

BASIS OF BEARINGS
 CENTERLINE OF MENTOR AVE. BEARING
 N 57°06'00" E

Extra Space Properties Ninety One LLC
 File # 2012 R 020438
 16-B-031-B-00-007
 7679 Mentor Ave.

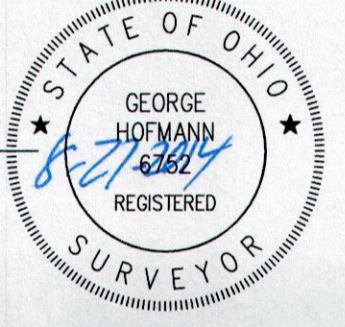
ALTA / ACSM LAND TITLE SURVEY
 MADE AT THE INSTANCE OF
MENTOR CITY CENTER, LTD
 BEING PART PART OF THE BLAKE LOT, TRACT No. 5 AND
 PART OF LOT 7, TRACT 3 AND LOT No. 8, TRACT No. 4
 OF PART OF ORIGINAL MENTOR TOWNSHIP
 NOW IN THE CITY OF MENTOR
 COUNTY OF LAKE
 STATE OF OHIO

ORDER N° 14-127 F.B. 734, PG. 77
 AUGUST 11, 2014
 AUGUST 18, 2014 Add date of field work correct spelling, Add Erie Title
 AUGUST 26, 2014 REVISE DESCRIPTION PER COUNTY

TO: MENTOR CITY CENTER, 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 8, 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 57°06'00"E and are used to indicate angles only.

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



DESCRIPTION:
 SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE, AND STATE OF OHIO, AND KNOWN AS BEING A PART OF BLAKE LOT, TRACT No. 5, AND PART OF LOT No. 7, TRACT No. 3 AND A PART OF LOT No. 8, TRACT No. 4 AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIN IN A MONUMENT BOX AT A POINT OF INTERSECTION ON THE CENTERLINE OF MENTOR AVE. SAID POINT BEING AT STATION 108+52.66 AS SHOWN ON THE CENTERLINE SURVEY PLAT RECORDED IN VOLS. PG 20 OF LAKE COUNTY MAP RECORDS;

THENCE NORTH 57 DEGREES 06 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF MENTOR AVE., A DISTANCE OF 345.84 FEET TO A POINT;

THENCE NORTH 32 DEGREES 54 MINUTES 00 SECONDS WEST, A DISTANCE OF 30 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO C. SUMNER AND MARY STILLWELL AND RECORDED IN VOLUME 807, PAGE 1328 OF LAKE COUNTY DEED RECORDS (NOW PART OF THE PUBLIC RIGHT OF WAY OF MENTOR AVE.) SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL No. 90W0 OF LAND TAKEN FOR ROAD WIDENING;

THENCE NORTH 34 DEGREES 54 MINUTES 00 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF LAND CONVEYED TO MENTOR CITY CENTER, LTD BY FILE # 2014R01264 OF LAKE COUNTY DEED RECORDS, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF LAND NOW OWNED BY IRVING J. SHERMAN, TRUSTEE OF THE IRVING J. SHERMAN REVOCABLE TRUST IN FILE # 2004R059614, A DISTANCE OF 5.00 FEET TO A POINT, (3/8" IRON PIN SET ON THE NORTHWESTERLY RIGHT OF WAY LINE OF MENTOR AVE. AS WIDENED, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PREMISES HEREIN DESCRIBED;

THENCE CONTINUING NORTH 34 DEGREES 54 MINUTES 00 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF LAND CONVEYED TO MENTOR CITY CENTER, LTD (PPN 16B-031B-00-018) BY FILE # 2014R01264 OF LAKE COUNTY DEED RECORDS, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF LAND NOW OWNED BY IRVING J. SHERMAN, TRUSTEE OF THE IRVING J. SHERMAN REVOCABLE TRUST (PPN 16B-031B-00-017) IN FILE # 2004-059614 AND THE NORTHEASTERLY LINE OF LAND NOW OWNED BY RICHARD M. OSBORNE, TRUSTEE (PPN 16B-031B-00-007) IN FILE #970000569, A DISTANCE OF 395.00 FEET TO A POINT, (3/8" IRON PIN FD (CAPPED 6908 OHIO-3401 KENTUCKY 0.15' SOUTH);

THENCE NORTH 57 DEGREES 06 MINUTES 00 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF LAND CONVEYED TO MENTOR CITY CENTER, LTD BY FILE # 2014R01264 OF LAKE COUNTY DEED RECORDS, ALSO BEING THE SOUTHEASTERLY LINE OF LAND NOW OWNED BY EXTRA SPACE PROPERTIES NINETY ONE LLC (PPN 16B-031B-00-007) IN FILE # 2012R020438 OF LAKE COUNTY DEED RECORDS, A DISTANCE OF 643.94 FEET TO A POINT, (DRILL HOLE AND Y Fd 0.24' NORTH);

