

SCHEDULE "B" ITEMS

- Reservations, restrictions, covenants, limitations, easements and/or other conditions as shown on a plot filed for record January 26, 1970, in Plot Book P, Page 94, of the Lake County, Ohio Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

"AS MEASURED" LEGAL DESCRIPTION

Land situated in the City of Mentor, County of Lake, State of Ohio and being the same as Sublots 34, 35, 36, 37, & 38 as shown by the recorded plat Great Lakes Industrial Park Subdivision as part of Original Mentor Township Lot Nos. 6 and 7, Tract No. 4 and the Huntington Lot, Tract No. 5, in Volume P of Maps, Pages 94 & 95 of Lake County Records, described as follows: COMMENCING at a 5/8" Iron Rod in a Monument Box found at the intersection of centerlines of Industrial Park Boulevard (a 70-foot-wide public right-of-way) and Enterprise Drive (a 60-foot-wide Public Right-of-Way); thence North 75°42'23" West, a distance of 44.05 feet to a 5/8" Capped Iron Rod 'B'ABCOCK JONES ASSOC' found at the most easterly corner of said Sublot 38, also lying along the northwesterly right-of-way line of said Industrial Park Boulevard; being the POINT OF BEGINNING of the land being described.

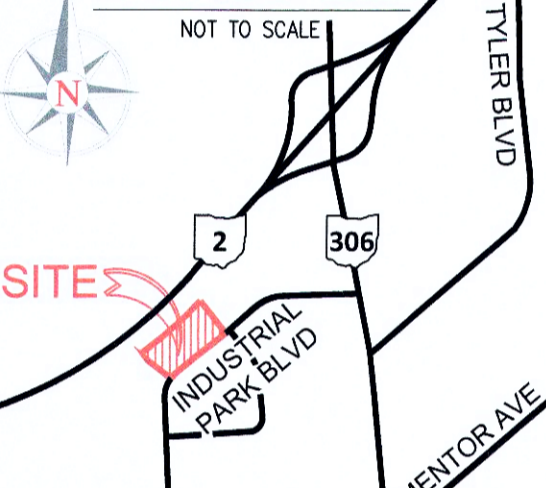
BEARING BASIS

The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (FIPS Zone 3401), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID12B, with a combined scale factor of 1.00003199237804. A GNSS Real Time Kinematic Network survey was used to establish a bearing of South 51°41'13" West for the southeasterly line of the subject property, and a Northing of 727,531.38 and Easting of 2,272,897.16 (U.S. Survey Feet) for the 5/8-inch iron rod w/cap found at the most westerly corner of the subject property.

SITE PICTURE



VICINITY MAP



LAND AREA

308,467± SQUARE FEET
7.081± ACRES

PARKING STALLS

REGULAR= 217
HANDICAP= 2
TOTAL= 219

STATEMENT OF ENCROACHMENTS

- Subject's shed appears to lie a maximum distance of 4.0 feet over the northwest property line.
Subject's fence appears to lie a maximum distance of 4.3 feet over the northwest property line.
Subject's building appears to lie within easement as shown herein.

