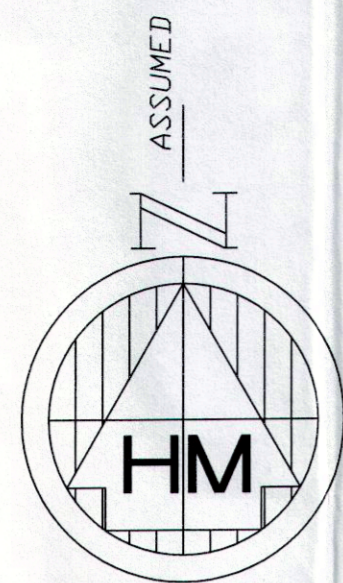


VICINITY MAP
NO SCALE



BASIS OF BEARINGS
CENTERLINE OF MENTOR AVE. BEARING
N 70°47'48" E

SURVEY LEGEND

- calc Denotes Calculated Distance or Angle
- prev Denotes Previous Distance or Angle
- state Denotes State Distance or Angle
- obs Denotes Observed Distance or Angle
- r Denotes Record Distance or Angle
- d Denotes Deed Distance or Angle
- u Denotes Used Point, Distance or Angle
- R/W Denotes Right of Way
- Denotes Centerline
- Denotes Property Line
- Denotes Baseline
- I.P.S. Denotes 5/8" Iron Pin 30' Long Set and Capped 6752/7477
- Denotes Iron Pipe Found
- Denotes Iron Pin Found
- ⊙ Denotes Existing Iron Pin Monument Found
- × Denotes Drill Hole Found or Set
- Denotes Nail Found or Set
- Denotes Hub Stake Found or Set

LEGEND

- HANDICAP
- MANHOLE
- INLET
- GAS VALVE
- GAS METER
- WOOD POLE
- ✱ FENCE

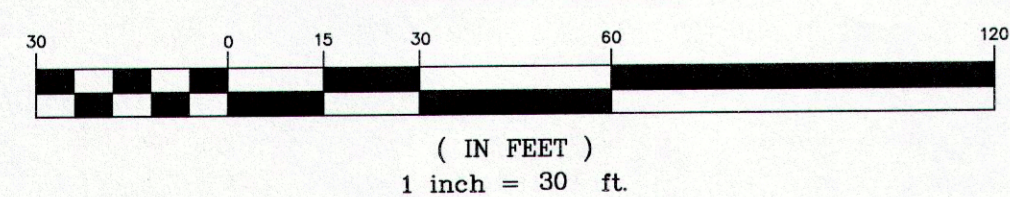
GREGORY B. VAYD &
ELLEN R. VAYD
File # 2011R030672
16A-010B-00-002

