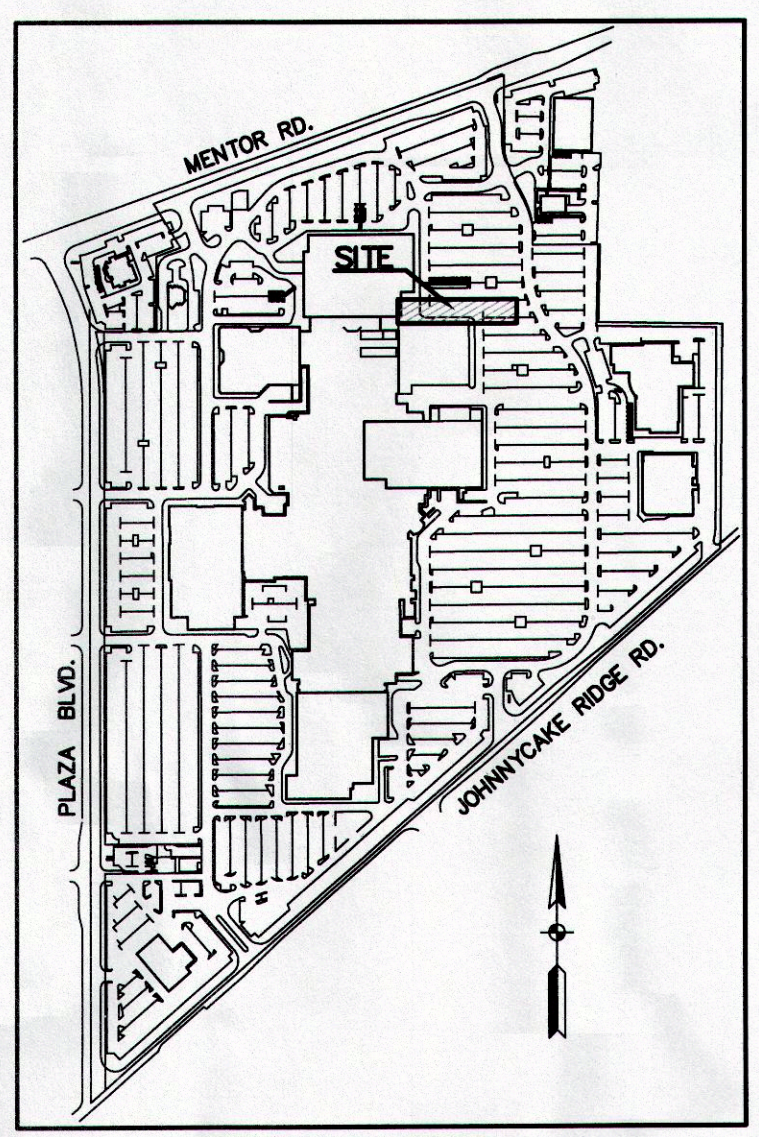
- 1) thence South 00 degrees 02 minutes 08 seconds East 275.31 feet;
  - 2) thence North 89 degrees 57 minutes 52 seconds East 45.00 feet;
  - 3) thence South 00 degrees 02 minutes 08 seconds East 435.94 feet to a Mag Nail Set at the POINT OF BEGINNING;
  - 4) thence continuing South 00 degrees 02 minutes 08 seconds East 56.06 feet to a Mag Nail Set;
  - 5) thence South 89 degrees 57 minutes 52 seconds West 357.08 feet to a Mag Nail Set;
- thence North 00 degrees 01 minute 53 seconds West 10.03 feet to a Mag Nail Set;  
 thence South 89 degrees 55 minutes 28 seconds East 15.00 feet to a Mag Nail Set;  
 thence North 00 degrees 01 minute 53 seconds West 46.72 feet to a 5/8" diameter rebar with a cap stamped "AS1 - 8439" set;  
 thence South 89 degrees 55 minutes 28 seconds East 342.08 feet to the POINT OF BEGINNING.  
 Containing 0.446 acres.

Bearings are based on the west line of said Mall tract, which was assumed to have a bearing of South 00 degrees 02 minutes 08 seconds East.