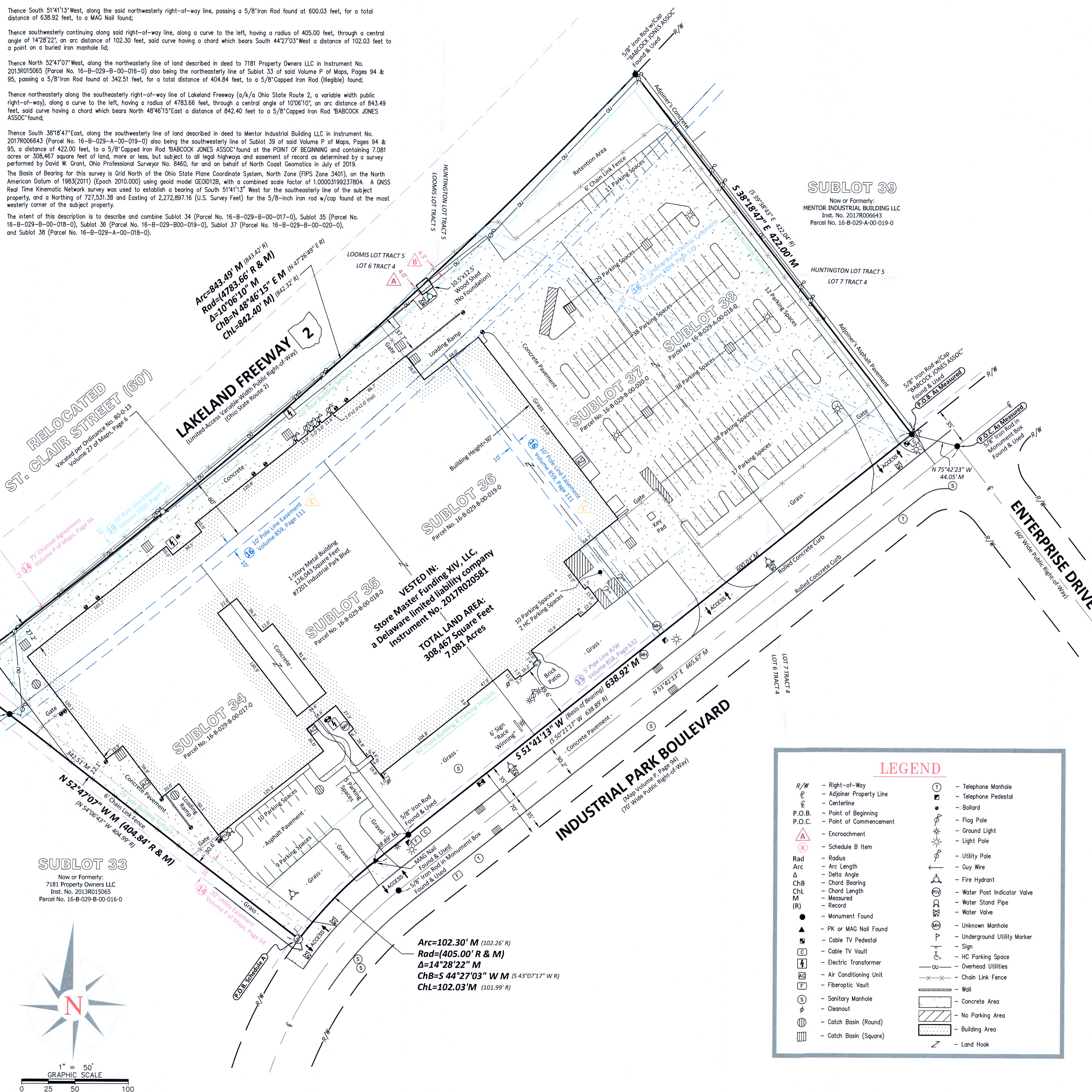
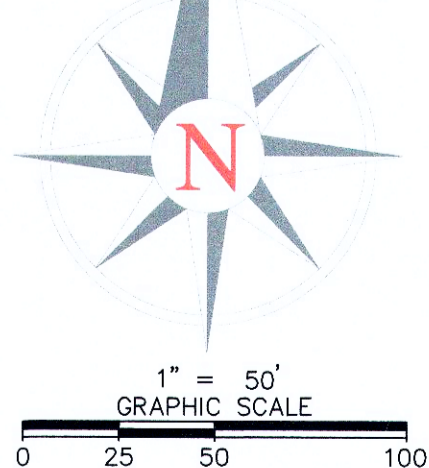
FLOOD NOTE

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 entirely in Zone "X-Unshaded" (Areas of Minimal Flood Hazard) on Flood Insurance Rate Map Number 39085C0292T, which bears an effective date of February 3, 2010 and is not in a Special Flood Hazard Area.

