

SCHEDULE B-II ITEMS

- 11 Pole line Easement right recorded October 05, 1911 recorded in Book 38, Page 131 of Lake County Records. DOES NOT PERTAIN TO THE SURVEYED PROPERTY
12 Right of way Easement in favor of The Lake County Gas Company recorded in Volume 282, Page 475 of Lake County Records. DOES NOT PERTAIN TO THE SURVEYED PROPERTY
13 Easement for Highway Purposes in favor of the State of Ohio recorded October 07, 1959 in Volume 489, Page 243 of Lake County Records. DOES NOT PERTAIN TO THE SURVEYED PROPERTY
14 Plat of Lakes Industrial Park recorded January 26, 1970 in Plat P, Page 94 of Lake County Records. PERTAINS TO THE SURVEYED PROPERTY - CONTAINS NO PLOTTABLE ITEMS
15 Pipeline Right of way Grant in favor of The East Ohio Gas Company recorded September 20, 1970 in Volume 858, Page 632 of Lake County Records. DOES NOT PERTAIN TO THE SURVEYED PROPERTY
16 Easement in favor of the Cleveland Electric Illuminating Company recorded in Volume 859, Page 111 of Lake County Records. SHOWN HEREON - ABUTS THE SURVEYED PROPERTY
17 Easement recorded May 27, 1988 in Volume 389, Page 29 of Lake County Records. MAY PERTAIN TO THE SURVEYED PROPERTY - EXHIBIT REFERENCED IN THE DOCUMENT NOT PROVIDED
18 Easement in favor of The Ohio Bell Telephone Company recorded October 21, 1987 in Volume 348, Page 1055 of Lake County Records. SHOWN HEREON

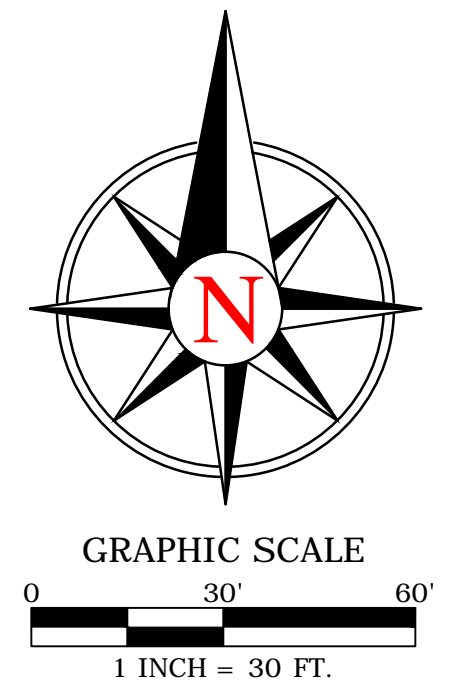


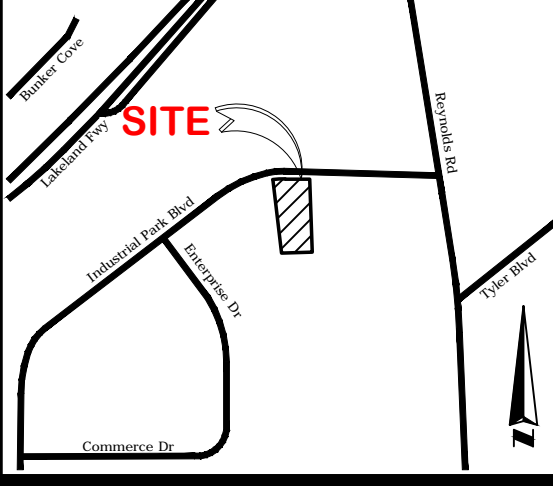
Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 and C2.

Table with columns: LINE, BEARING, DISTANCE. Contains data for line L1.

SITE PICTURE



VICINITY MAP



LAND AREA: 51,927 SQUARE FEET ± 1.192 ACRES ±

PARKING SPACES: REGULAR= 00, HANDICAP= 00, TOTAL= 00

ZONING DATA

Zoning data table with columns: ZONING ITEM, REQUIRED, PARKING REQUIREMENTS. Includes details for MIP (INDUSTRIAL PARK) and various setbacks.

