ALTA - ACSM LAND TITLE SURVEY
PPN 16B-31A-14,15,29,30,& 31
Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Lot 8, Tract 4, Township 10 North, Range 9 West of the Connecticut Western Reserve Survey.

AUGUST 2007 SCALE 1"=30'

LEGAL DESCRIPTION

PARCEL NO. 1:
SITUATED IN THE COUNTY OF LAKE IN THE STATE OF OHIO AND IN THE CITY OF MENTOR, AND KNOWN AS BEING A PART OF LOT NO. 8 IN TRACT NO. 4 OF SAID TOWNSHIP, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTERLINE OF MENTOR AVENUE, NORTH 53°02' EAST AND DISTANT 1133.08 FEET FROM THE INTERSECTIN OF THE CENTERLINE OF MENTOR AVENUE WITH THE CENTERLINE OF REYNOLDS ROAD, WHICH POINT IS ALSO THE SOUTHEAST CORNER OF A ONE-HALF ACRE PARCEL OF LAND CONVEYED TO JENNIE DURBAN TO CONCETTA CIACCOCIAPPO;

THENCE ALONG SIAD CIACCOCIAPPO'S EAST LINE, NORTH 35°44½' WEST, 827.66 FEET TO AN IRON PIPE STAKE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE N.Y.C. AND ST. L. RAILWAY;

THENCE ALONG SAID RIGHT-OF-WAY, NORTH 53°54½' EAST, 78.50 FEET TO AN IRON PIPE STAKE;

THENCE SOUTH 35°44½' EAST, 826.46 FEET TO THE CENTER OF MENTOR AVENUE, PASSING THROUGH AN IRON PIPE STAKE 30 FEET FROM THE CENTER OF SAID AVENUE;

THENCE ALONG THE CENTER OF MENTOR AVENUE, SOUTH 53°02' WEST, 78.50 FEET TO THE PLACE OF BEGINNING. SURVEY AND DESCRIPTION BY CLYDE C. HADEN, REGISTERED SURVEYOR NO. 926. BEING THE SAME PREMISES CONVEYED TO WILBUR J. WING AND NELSON W. WING BY JENNIE A. DURBAN BY DEED DATED NOVEMBER 1ST, 1946, RECORDED IN LAKE COUNTY RECORDS OF DEEDS, VOLUME 224, PAGE 535, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

EXCEPTING THEREFROM THE NORTHERLY PART OF THE ABOVE DESCRIBED PREMISES AS CONVEYED TO HEISLEY-HOPKINS, INC., BY DEED DATED FEBRUARY 12, 1996 AND RECORDED IN INSTRUMENT NO. 960007755 OF LAKE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PART (KNOWN AS PARCEL 60-WD (HIGHWAY)) APPROPRIATED BY THE CITY OF MENTOR BY JUDGMENT SETTLEMENT, DATED DECEMBER 21ST, 1987; FILED IN PROBATE COURT OF LAKE COUNTY CASE 14-12, WHICH WAS FILED FOR RECORD DECEMBER 23RD, 1987, RECORDED IN VOLUME 361, PAGE 526 OF LAKE COUNTY OFFICIAL RECORDS.

PARCEL NO. 2:
SITUATED IN THE TOWNSHIP OF MENTOR, (NOW CITY), COUNTY OF LAKE AND STATE OF OHIO, AND KNOWN AS BEING A PART OF LOT 8, TRACT 4 IN SAID TOWNSHIP AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF MENTOR AVENUE, NORTH 53°02' EAST, A DISTANCE OF 1211.58 FEET FROM THE INTERSECTION OF THE CENTERLINE OF MENTOR AVENUE WITH THE CENTERLINE OF REYNOLDS ROAD, WHICH POINT IS ALSO THE SOUTHEASTERLY CORNER OF 1.49 ACRES OF LAND CONVEYED TO JENNIE A. DURBAN TO WILBUR J. WING AND NELSON W. WING BY DEED DATED NOVEMBER 1ST, 1946 AND RECORDED IN VOLUME 224, PAGE 535 OF LAKE COUNTY RECORDS OF DEEDS;