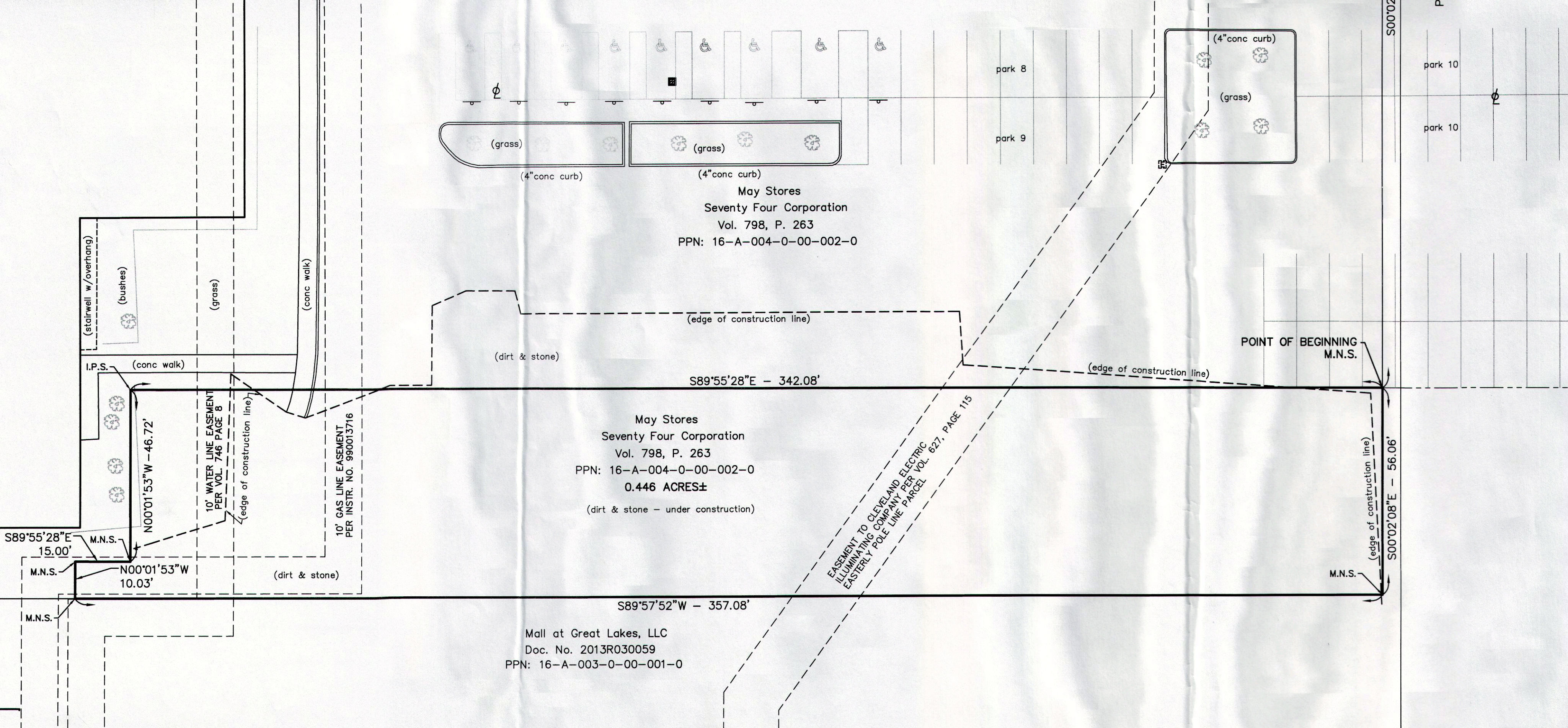
All references to recorded documents are to the records of the Office of the Recorder of Lake County, Ohio.

This description was prepared in February, 2014 by Michael J. Smith, Registered Professional Surveyor Number 8439, is based on an actual survey performed in the field by American Structurepoint, Inc. in October, 2013, meets the requirements set forth in the Ohio Administrative Code Chapter 4733-37 commonly known as the "Minimum Standards for Boundary Surveys" and is true and correct to the best of my knowledge and belief.

The intent of this description is to split 0.446 acres from PPN: 16-A-004-0-00-002-0 and combine it with PPN 16-A-003-0-00-001-0.