THENCE SOUTH 4 DEGREES 23 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID LAND CONVEYED TO MENTOR CITY CENTER, LTD BY FILE # 2014R01264 OF LAKE COUNTY DEED RECORDS, A DISTANCE OF 345.19 FEET TO A MAG NAIL SET IN ASPHALT AT AN ANGLE POINT IN SAID LINE;

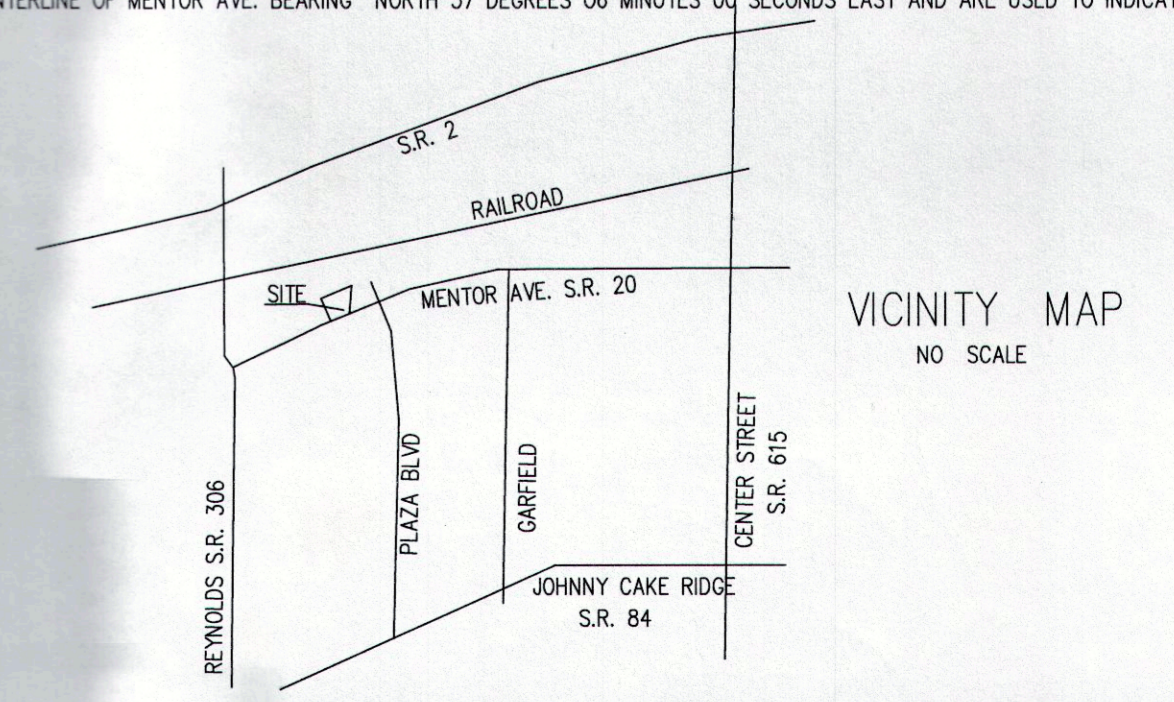
THENCE SOUTH 2 DEGREES 40 MINUTES 50 SECONDS WEST, A DISTANCE OF 147.68 FEET TO A 3/8" IRON PIN FOUND ON THE NORTHEASTERLY RIGHT OF WAY LINE OF MENTOR AVE (AS WIDENED), SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID PARCEL No. 91W0;

THENCE SOUTH 57 DEGREES 06 MINUTES 00 SECONDS WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 335.12 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 192,490.645 S.F. - 4.418 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 57 DEGREES 06 MINUTES 00 SECONDS EAST AND ARE USED TO INDICATE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

- SCHEDULE "B"**
- Item 24 Reservation & Easement Allowing Grantor to tie into Water and sewer lines to be installed Vol. 818, P. 202 **NOT PLOTTED.**
 - Item 25 Roadway & Sewer Easement Vol. 953, P. 572, Reinstatement & Modification File # 200002668 **PLOTTED**
 - Item 26 Easement to Ohio Bell Vol. 971, Pg. 927 **PLOTTED**
 - Item 27 Temporary Right of Way Agreement Vol. 267, P. 642 **PLOTTED**
 - Item 28 Easement for Water Mains Vol. 303, P. 563 **PLOTTED**



ZONING:
 NONE PROVIDE BY TITLE COMPANY PER ITEM 6A OF TABLE "A"

BUILDING SETBACKS:
 NONE PROVIDE BY TITLE COMPANY PER ITEM 6B OF TABLE "A"