SCHEDULE B

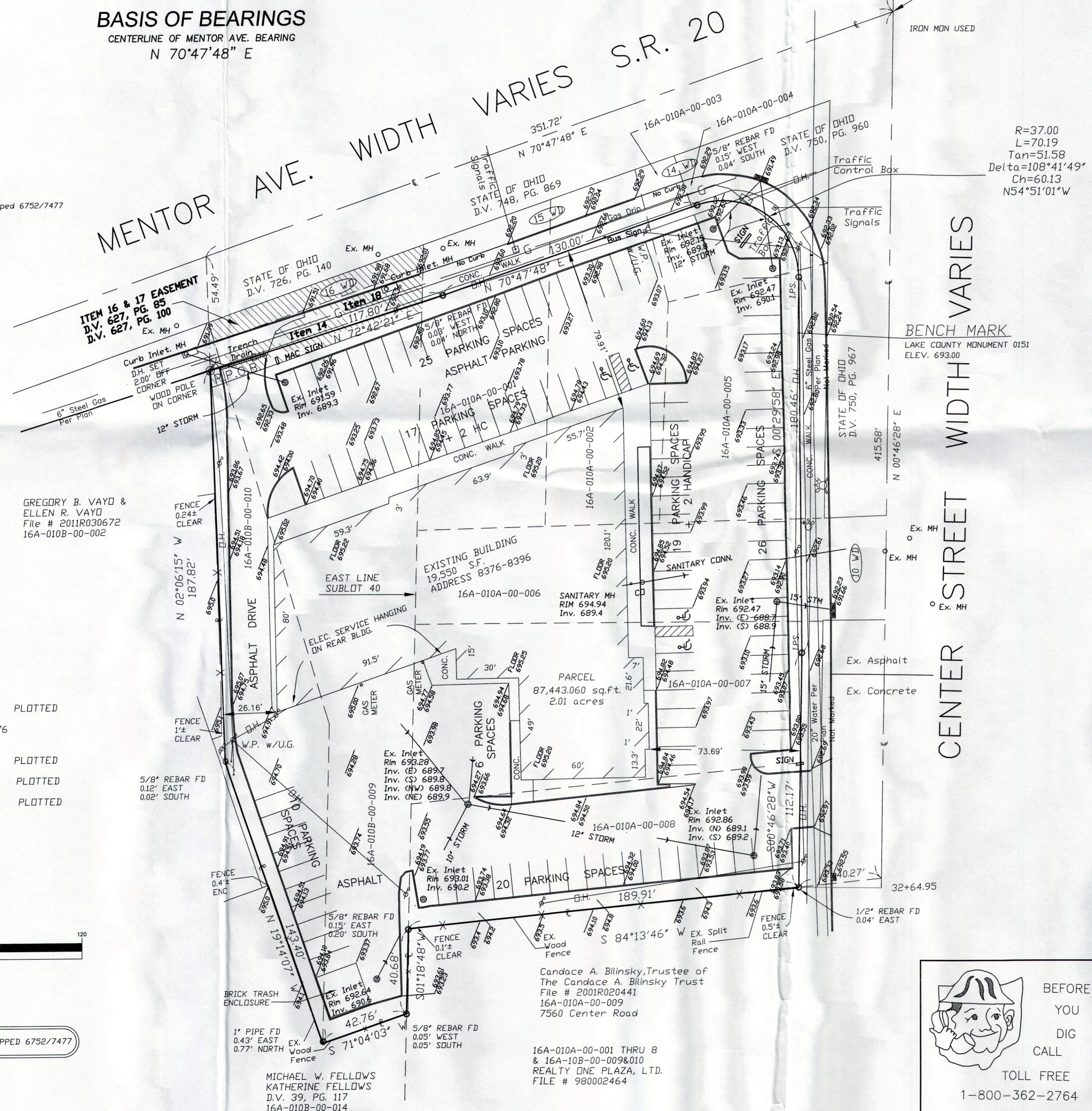
CHICAGO TITLE INSURANCE CD- N° 201406034

- Item 14 Reservation Vol. 491, P. 88 PLOTTED
- Item 15 Easement for Sewer Vol. 626, P. 376 DOES NOT AFFECT PROPERTY
- Item 16 Esmt for Sewer Vol. 627, P. 85 PLOTTED
- Item 17 Esmt for Sewer Vol. 627, P. 100 PLOTTED
- Item 18 Esmt for RW Vol. 751, P. 712 PLOTTED

GRAPHIC SCALE



I.P.S. INDICATES 5/8" IRON PIN SET AND CAPPED 6752/7477



ALTA / ACSM LAND TITLE SURVEY
MADE AT THE INSTANCE OF
REALTY ONE PLAZA LTD
BEING PART OF SUBLT N° 40
IN THE HART - JOHNSON SUBDIVISION
REC. VOL. "B", PAGE 35 OF L.C.M.R.
AND PART OF OTHER LAND IN THE BACON LOT
OF PART OF ORIGINAL MENTOR TOWNSHIP
NOW IN THE CITY OF MENTOR
COUNTY OF LAKE
STATE OF OHIO

ORDER N° 14-128 F.B. 734, PG. 77 AUGUST 8, 2014
AUG. 18, 2014 Add date of field work, correct spelling, delete Item 20, Add Erie Title, correct bearing and call in deed
AUG. 26, 2014 REVISE DESCRIPTION PER COUNTY

TO: REALTY ONE PLAZA, LTD, CHICAGO TITLE INSURANCE COMPANY, ERIE TITLE AGENCY INC. & THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO

I hereby state that this plat is a true and accurate representation of the premises shown hereon, and was based on "an actual survey performed on the ground on August 4, 2014, under my supervision", and is in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1,2,3,4,5,6,7a, 7b(1),8,9,11a,11b,13,14,16,18,20a, & 20b. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses shown are based on the centerline of Mentor Ave. bearing N 70°47'48"E and are used to indicate angles only.