FLOOD NOTE

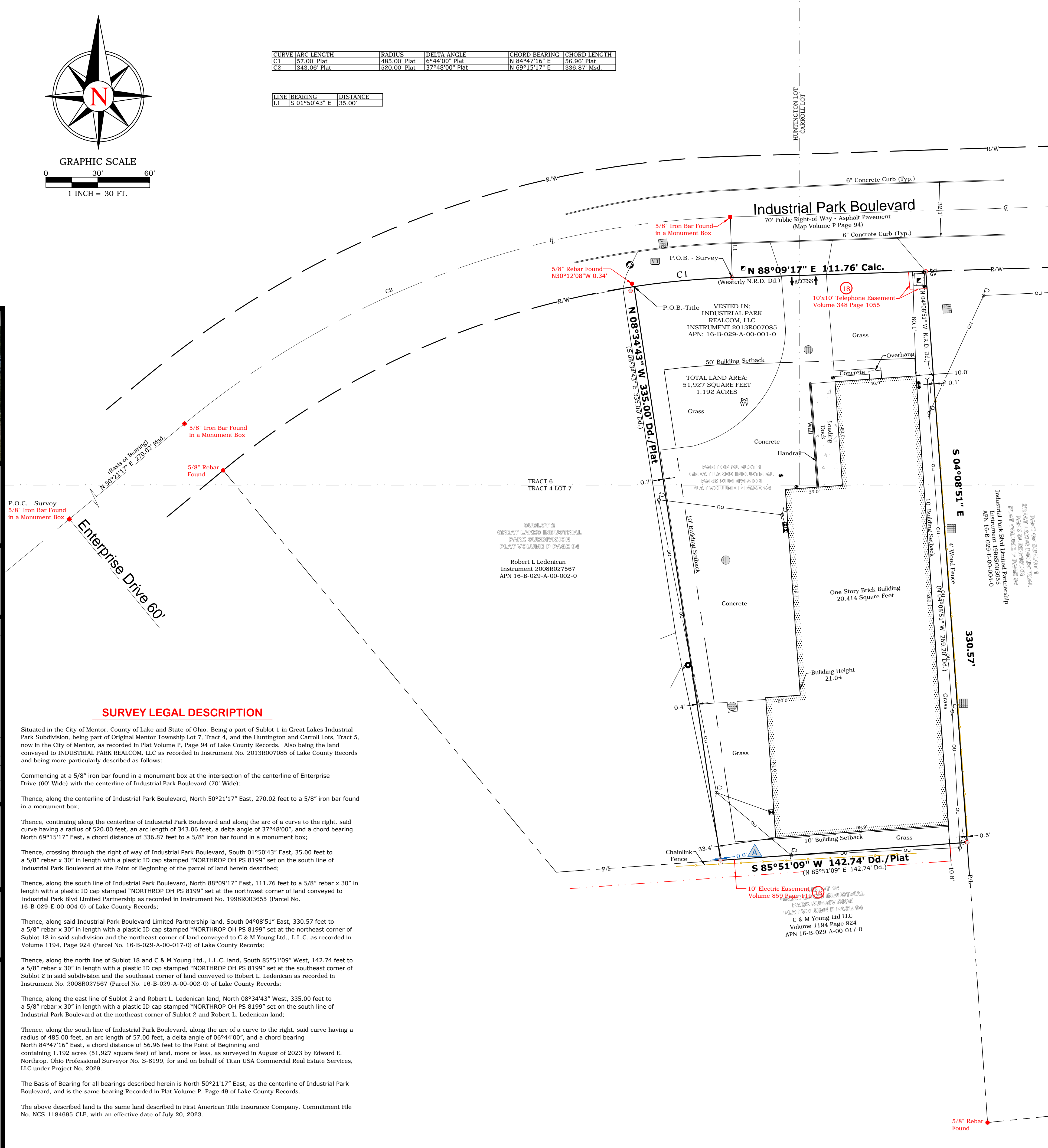
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 39085C0092F...

SIGNIFICANT OBSERVATIONS

Information noted below is simply a statement of fact regarding the location of observed improvements relative to boundary, easement, and setback lines, and is not a legal opinion or determination of encroachments.

