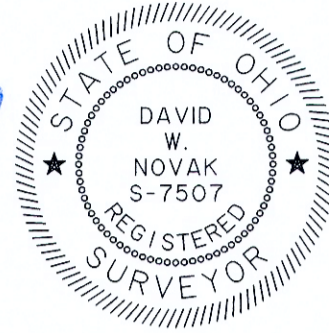


**CERTIFICATION:**  
 TO MATTHEWS REAL ESTATE INVESTMENT SERVICES, FIRST AMERICAN TITLE INSURANCE COMPANY, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS FROM TABLE A THEROF. THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2015.

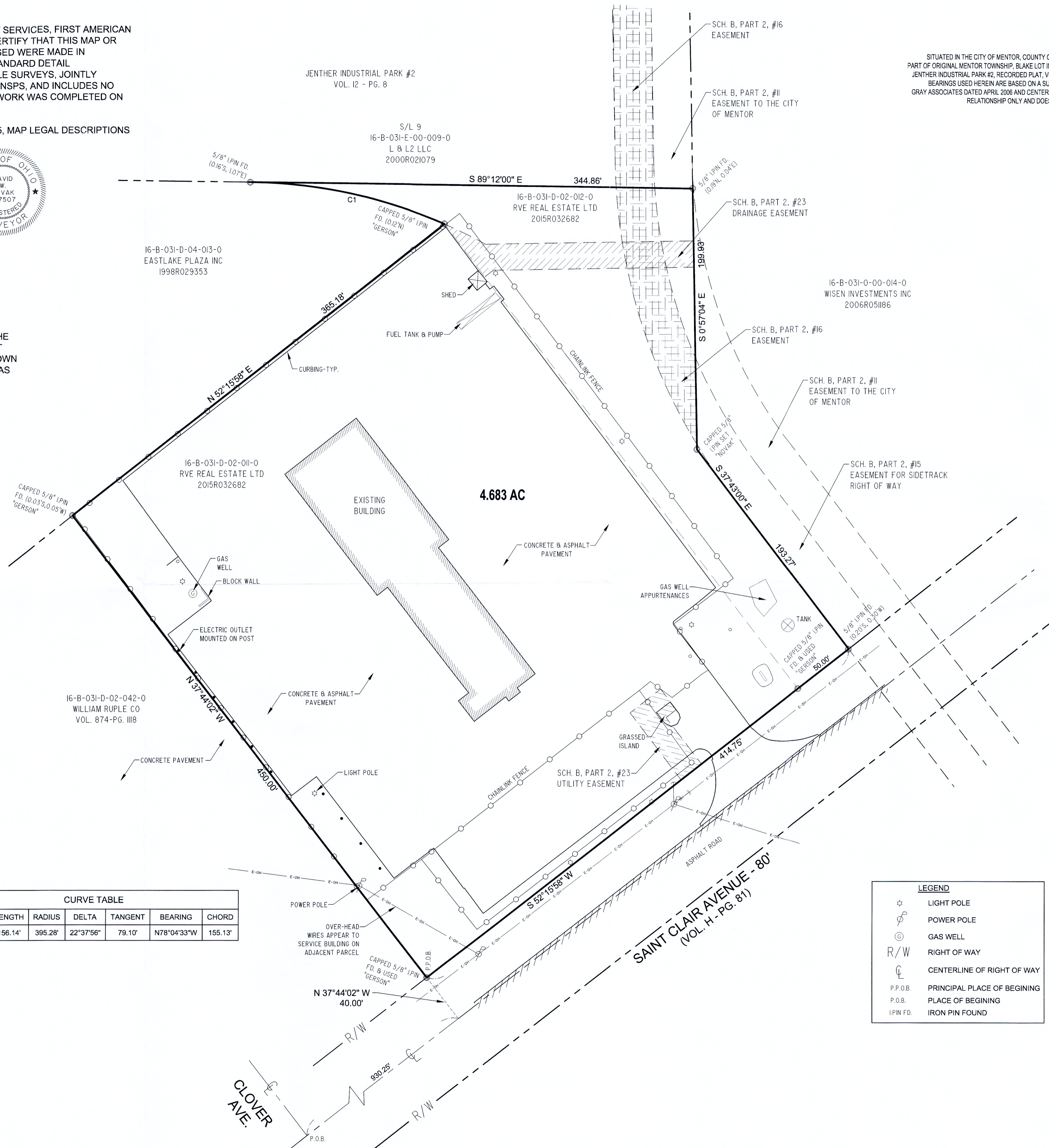
DATE OF PLAT OR MAP: SEPTEMBER 8, 2015, MAP LEGAL DESCRIPTIONS REVISED JUNE 28, 2019