PARKING
 262 SPACES MARKED + 8 HANDICAP

FLOOD ZONE:
 ZONE "X" COMMUNITY PANEL 39085C011F

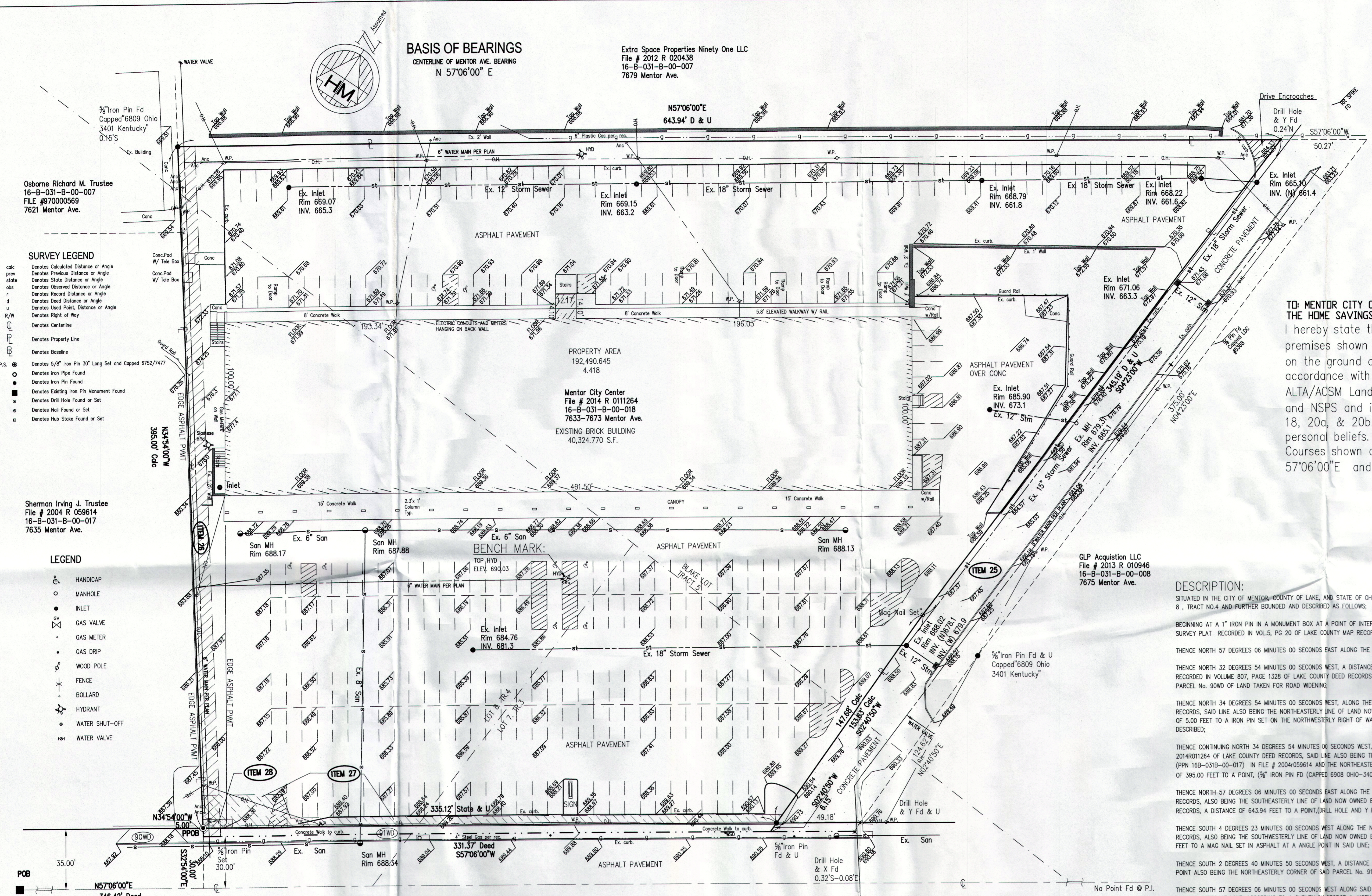
UTILITIES
 THE LOCATION OF UNDERGROUND UTILITIES, INCLUDING SEWER & WATER CONNECTIONS ARE SECURED FROM AVAILABLE RECORDS AND FIELD MEASUREMENTS WHEN POSSIBLE. WE ADVISE CONTACTING THE UTILITY COMPANIES BEFORE EXCAVATING IN THE VICINITY OF THEIR STRUCTURES AND IF MORE DETAILED INFORMATION IS REQUIRED.

OUPS REQUEST
 A418401032 Plans
 A418401137 Markings

GRAPHIC SCALE
 1 inch = 30 ft.

BEFORE YOU DIG CALL

TOLL FREE
 1-800-362-2764



- SURVEY LEGEND**
- Denotes Calculated Distance or Angle
 - Denotes Previous Distance or Angle
 - Denotes State Distance or Angle
 - Denotes Observed Distance or Angle
 - Denotes Record Distance or Angle
 - Denotes Dead Distance or Angle
 - Denotes Used Point, Distance or Angle
 - Denotes Right of Way
 - Denotes Centerline
 - Denotes Property Line
 - Denotes Baseline
 - 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
 - GAS DRIP
 - WOOD POLE
 - FENCE
 - BOLLARD
 - HYDRANT
 - WATER SHUT-OFF
 - WATER VALVE

POB
 1" Iron Pin
 In Mon Box
 @ PI

MENTOR AVE. U.S. 20 (Width Varies)