THENCE NORTH 35°44½' WEST ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO WING, A DISTANCE OF 826.46 FEET TO AN IRON PIN STAKE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE N.Y.C. AND ST. L. RAILWAY;

THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 53°54½' EAST, A DISTANCE OF 105.00 FEET TO A POINT;

THENCE SOUTH 35°44½' EAST, A DISTANCE OF 824.87 FEET TO THE CENTERLINE OF MENTOR AVENUE;

THENCE ALONG THE CENTERLINE OF MENTOR AVENUE, SOUTH 53°02' WEST, A DISTANCE OF 105.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.99 ACRES OF LAND BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

EXCEPTING THEREFROM THE NORTHERLY PART OF THE ABOVE DESCRIBED PREMISES AS CONVEYED TO HEISLEY-HOPKINS, INC. BY DEED DATED FEBRUARY 12TH, 1996 AND RECORDED AS INSTRUMENT NO. 960007755 OF LAKE COUNTY RECORDS;

ALSO EXCEPTING THEREFROM THAT PART (KNOWN AS PARCEL 60-WD (HIGHWAY)) APPROPRIATED BY THE CITY OF MENTOR BY JUDGMENT SETTLEMENT, DATED DECEMBER 21ST, 1987; FILED IN PROBATE COURT OF LAKE COUNTY CASE 14-12, WHICH WAS FILED FOR RECORD DECEMBER 23RD, 1987, RECORDED IN VOLUME 361, PAGE 526 OF LAKE COUNTY OFFICIAL RECORDS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