TITLE COMMITMENT

CHICAGO TITLE INSURANCE CD- N° 201406034

FLOOD PLAIN:

ZONE "X" COMMUNITY PANEL # 39085C0122 EFF. DATE: FEB. 3, 2010

PARKING

123 SPACES MARK + 4 HANDICAP

ZONING:

NONE PROVIDED BY TITLE COMPANY PER ITEM 6A OF TABLE "A"

BUILDING SETBACKS:

30' MINIMUM SETBACK FROM THE RIGHT OF WAY OF CENTER & MENTOR FROM PRIOR 1998 ALTA
NO ADDITIONAL REQUIREMENTS PROVIDED BY TITLE COMPANY PER ITEM 6B OF TABLE "A"

DESCRIPTION:

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE, AND STATE OF OHIO, AND KNOWN AS BEING PART OF SUBLT N° 40 IN THE HART-JOHNSON SUBDIVISION, AS SHOWN BY THE RECORDED PLAT IN VOL. "B", PAGE 35 OF LAKE COUNTY RECORDS, AND PART OF OTHER LANDS IN THE BACON LOT OF PART OF ORIGINAL MENTOR TOWNSHIP AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON MONUMENT MARKING THE INTERSECTION OF THE CENTERLINE OF MENTOR AVE. (WIDTH VARIES) WITH THE CENTERLINE OF CENTER STREET (WIDTH VARIES);

THENCE SOUTH 70 DEGREES 47 MINUTES 48 SECONDS WEST ALONG SAID CENTERLINE OF MENTOR AVE. A DISTANCE OF 351.72 FEET TO A POINT.

THENCE SOUTH 2 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 54.49 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO THE STATE OF OHIO PARCEL (16W) AND RECORDED IN VOL. 726, PAGE 140 OF LAKE COUNTY RECORDS, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING, DRILL HOLE & X SET NORTH 2 DEGREES 06 MINUTES 15 SECONDS WEST, A DISTANCE OF 2.00'

THENCE NORTH 72 DEGREES 42 MINUTES 21 SECONDS EAST ALONG SAID SOUTHERLY LINE OF LAND CONVEYED TO THE STATE OF OHIO, A DISTANCE OF 117.80 FEET TO A POINT, (5/8" REBAR FOUND 0.03 FEET WEST - 0.04 FEET NORTH OF SAID POINT);

THENCE NORTH 70 DEGREES 47 MINUTES 48 SECONDS EAST ALONG THE SOUTHERLY LINE OF A PARCEL OF LAND CONVEYED TO THE STATE OF OHIO PARCEL (15W) AND RECORDED IN VOL. 748, PAGE 869 OF LAKE COUNTY DEED RECORDS, A DISTANCE OF 130.00 FEET TO A POINT, (5/8" REBAR FOUND 0.15 FEET WEST - 0.04 FEET SOUTH OF SAID POINT);

THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE DEFLECTING TO THE RIGHT, A DISTANCE OF 70.19 FEET TO AN I.P.S. IN THE WESTERLY LINE OF LAND CONVEYED TO THE STATE OF OHIO PARCEL (14W) AND RECORDED IN VOLUME 750, PAGE 960 OF LAKE COUNTY DEED RECORDS, SAID ARC HAVING A RADIUS OF 37.00 FEET AND A CHORD WHICH BEARS SOUTH 54 DEGREES 51 MINUTES 01 SECONDS EAST, A DISTANCE OF 60.13 FEET);

THENCE SOUTH 00 DEGREES 29 MINUTES 58 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 180.46 FEET TO AN I.P.S. AT AN ANGLE POINT IN SAID LINE);

THENCE SOUTH 00 DEGREES 46 MINUTES 28 SECONDS WEST, A DISTANCE OF 112.17 FEET TO THE SOUTHWESTERLY CORNER OF SAID LAND CONVEYED TO THE STATE OF OHIO PARCEL (10W) AND RECORDED IN VOLUME 750, PAGE 967 OF LAKE COUNTY DEED RECORDS (1/2" REBAR FOUND 0.04 FEET EAST OF SAID CORNER);

