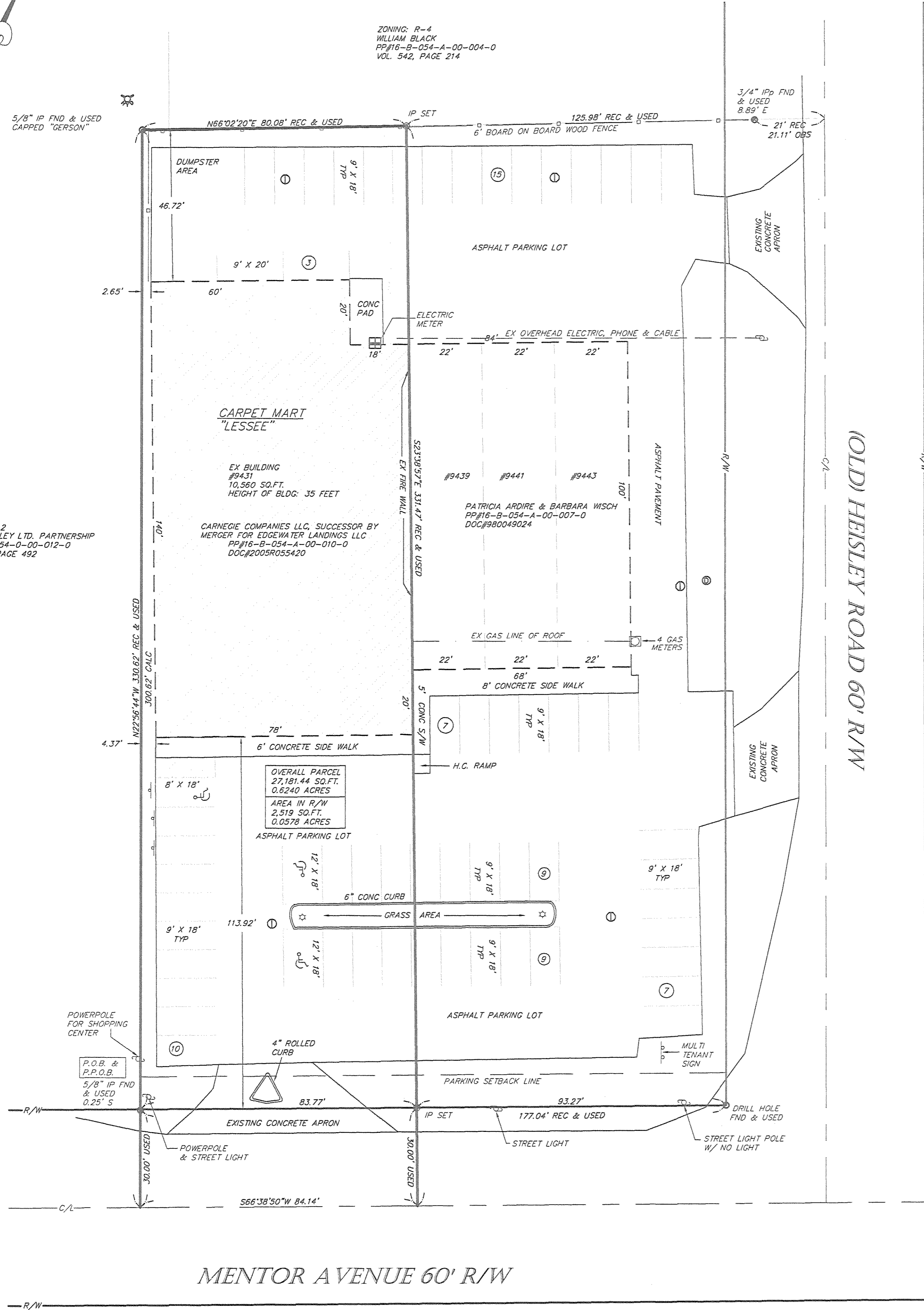


ZONING: B-2  
CORAL HESLEY LTD. PARTNERSHIP  
PP#16-B-054-0-00-012-0  
VOL. 508, PAGE 492

ZONING: R-4  
WILLIAM BLACK  
PP#16-B-054-A-00-004-0  
VOL. 542, PAGE 214



MENTOR AVENUE 60' R/W

LEGAL DESCRIPTION OF A 0.6240 ACRE PARCEL

Situated in the City of Mentor, County of Lake, and State of Ohio and known as being part of the Merry Lot, and being further bounded and described as follows:  
Beginning at a point in the northerly Right of Way of Mentor Avenue, 60 feet wide, said point being South 66°38'50" West 177.04 feet west from a drill hole found on the northerly Right of Way of said Mentor Avenue and the westerly Right of Way of Old Hesley Road, 60 feet wide and also being referenced by a 3/8" iron pin found 0.25 feet south and being the Principal Place of Beginning;  
Course I: Thence North 22°56'44" West along the westerly line of land conveyed to Coral-Hesley as described in Volume 508, Page 492 of The Lake County Record of Deeds (PP#16-B-054-0-00-012-0), a distance of 300.62 feet to a 3/8" iron pin found capped "Gerson";  
Course II: Thence North 66°02'20" East along the southerly line of land conveyed to William T. Black as described in Volume 542, Page 214 of The Lake County Record of Deeds (PP#16-B-054-A-00-004-0) a distance of 80.08 feet to an iron pin set, said point being the northwesterly corner of land conveyed to Patricia Ardire & Barbara Wisch as described in Document No. 980049024 of The Lake County Records of Deeds (PP#16-B-054-A-00-007-0);  
Course III: Thence South 23°38'57" East along a firewall of a building and along the westerly line of said Ardire & Wisch and passing through an iron pin set at 301.47 feet a distance of 331.47 feet to a point in the centerline of said Mentor Avenue;  
Course IV: Thence South 66°38'50" West along said centerline of Mentor Avenue a distance of 84.14 feet to a point;  
Course V: Thence North 22°56'44" West a distance of 30.00 feet to the Principal Place of Beginning.

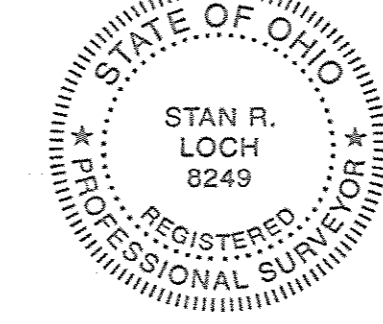
