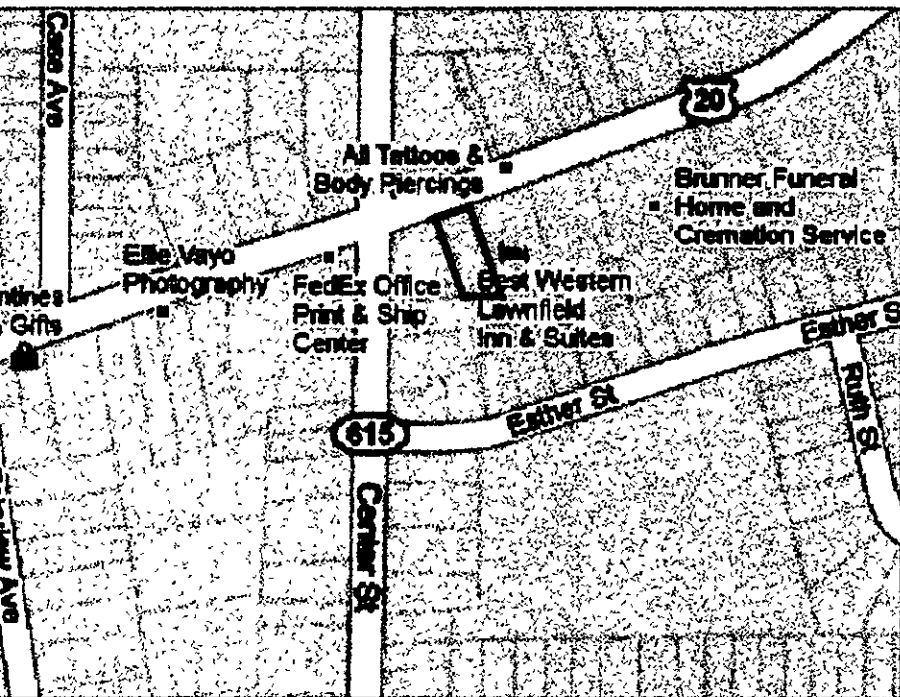
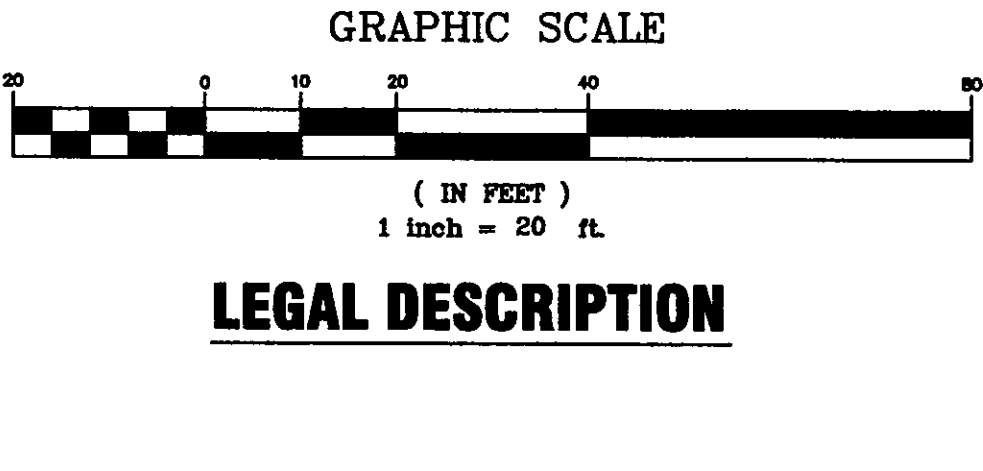


VICINITY MAP



ALTA/ACSM LAND TITLE SURVEY

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of the Church Lot, Township 10 North, Range 9 West of the Connecticut Western Reserve Survey.
March 2011 SCALE 1"=20'



LEGAL DESCRIPTION

MARCH 7, 2011
LEGAL DESCRIPTION
OF PPN: 16-A-012-A-00-006-0

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of the Church Lot, Township 10 North, Range 9 West of the Connecticut Western Reserve Survey;

Beginning at a 1 inch iron pin found in a monument box at the intersection of the centerlines of Center Street and Mentor Avenue;

Thence North 70°47'48" East, along the centerline of Mentor Avenue, 221.70 feet to a point;

Thence South 17°14'12" East, 45.12 feet to a 5/8 inch iron pin found on the southerly right-of-way of Mentor Avenue at the westerly line of land in the name of Lawnfield Properties, LLC (PPN: 16-A-012-A-00-005-0) recorded in Document No. 2009R019631 and being the Principal Place of Beginning of the premises herein intended to be described;

COURSE I Thence South 17°05'19" East, along said line, 214.72 feet to a 1/2 inch iron pin found on a northerly line of lands in the name of RRR Grande Bay, LLC (PPN: 16-A-012-A-00-008-0) recorded in Document No. 2009R016761;

COURSE II Thence South 84°16'52" West, along said line, 81.18 feet to a drill hole found at a northerly corner of said lands, being the southeast corner of PPN: 16-A-012-A-00-007-0;

COURSE III Thence North 19°36'46" West, along said lands, 25.75 feet to a 5/8 inch iron pin found capped "LDC, INC." at the southeast corner of land in the name of Stephen J. Grzank Tr@5), (PPN: 16-A-012-A-00-021-0) recorded in Document No. 2009R029261;