LEGEND

- R/W - Right-of-Way
P/L - Adjoiner Property Line
C - Centerline
P.O.B. - Place/Point of Beginning
P.O.C. - Place/Point of Commencement
Encroachment/Observation
Schedule B-Section II Item
Obs. - Observed
Calc. - Calculated
Msd. - Measured
Dd. - Bearing/Distance from Deed Record
Plat - Bearing/Distance from Plat Record
N.R.D. - No Recorded Distance/Dimension
Monumentation Found as Noted
5/8" Rebar Set with Cap Stamped
Monument in Monument Box Found as Noted
Catch Basin
Sanitary Manhole
Fire Hydrant
Water Valve
Gas Meter
Gas Valve
Electric Meter
Telephone Pedestal
Utility Vault
Bollard Post
Guy Wire
Overhead Utilities
Wood Fence (As Noted)
Chainlink Fence (As Noted)
Concrete Area
Building Area
Easement Line
Property Line



RECORD DESCRIPTION

The Land referred to herein below is situated in the County of LAKE, State of OHIO, and is described as follows:
Property located at 7300 Industrial Park Boulevard, Mentor, Lake County, OH 44060, and further described as follows:
Situating in the City of Mentor, County of Lake and State of Ohio: And known as being a part of Sublot in Great Lakes Industrial Park Subdivision as shown by the recorded plat of said Subdivision in Volume P of Maps, Page 94 of Lake County Records, and further known as part of Original Mentor Township Lots 6 and 7, Tract 4, and the Huntington and Carroll Lots, Tract 5, is said City and bounded and described as follows:
Beginning at a point on the Southerly side of Industrial Park Boulevard, at the Northeasterly corner of Sublot 2 of said Subdivision; thence S. 8° 34' 43" East along the Easterly line of said Sublot 2 a distance of 335 to a point in a Northerly line of Sublot 18 in said Subdivision:
Thence North 85° 51' 09" East along the Northerly line of said Sublot 18 a distance of 142.74 feet to the Northeast corner of said Sublot 18;
The North 4° 08' 51" West along the Westerly line of land of Robert E. and Jean M. Danford by deed Volume 287, Page 518 a distance of 269.20 feet to a point;
Thence continuing North 4° 08' 51" West along extension Northerly of the Westerly line of said Danford's and also being an extension Northerly of an Easterly line of Sublot 1 to a point in the Southerly line of Industrial Park Boulevard;
The Westerly, along the Southerly line of Industrial Park Boulevard, to the place of beginning, as appears by said plat, be the same more or less.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS-1184895-CLE, WITH AN EFFECTIVE DATE OF JULY 20, 2023.

GENERAL SURVEY NOTES

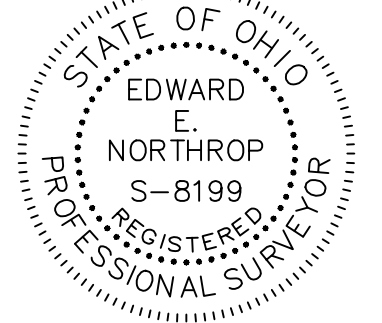
- 1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.
3. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESTONES.
4. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 50°21'17" EAST, AS THE CENTERLINE OF INDUSTRIAL PARK BOULEVARD, AND IS THE SAME BEARING RECORDED IN PLAT VOLUME P, PAGE 49 OF LAKE COUNTY RECORDS.
5. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM INDUSTRIAL BOULEVARD.
6. AT THE TIME OF THE FIELD WORK, THERE WAS NO SUBSTANTIAL AREAS OF REFUSE.
7. IN REGARDS TO TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
8. IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTING STREET WITH INDUSTRIAL BOULEVARD IS REYNOLDS ROAD, LOCATED APPROXIMATELY 586 FEET FROM THE SUBJECT PROPERTY.
9. IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, OR PROVIDED FROM THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. THE SURVEYED PROPERTY IS CONTIGUOUS TO AND CONTAINS NO GAPS, GORES OR OVERLAPS WITH RESPECT TO ADJOINING PROPERTY LINES AND/OR PUBLIC RIGHT OF WAYS.

ALTA/NSPS LAND TITLE SURVEY

MENTOR INDUSTRIAL
7300 INDUSTRIAL BOULEVARD
LAKE COUNTY MENTOR, OH

SURVEYOR'S CERTIFICATE

TO: 7300 INDUSTRIAL PARKWAY, LLC; FAMOUS REALTY OF CLEVELAND, INC.; SONKIN & KABERNA, LLC; FIRST AMERICAN TITLE COMPANY AND GRS GROUP, AN NVJ5 COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 11, 2023.
DATE OF PRELIMINARY PLAT OR MAP: AUGUST 18, 2023
DATE OF FINAL PLAT OR MAP: OCTOBER 9, 2023



Edward E. Northrop
Edward E. Northrop, PS
Ohio Professional Surveyor No. 8199
For and on behalf of Titan USA Commercial Real Estate Services, LLC

Survey Prepared By: www.titanccrs.com
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DATED 2023 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY GRS GROUP AN NVJ5 COMPANY