ZONING DATA

Table with 3 columns: ZONING ITEM, REQUIRED, and PARKING REQUIREMENTS. It lists various zoning specifications for the property.

SOURCE: AMERICAN ZONING SERVICES
3900 BEACHCOMBER DR, YUKON, OK 73099
(405) 350-5054 WWW.AMERICANZONING.COM



LEGAL DESCRIPTION

Situated in the City of Mentor, County of Lake and State of Ohio, described as follows: Situated in the City of Mentor, County of Lake and State of Ohio, and known as being Sublot Nos. 34, 35, 36, 37, and 38 in Great Lakes Industrial Park Subdivision as part of Original Mentor Township Lot Nos. 6 and 7, Tract No. 4 and the Huntington and Carrol Lots, Tract No. 5, as shown by the recorded plat in Volume P of Maps, Page 94 of Lake County Records.

TITLE COMMITMENT INFORMATION

The property herein described is the same as the pertinent property described in Chicago Title Insurance Company, Order Number 774322MMW, CIG 19002672, with an effective date of June 26, 2019.

GENERAL NOTES

- No underground utilities are shown on this survey, only above ground visible evidence of utilities are shown.
All statements within the certification, and other references located elsewhere herein, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.

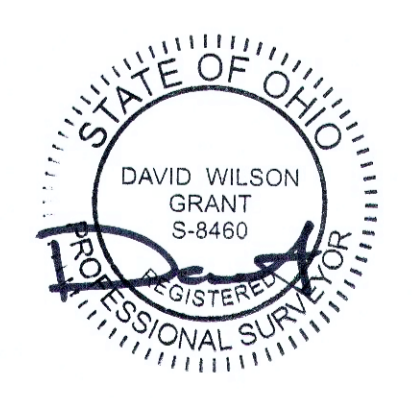
Table with columns: DATE, REVISION HISTORY, COMMENTS & AS MEASURED DESCRIPTION, APPROVED BY, and DWG. It tracks revisions and approvals for the survey.

ALTA/NSPS LAND TITLE SURVEY

7201 INDUSTRIAL PARK BOULEVARD
MENTOR, OH 44060
COUNTY OF LAKE

SURVEYOR'S CERTIFICATE

To Store Master Funding XIV, LLC, a Delaware limited liability company, Chicago Title Insurance Company, DRA Advisors LLC and DRA Fund IX-A LLC, and Bank of America, N.A., in its capacity as Administrative Agent, together with its successors and assigns: This is to certify that this map or plot 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.



REGISTERED SURVEYOR: David W. Grant, PS
Signature Date: August 28, 2019
Ohio Professional Surveyor No. 8460
dgrant@northcoastgeo.com

Logo and contact information for North Coast Geomatics, including address (173 Owosso Ave), phone number, and website.

LEGEND: A detailed key for symbols used in the survey, including Right-of-Way, Adjoiner Property Line, Centerline, Point of Beginning, Encroachment, Schedule B Item, Radius, Chord Bearing, Chord Length, Measured, Record, Monument Found, PK or MAG Nail Found, Cable TV Pedestal, Cable TV Vault, Electric Transformer, Air Conditioning Unit, Fiberoptic Vault, Sanitary Manhole, Cleonout, Catch Basin (Round), Catch Basin (Square), Telephone Manhole, Telephone Pedestal, Ballard, Flag Pole, Ground Light, Light Pole, Utility Pole, Guy Wire, Fire Hydrant, Water Post Indicator Valve, Water Stand Pipe, Water Valve, Wall, Unknown Manhole, Underground Utility Marker, Sign, HC Parking Space, Overhead Utilities, Chain Link Fence, Concrete Area, No Parking Area, Building Area, and Land Hook.

Vertical logo and contact information for Republic National, including address (480 Needles Trail), phone number, and website.