Said parcel containing 0.6240 acres of land, as surveyed and described in April, 2006 by Stan Loch, Registered Ohio Surveyor Number 8249, be the same more or less, but subject to all legal highways. Bearings used herein are to an assumed meridian and are used to denote interior angles only. The intent of the above survey is to describe a parcel of land conveyed to Carnegie Companies LLC, successor by merger for Edgewater Landings LLC, as described in Document No. 2005R055420 of The Lake County Records of Deeds. All iron pin sets are 3/8" x 30" rebar capped "Aztech #9249".

THIS IS TO CERTIFY TO CARNEGIE COMPANIES LLC, SUCCESSOR BY MERGER FOR EDGEWATER LANDINGS LLC, REPUBLIC BANK, STEWART TITLE GUARANTEE COMPANY, INC. & RELIANCE TITLE AGENCY, LTD. THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, (b)(1), 8, 9, 10, 11, 13 & 14 OF TABLE A THEREOF, AND (ii) 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.

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS SET FORTH IN OHIO ADMINISTRATIVE CODE, CHAPTER 4733-37; THAT THIS MAP OR PLAT, THE SURVEY ON WHICH IT WAS BASED, AND THE LEGAL DESCRIPTION SHOWN HEREON MEETS THE REQUIREMENTS, IF ANY, AS ESTABLISHED BY THE LAKE COUNTY TRANSFER AND CONVEYANCE STANDARDS.

I ALSO CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP OR PLAT ABUTS A PUBLIC DEDICATED STREET AND THERE IS VEHICULAR INGRESS AND EGRESS TO AND FROM THE PROPERTY; THAT THE PROPERTY DESCRIPTION IS THE SAME PROPERTY SPECIFICALLY DESCRIBED IN RELIANCE TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 200128 DATED APRIL 5, 2006, THAT EXCEPT AS SHOWN THE PREMISE DOES NOT SERVE ANY OTHER ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE; THAT THE PREMISES IS LOCATED IN A FLOOD ZONE C AS SHOWN BY 38031Z-0002-0010 SEPTEMBER 20, 1995 (FLOOD MAP PANEL NUMBER SUFFIX AND MAP DATE); THAT THE PROPERTY CONSISTS OF TWO OR MORE PARCELS THAT THE PARCELS ARE CONTIGUOUS AND WHEN TAKEN TOGETHER FROM ON PARCEL WITHOUT AND GAPS OR GORES; AND THAT EXISTING UTILITIES (i.e., STORM, SANITARY, WATER, GAS AND ELECTRIC) ARE AVAILABLE TO THE PROPERTY.