- LEGEND**
- CATCH BASIN
  - ELECTRIC BOX
  - DECIDUOUS TREE
  - LIGHT POLE
  - SIGN
  - M.N.S. MAG NAIL SET
  - I.P.S. IRON PIN SET



POINT OF COMMENCEMENT  
 SW CORNER OF PARCEL 1 IN  
 VOL. 779, P. 287  
 May Stores  
 Seventy Four Corporation  
 Vol. 798, P. 263  
 PPN: 16-A-004-0-00-002-0

City of Mentor, Ohio  
 Vol. 779, P. 287, Parcel 1  
 US 20  
 (Width Varies)  
 S. R/W LINE OF US 20  
 S00°02'08"E - 275.31'  
 N89°57'52"E - 45.00'

Mall at Great Lakes, LLC  
 Doc. No. 2011R030059  
 PPN: 16-A-003-0-00-001-0  
 S00°02'08"E - 435.94'

**SURVEYOR'S NOTES**

1. This plat of an ALTA/ACSM LAND TITLE SURVEY is based upon the Fidelity National Title Insurance Company commitment for title insurance having Commitment No. 13-46829/17159394 and the effective date of July 10, 2013.
2. No comment is made regarding the following Exceptions in Schedule B - Section 2 of the commitment for title insurance: 1-11, 31 and 32.
3. The following notes are keyed to the Exceptions in Schedule B - Section 2 of the commitment for title insurance.
  - Item 12: Right-of-Way to Lake County Gas Company per Volume 91, Page 87 - Does not affect the subject parcel.
  - Assignment and Sale per Volume 340, Page 463 - Does not affect the subject parcel.
  - Item 13: Gas Line Easement per Volume 486, Page 729 - Easterly Easement affects the subject parcel. A portion was relocated per Vol. 629, Page 557. The westerly easement does not affect the subject parcel. A portion of the easement on the southern swap parcel was vacated and relocated by Instrument Number 990013716.
  - Item 14: Gas Easement per Volume 626, Page 504 - Does not affect the subject parcel.
  - Item 15: Reciprocal Easement Agreement per Volume 626, Page 12 - Affects the subject parcel. Several easements are included, but they are all blanket in nature and cannot be graphically depicted.
  - Amendment per Volume 626, Page 122 - Affects the subject parcel. Nothing to plot.
  - Third Amendment per Volume 628, Page 560 - Affects the subject parcel. Nothing to plot.
  - Supplemental Grant of Easement per Volume 629, Page 152 - Affects the subject parcel. Nothing to plot.
  - Fourth Agreement per Volume 777, Page 386 - Affects the subject parcel. Nothing to plot.
  - Assumption Agreement per Volume 897, Page 690 - Affects the subject parcel. Nothing to plot.
  - Fifth Agreement per Volume 1057, Page 1241 - Affects the subject parcel. Nothing to plot.
  - Sixth Agreement per Volume 919, Page 89 - Affects the subject parcel. Nothing to plot.
  - Item 16: Electric Easement per Volume 627, Page 115 - Affects the subject parcel.
  - Modification of Easement per Volume 896, Page 1229 - The additional easement area is supposed to be shown on an attachment which is missing from the document.
  - Amendment of Easement per Volume 971, Page 1045 - Does not affect the subject parcel.
  - Item 17: Easement per Volume 627, Page 124 - Affects the subject parcel. The easement is blanket in nature and cannot be graphically depicted.
  - Modification of Easement per Volume 858, Page 29 - Does not affect the subject parcel.
  - Item 18: Gas Line Easement per Volume 629, Page 557 - Does not affect the subject parcel.
  - Item 19: Water Line Easement per Volume 746, Page 2 - Affects the subject parcel.
  - Item 20: Easement per Volume 746, Page 8 - Affects the subject parcel.
  - Item 21: Easement for Sanitary Sewer per Volume 747, Page 399 - Does not affect the subject parcel.
  - Item 22: Four Party Reciprocal Easement Agreement per Volume 777, Page 246 - Affects the subject parcel. Nothing to plot.
  - Amendment per Volume 1057, Page 1225 - Affects the subject parcel. Nothing to plot.
  - Second Amendment per Volume 919, Page 45 - Affects the subject parcel. Nothing to plot.
  - Item 23: Gas Line Easement per Volume 777, Page 214 - Does not affect the subject parcel.
  - Modification of Easement per Volume 778, Page 605 - Does not affect the subject parcel.
  - Modification of Easement per Volume 858, Page 590 - Does not affect the subject parcel.
  - Modification of Gas Easement per Volume 971, Page 1245 - Does not affect the subject parcel.
  - Item 24: Easement for Sewer Line per Volume 777, Page 622 - Does not affect the subject parcel.
  - Item 25: Underground Easement per Volume 858, Page 137 - Does not affect the subject parcel.
  - Item 26: Easement per Volume 858, Page 316 - Does not affect the subject parcel.
  - Item 27: Storm Sewer Easement per Volume 896, Page 305 - Does not affect the subject parcel.
  - Item 28: Utility Easement per Volume 971, Page 1354 - Does not affect the subject parcel.
  - Item 29: Easement per Volume 1029, Page 949 - Does not affect the subject parcel.
  - Item 30: Traffic Control Device Easement per Volume 635, Page 653 - Does not affect the subject parcel.