DAVID W. NOVAK, P.S. NO. 7507  


**SCHEDULE B PART II**

1. NO COMMENT
2. NO COMMENT
3. NO COMMENT
4. NO COMMENT
5. NO COMMENT
6. NO COMMENT
7. NO COMMENT
8. NO COMMENT
9. NO COMMENT
10. NO COMMENT
11. THE TWO 30' EASEMENTS SHOWN ON THE PLAT WHICH CUT ACROSS THE NORTHEAST CORNER OF SUBJECT PROPERTY, ARE SHOWN ON THE SURVEY MAP. THEY ARE LABELED AS SCH. B, PART 2 ITEMS #15, 16 & 11.
12. NOT ABLE TO DETERMINE LOCATION
13. NOT ABLE TO DETERMINE LOCATION
14. NOT LOCATED ON SUBJECT PROPERTY
15. SEE SURVEY MAP
16. SEE SURVEY MAP
17. NOT LOCATED ON SUBJECT PROPERTY
18. NOT LOCATED ON SUBJECT PROPERTY
19. NOT LOCATED ON SUBJECT PROPERTY
20. NOT LOCATED ON SUBJECT PROPERTY
21. NO COMMENT
22. SEE SURVEY MAP
23. SEE SURVEY MAP
24. NOT LOCATED ON SUBJECT PROPERTY

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	156.14'	395.28'	22°37'56"	79.10'	N78°04'33"W	155.13'



**LEGEND**

	LIGHT POLE
	POWER POLE
	GAS WELL
	RIGHT OF WAY
	CENTERLINE OF RIGHT OF WAY
	PRINCIPAL PLACE OF BEGINNING
	PLACE OF BEGINNING
	IRON PIN FOUND

**LEGAL DESCRIPTION OF THE CONSOLIDATION OF PPN 16B031D020120 AND 16B031D020110, ST. CLAIR AVENUE, MENTOR, LAKE COUNTY OHIO**

Situated in the City of Mentor, County of Lake and State of Ohio and known as being a part of Original Mentor Township, Blake Lot in Tract 5, and also being part of Sublot No. 9 of Jenther Industrial Park #2, recorded plat, Volume 12, Page 8, Lake County Record of Plats being fully described as follows:

Beginning at the intersection of the centerline St. Clair Avenue, 80 feet wide, and the centerline of Clover Avenue, 50 feet wide as shown on the Plat of Road, Goodhold Farm, recorded plat, Volume H, Page 81, Lake County record of Plats;

Thence N 52°15'58" E 930.25 feet along the centerline of said St. Clair Avenue to a point;

Thence N 37°44'02" W 40.00 feet to a capped (GERSON) 5/8" iron pin found at the southeast corner of a parcel of land owned William Ruple Co. (PPN 16B031D020420), recorded deed, Volume 874, Page 1118, Lake County Record of Deeds, said pin also being the principal place of beginning;

Thence N 37°44'02" W 450.00 feet along the east line of said William Ruple Co. to the south line of a parcel of land owned by Eastlake Plaza Inc. (PPN 16B031D040130), recorded deed, Document No. 1998R029353, said point is referenced by a capped (GERSON) 5/8" iron pin found South 0.03 feet, West 0.05 feet;

Thence N 52°15'58" E 365.18 feet along the south line of said Eastlake Plaza Inc. to a point, said point is referenced by a capped (GERSON), 5/8" iron pin found North 0.12 feet;

Thence 156.14 feet along the north line of said Eastlake Plaza Inc. along a curve deflecting to left, said curve having a radius of 395.28 feet, a delta angle of 22°37'56", a chord of 155.13 feet which bears N 78°04'33" W to a point on the south line of Sublot 9, of said Jenther Industrial Park #2 and owned by L & L2 LLC (PPN 16B031E000090), said point referenced by a 5/8" iron pin found South 0.16 feet, East 1.07 feet;

Thence S 89°12'00" E 344.86 feet along the south line of said Sublot 9 to a point on the west line of a parcel of land owned by Wisen Investments Inc. (PPN 16B0310000140), recorded deed, Document No. 2006R051186, Lake County Record of Deeds, said point is referenced by a 5/8" iron pin found North 0.19 feet, East 0.04 feet;

Thence S 00°57'04" E 199.93 feet along the west line of said Wisen Investments Inc. to a capped (NOVAK) 5/8" iron pin set;

Thence S 37°43'00" E 193.27 feet continuing along the west line of said Wisen Investments Inc. to a point on the north line of said St. Clair Avenue, said point referenced by a 5/8" iron pin found South 0.20 feet, West 0.30 feet;

Thence S 52°15'58" W (passing through a capped (GERSON) 5/8" iron pin found at 50.00 feet) 414.75 feet along the north line of said St. Clair Avenue to the principal place of beginning;

and containing 4.683 acres of land be the same more or less but subject to all legal highways, and easements of record as surveyed and described June 26, 2019 by David W. Novak, P.S. No. 7507. Bearings used herein are based on a survey by Daniel J. Gerson P.S. 8137 for William R. Gray associates dated April 2006 and centerline of St Clair Avenue and to denote angular relationship only and does not represent true north.

REVISIONS	BY
REVISED PER COUNTY	DWN
REVIEW 6/26/2019	
REVISED PER FIRST	DWN
AMERICAN 6/28/2019	

**Barrington**  
 CONSULTING GROUP, INC.  
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MATTHEWS REAL ESTATE INVESTMENT SERVICES  
 KYLER BEAN  
 8300 DOUGLAS AVENUE, SUITE 750  
 DALLAS, TEXAS 75225

**ALTA/ACSM LAND TITLE SURVEY**  
 7685 ST. CLAIR STREET  
 MENTOR, OHIO 44060  
 COMMITMENT No.: NCS-962412-CLE

DRAWN	TDR
CHECKED	DWN
DATE	12/8/15
SCALE	1"=40'
JOB NO.	19070
SHEET	