COURSE IV Thence North 18°56'31" West, along the east line of said land, 169.00 feet to a MAG nail set on said right-of-way;

COURSE V Thence North 70°47'48" East, along said right-of-way, 41.13 feet to an angle point therein;

COURSE VI Thence North 69°39'04" East, along said right-of-way, 45.16 feet to the Principal Place of Beginning and containing 0.3892 acres of land (16,953 square feet), as Surveyed and described by Scott A. Smith, P.S. No. 7721 of LDC, Inc. in March of 2011, for the same, more or less, but subject to all legal highways and easements of record. Basis of Bearing refer to centerline of Mentor Avenue being North 70°47'48" East, as shown on Lake County LAK-615-3.26 and prior description exception parcel. The intent of this description is to describe PPN: 16-A-012-A-00-006-0, land which formerly was described with an error of mathematical closure and an exception changing said right-of-way from original to current.

BASIS OF BEARINGS

CENTERLINE OF MENTOR AVE BEING N70°47'48"E AS SHOWN ON LAKE COUNTY LAK-615-3.26 AND PRIOR DESCRIPTION EXCEPTION PARCEL.

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN "ZONEX" BY GRAPHICAL PLOTTING ONLY, A MINIMUM FLOOD ZONE AS SHOWN ON THE FEDERAL FLOOD MAPS COMMUNITY PANEL NO. 39085-C-0112-F, Dated 02/03/2010.

SCHEDULE "B" ITEMS

TITLE COMMITMENT NOT PROVIDED TO LDC

ZONING

SUBJECT PROPERTY IS LOCATED IN B-2 (GENERAL BUSINESS) ZONING. SETBACKS AND SIDEYARDS ARE TO BE DETERMINED BY SITE PLAN AND APPROVAL BY CITY OF MENTOR PLANNING COMMISSION.

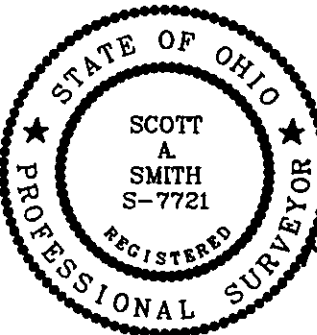
UTILITY INFO:

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, LDC INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF. THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

CERTIFICATION

TO: OSAR

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 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 3, 2011.



DATE: March 8, 2011

Signature of Scott A. Smith, P.S. 7721

UTILITY LEGEND

- | | | |
|--------------|---------------------|-------------------|
| Water Valve | Guide Wire | Tree |
| Water Meter | Power Pole | Pine Tree |
| Fire Hydrant | Light Power Pole | Bush |
| Well | Light Pole | Power Transformer |
| Gas Valve | Traffic Signal Pole | Mailbox |
| Gas Meter | Traffic Signal Box | |
| Gas Marker | Electrical Box | |
| Guard Post | Telephone (SAC) Box | |
| Sign | | |

PIN: 16-A-012-A-00-008-0
ADDRESS: 7533 CENTER ST
OWNER: RRR GRANDE BAY LLC
DOCUMENT: 0424/0507; 1998R048234;
2007R013051; 2008R004694; 2009R016761

Brk. Bldg.
F.F. 694.00

Center Street (SR 615)
(LAK-615-3.26)

Mentor Avenue (US Rt. 20) Width Varies

PIN: 16-A-012-A-00-021-0
ADDRESS: 8400 MENTOR AV
OWNER: GRZSIK STEPHEN J TRUSTEE @5)
DOCUMENT: 0511/0642; 2002R032164;
2009R029261

'Auto shop'
Building
F.F. 694.24

PIN: 16-A-012-A-00-006-0
ADDRESS: 8420 MENTOR AV
OWNER: OSBORNE RICHARD M TR
ACRES: 0.3892
DOCUMENT: 0505/0239; 2007R017493

See Encroachment detail Below

3/8" Iron Pin
Fnd. "LDC"
Enc. 4"

Conc. Pavt.
Roll Curbs

'Lawnfield Hotel'
F.F. 695.92

Inlet MH
Rim 691.46
(Clogged)

SANITARY MH
RIM 691.99
INV 681.25 E
INV 679.47 N&S

STORM MH
RIM 691.90
INV 684.40

SANITARY MH
RIM 692.31
INV 680.42 E
INV 680.02 N&S

N 00°46'28" E
173.41'

N 70°47'48" E
221.70' Rec. & Meas.

Original RW

Current RW

6" ST. GAS
Approx. Loc.

8" San.
18" Stm.

Side Inlet
(2A-6 style)
Rim 691.83
Inv. 689.04
(Clogged)

Brick
Pavers

San. Conn.
Marker.

MAG Nail
Set

N 70°47'48" E
41.13'
Rec. & Meas.

N 19°36'46" W
169.00' Rec. & Meas.

N 18°56'31" W
169.00' Rec. & Meas.

N 85°55'58" E
156.01' (Calc. to New R/W)
169.15' Rec. & Meas.

PIN: 16-A-012-A-00-007-0

Concrete Pavement

Concrete Sidewalk

Concrete Enc.

Drill Hole
Fnd. "LDC"

3/8" Iron Pin
Fnd. "LDC"

3/4" Iron Pipe
Fnd. "LDC"

3/4" Iron Pipe
Fnd. "LDC"

3/4" Iron Pipe
Fnd. "LDC"

3/4" Iron Pipe
Fnd. "LDC"

3/4" Iron Pipe
Fnd. "LDC"

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