4. The purpose of this survey was to prepare an ALTA/ACSM Land Title Survey for the site.
5. Miscellaneous construction is underway at this site; this plat of an ALTA/ACSM LAND TITLE SURVEY represents the conditions at the date of latest field activity.
6. This plat of an ALTA/ACSM LAND TITLE SURVEY represents the conditions of the site on: October 29, 2013.
7. The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Flood Insurance Rate Map having Community-Panel Number 390317 0111 F (effective date February 3, 2010) of the National Flood Insurance Program indicates this site to be within zone "X" (areas determined to be outside 500-year floodplain).
8. Basis of Bearing System: The centerline of US 20 was assumed to have a bearing of South 70 degrees 29 minutes 45 seconds West.
9. The locations of any underground utilities shown on this plat are based upon above ground evidence (including, but not limited to, manholes, inlets, and marks made on the ground by others) and are speculative in nature. There may be underground utilities for which there is no above ground evidence or for which the above ground evidence was not observed (i.e. buried or paved over).
10. American Structurepoint, Inc. makes no warranty, either expressed or implied, as to our staking, findings, recommendations, plans, specifications, or professional advice except that the work was performed pursuant to generally accepted standards of practice and degree of care exercised by members of the same profession on projects of comparable size and complexity. As used in this survey, the word certify (certified, certification, and/or certificate) shall be interpreted as meaning a professional opinion regarding the conditions of those facts and/or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.

**SURVEYOR'S CERTIFICATION**

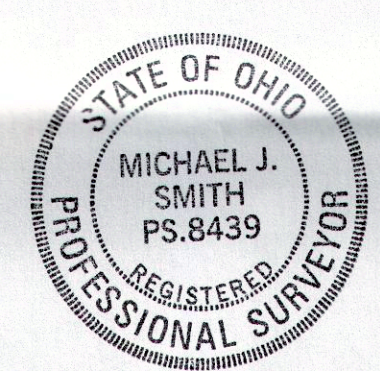
To Simon Property Group, Inc., Fidelity National Title Insurance Company:  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 9, 11(a), 13, and 16 of Table A thereof. The field work was completed on October 29, 2013.

This plat of an ALTA/ACSM LAND TITLE SURVEY represents a survey made under my supervision and in compliance with the Minimum Standards for Boundary Surveys as established by Chapter 4733-37 of the Ohio Administrative Code with corners established as shown and is true and correct to the best of my knowledge.

This document is not valid unless imprinted with a land surveyor's seal.

*Michael J. Smith*  
 Michael J. Smith  
 msmith@structurepoint.com  
 Professional Land Surveyor 8439  
 Date: 2-18-14

This plat was prepared under the direction of Michael J. Smith, P.S.



ALTA/ACSM LAND TITLE SURVEY		PREPARED FOR: SIMON PROPERTY GROUP, INC.	
I affirm, under penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.			
 AMERICAN <b>STRUCTUREPOINT</b> INC.		7260 SHADELAND STATION INDIANAPOLIS, IN 46256-3957 TEL 317.547.5580 FAX 317.543.0270 www.structurepoint.com	
SCALE: 1" = 20'	REVISIONS	DATE	SHEET NO.
DATE: 02-18-2014			1
DRAWN BY: CMM			
CHECKED BY: MJS	JOB NO. 201300564	ARCHIVE NO.	OF 1

PLOT SCALE: 1:1 EDIT DATE: 10/31/13 - 11:41 AM EDITED BY: MSMITH DRAWING FILE: P:\2013\00564\DRAWINGS\SURVEY\201300564.SV2013-10-31\_SOUTHERNPARCEL1.DWG