STAN LOCH  
REG SURVEYOR #8249  
DATE 5-11-06

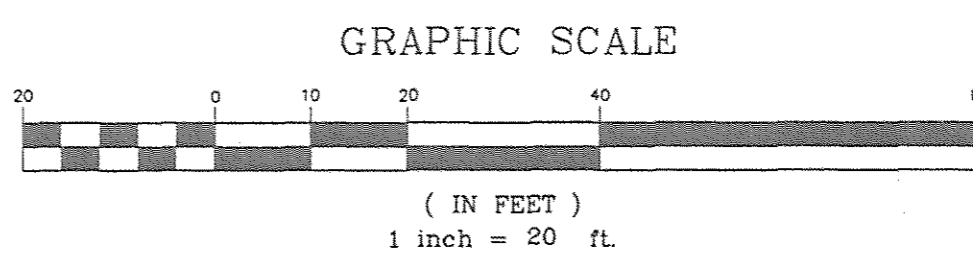
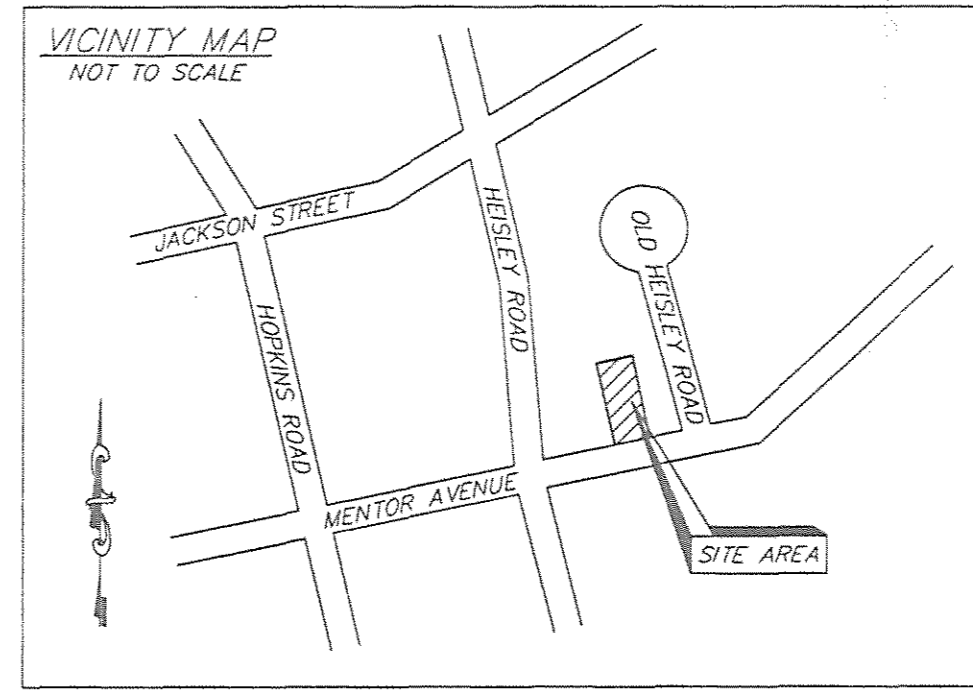


SCHEDULE B - SECTION 2

- 8. POLE LINE AGREEMENT CONTAINED IN INSTRUMENT RECORDED IN VOLUME 58, PAGE 614 OF LAKE COUNTY RECORDS. (NOT PLOTTABLE)
- 9. POLE LINE AGREEMENT CONTAINED IN INSTRUMENT RECORDED IN VOLUME 58, PAGE 639 OF LAKE COUNTY RECORDS. (NOT PLOTTABLE)
- 10. RIGHT OF WAY CONTAINED IN INSTRUMENT RECORDED IN VOLUME 71, PAGE 86 OF LAKE COUNTY RECORDS. (NOT PLOTTABLE)
- 11. RIGHT OF WAY CONTAINED IN INSTRUMENT RECORDED IN VOLUME 79, PAGE 516 OF LAKE COUNTY RECORDS. (NOT PLOTTABLE)
- 12. RECIPROCAL INGRESS, EGRESS AND PARKING EASEMENT CONTAINED IN INSTRUMENT RECORDED IN INSTRUMENT NUMBER 980000142 OF LAKE COUNTY RECORDS. (INCLUDES ENTIRE PP#16-B-054-A-00-007-0)
- 14. PARTY WALL EASEMENT AND MAINTENANCE AGREEMENT CONTAINED IN INSTRUMENT RECORDED IN INSTRUMENT NUMBER 980000143 OF LAKE COUNTY RECORDS. (INCLUDES ENTIRE PP#16-B-054-A-00-007-0)

CURRENT ZONING: B-2 GENERAL BUSINESS  
MIN SETBACK: 30 FEET  
MIN REAR SETBACK: ESTABLISH BY SITE DEVELOPMENT PLANS  
MIN SIDE YARD SETBACK: ESTABLISH BY SITE DEVELOPMENT PLANS  
PARKING:  
MIN R/W SETBACK: 10 FEET

- LEGEND
- = IRON PIN FND
  - = IRON PIN SET
  - ⊙ = IRON PIPE FND
  - ⊗ = STORM MANHOLE
  - ⊕ = ELECTRIC METER
  - ⊖ = GAS METER
  - ⊗ = POWER POLE
  - ⊗ = CATCH BASIN
  - ⊗ = FIRE HYDRANT
  - ☆ = LIGHT POLE



38879 MENTOR AVENUE SUITE A  
WILLOUGHBY OHIO 44094  
440-602-9071



Civil Engineering · Land Surveying

SHEET CONTENT

ALTA/ACSM SURVEY FOR  
CARNEGIE COMPANIES LLC.,  
SUCCESSOR BY  
MERGER FOR  
EDGEWATER LANDINGS LLC.

PART OF THE MERRY LOT  
CITY OF MENTOR  
LAKE COUNTY  
STATE OF OHIO  
MAY 8TH, 2006

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/11/06	REVISED PER COUNTY	CL

HORIZ. SCALE		VERT. SCALE	
1" = 20'			
DRAWN BY		DATE	
CL		5/8/06	
CHECKED BY		DRAWING NO.	
SRL		151764-2006	
JOB NO.		SHEET	
151764		1 OF 1	