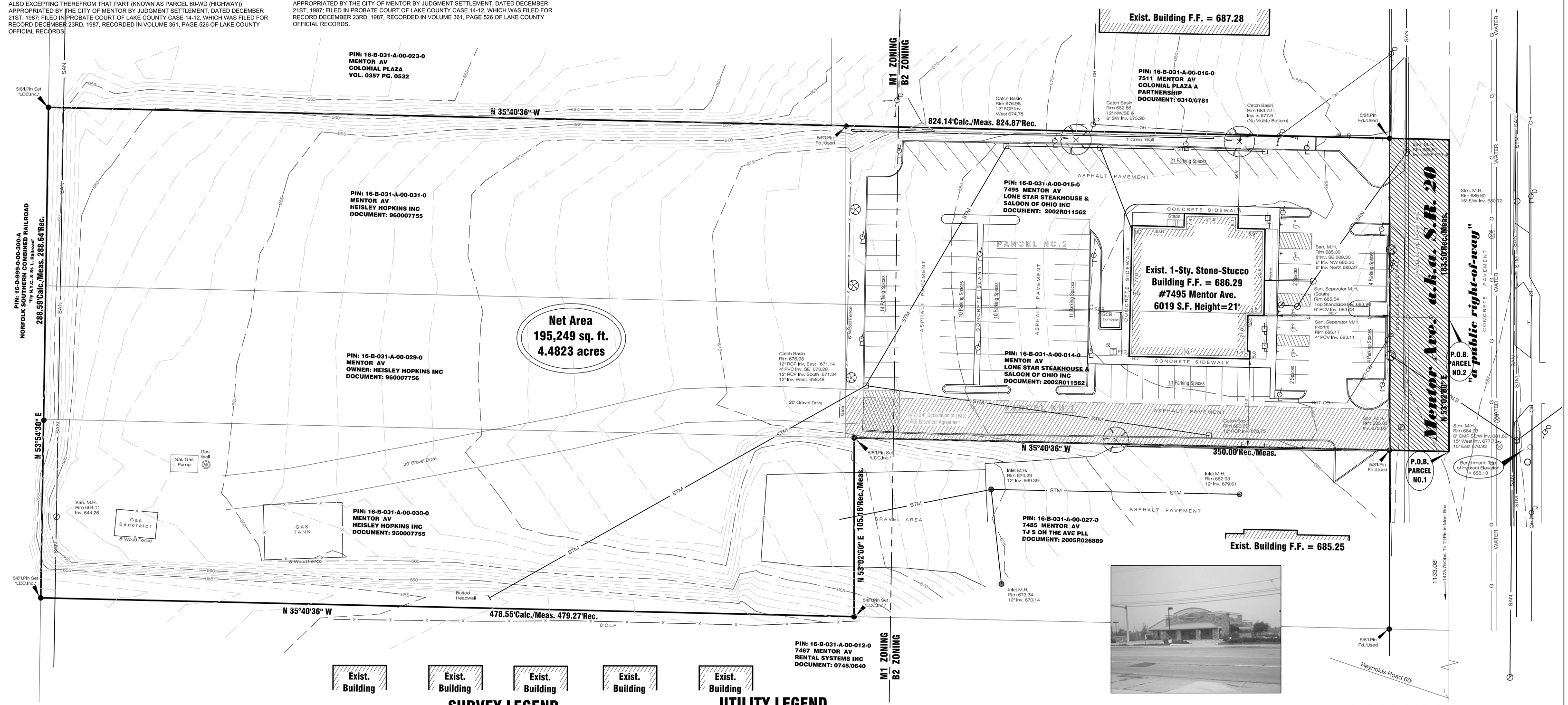
LEGEND

- Iron Pin Found
- Iron Pipe Found
- Iron Pin Set
- Monument Box Found
- Monument Box Empty
- PK Set
- PK Found
- Stone Found
- Drill Hole Found
- Drill Hole Set
- Horizontal Control Point
- Vertical Control Point
- Hub Found
- Hub Set
- Railroad Spike Found
- Railroad Spike Set

Meas. = Measured
Plat = Subdivision Plat
D./M. = Deed & Measured
Dd. = Deed
Rec. = Record
Act. = Actual

BASIS OF BEARINGS

PER RECORD DEED OF SUBJECT PROPERTY



SCHEDULE "B" ITEMS

7. EASEMENT AS CONTAINED IN OPINION AND JOURNAL ENTRY AS SHOWN IN LAKE COUNTY COMMON PLEAS CASE 00CV001343. (PLOTTED)

8. EASEMENT AGREEMENT AS CONTAINED IN INSTRUMENT NO. 2006R030094 OF THE LAKE COUNTY RECORDS. (PLOTTED)

ZONING

LONE STAR PARCEL IS ZONED B2 - GENERAL BUSINESS DISTRICT (SET-BACKS/SIDE-YARDS ARE ARE SUBJECT TO THE CITY OF MENTOR SITE PLAN REVIEW)

SURVEY LEGEND

Meas. = Measured
Plat = Subdivision Plat
D./M. = Deed & Measured
Dd. = Deed
Rec. = Record
Act. = Actual

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.

UTILITY LEGEND

- Clean Out
- Catch Basin
- Curb Inlet
- Yard Drain
- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Inlet MH
- Hse.\Down Spout
- Water Valve
- Water Meter
- Fire Hydrant
- Well
- Gas Valve
- Gas Meter
- Mailbox
- Guard Post
- Sign
- Guide Wire
- Power Pole
- Light Power Pole
- Light Pole
- Traffic Signal Pole
- Traffic Signal Box
- Electrical Box
- Telphone (SAC) Box
- Tree
- Pine Tree
- Bush
- Power Trans.

APPARENT ENCROACHMENTS

NONE AT TIME OF FIELD SURVEY

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN " **ZONE C** " A MINIMUM FLOOD ZONE AS SHOWN ON THE FEDERAL FLOOD MAPS COMMUNITY PANEL NO. 390317 0005 0010, Dated 9/20/95.

STATE OF OHIO
RICHARD A. THOMPSON JR.
S-7388
Registered
PROFESSIONAL SURVEYOR

CERTIFICATION

TO: Richard M. Osborne Tr. & Chicago Title Insurance Compnay:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OHIO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. SURVEY BASED ON ORDER NUMBER 07071511, DATED JULY 16, 2007.

DATE: _____ **RICHARD A. THOMPSON JR. P.S. #7388**

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
8585 East Avenue, Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 951-LAND
(440) 354-6938 FAX: (440) 255-9575
L.D.C. Inc. d.b.a.

DATE 8/23/07
SCALE: HOR. 1"=30'
VERT.
FILENAME ALTA
COMPUTER S:
TAB NAME ALTA

ALTA-ACSM
Land Title Survey
City of Mentor - Lake County - Ohio

SHEET	OF
1	1

CONTRACT No.
OSAIR1-0710