THENCE SOUTH 84 DEGREES 13 MINUTES 46 SECONDS WEST, ALONG A SOUTHERLY LINE OF SAID LAND CONVEYED TO REALTY ONE PLAZA, LTD (PPN 16A-010A-00-008) BY DEED FILE # 98002464 OF LAKE COUNTY DEED RECORDS, ALSO BEING THE NORTHERLY LINE OF LAND NOW OWNED BY CANDACE A. BILINSKY, TRUSTEE OF THE CANDACE A. BILINSKY TRUST (PPN 16A-010A-00-009) FILE # 2001R020441 OF LAKE COUNTY DEED RECORDS, A DISTANCE OF 189.91 FEET TO A POINT IN THE EASTERLY LINE OF SAID SUBLT NO. 40 (5/8" REBAR FOUND 0.15 FEET EAST - 0.20 FEET SOUTH OF SAID POINT);

THENCE SOUTH 01 DEGREES 18 MINUTES 48 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID SUBLT NO. 40, ALSO THE EASTERLY LINE OF SAID LAND CONVEYED TO REALTY ONE, LTD AND THE WESTERLY LINE OF LAND NOW OWNED BY THE CANDACE A. BILINSKY TRUST, A DISTANCE OF 40.68 FEET TO THE SOUTHEASTERLY CORNER OF SAID SUBLT NO. 40, (5/8" REBAR FOUND 0.05 FEET WEST - 0.05 FEET SOUTH) OF SAID POINT);

THENCE SOUTH 71 DEGREES 04 MINUTES 03 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID SUBLT NO. 40, ALSO BEING A SOUTHERLY LINE OF SAID LAND CONVEYED TO REALTY ONE PLAZA, LTD AND THE NORTHERLY LINE OF LAND NOW OWNED BY MICHAEL W. FELLOWS AND KATHERINE FELLOWS (PPN 16A-010B-00-014) BY DEED RECORDED IN VOL. 39, PG. 117 OF LAKE COUNTY DEED RECORDS, A DISTANCE OF 42.76 FEET TO A POINT (1" PIPE FOUND 0.77 FEET NORTH - 0.43 FEET EAST OF SAID POINT);

THENCE NORTH 19 DEGREES 14 MINUTES 07 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO REALTY ONE PLAZA, LTD, ALSO BEING THE EASTERLY LINE OF LAND NOW OWNED BY GREGORY B. VAYD & ELLEN R. VAYD (PPN 16A-010B-00-002) BY DEED RECORDED IN FILE # 2011R030672 OF LAKE COUNTY DEED RECORDS, A DISTANCE OF 143.40 FEET TO AN ANGLE POINT IN SAID LINE (5/8" REBAR FOUND 0.12 FEET EAST - 0.02 FEET SOUTH OF SAID POINT);

THENCE NORTH 02 DEGREES 06 MINUTES 15 SECONDS WEST ALONG SAID ADJOINERS LINE, A DISTANCE OF 187.82 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 87,443.060 SQUARE FEET - 2.01 ACRES OF LAND ACCORDING TO A SURVEY BY GEORGE A. HOFMANN, REGISTERED SURVEYOR NO. 6752.

I.P.S. INDICATES 5/8" IRON PINS SET AND CAPPED 6752/7477.

THE COURSES USED IN THIS DESCRIPTION ARE BASED ON THE CENTERLINE OF MENTOR AVE. BEARING NORTH 70 DEGREES 47 MINUTES 48 SECONDS EAST AND ARE USED TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

UTILITIES

THE LOCATION OF UNDERGROUND UTILITIES, INCLUDING SEWER & WATER CONNECTIONS ARE SECURED FROM AVAILABLE RECORDS AND FIELD MEASUREMENTS WHEN POSSIBLE. WE ADVISE CONTACTING THE UTILITY COMPANIES BEFORE EXCAVATING IN THE VICINITY OF THEIR STRUCTURES AND IF MORE DETAILED INFORMATION IS REQUIRED.

DUPS REQUEST
A418401095 Plans
A418401099 Markings

BY:
GEORGE A. HOFMANN P.S. 6752
REGISTERED SURVEYOR
HOFMANN-METZKER, INC.
REGISTERED PROFESSIONAL SURVEYORS
24 BEECH STREET
BEREA, OHIO 44017
440-234-7350

BEFORE YOU DIG CALL TOLL FREE 1-800-362-2764

Candace A. Bilinsky, Trustee of
The Candace A. Bilinsky Trust
File # 2001R020441
16A-010A-00-009
7560 Center Road

16A-010A-00-001 THRU 8
& 16A-10B-00-009&010
REALTY ONE PLAZA, LTD.
FILE # 980002464

MICHAEL W. FELLOWS
KATHERINE FELLOWS
D.V. 39, PG. 117
16A-010B-00-014