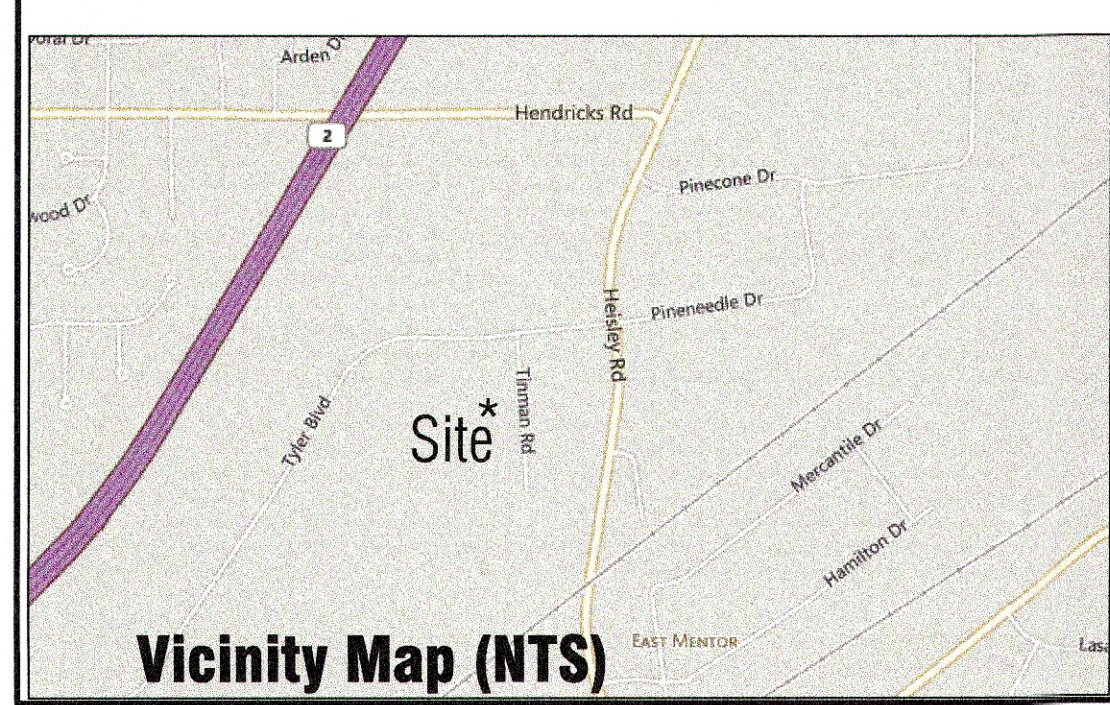
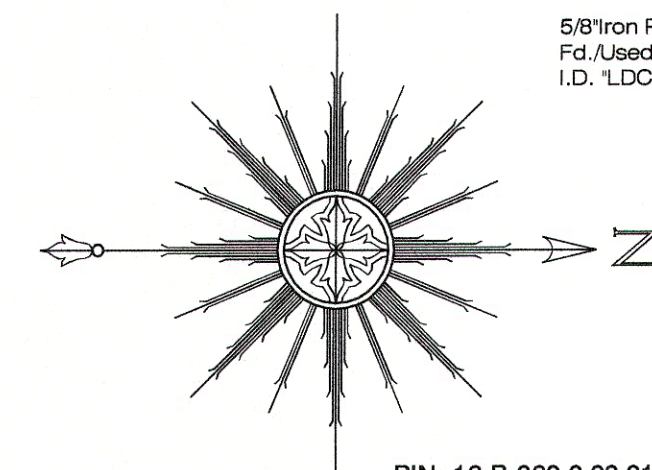
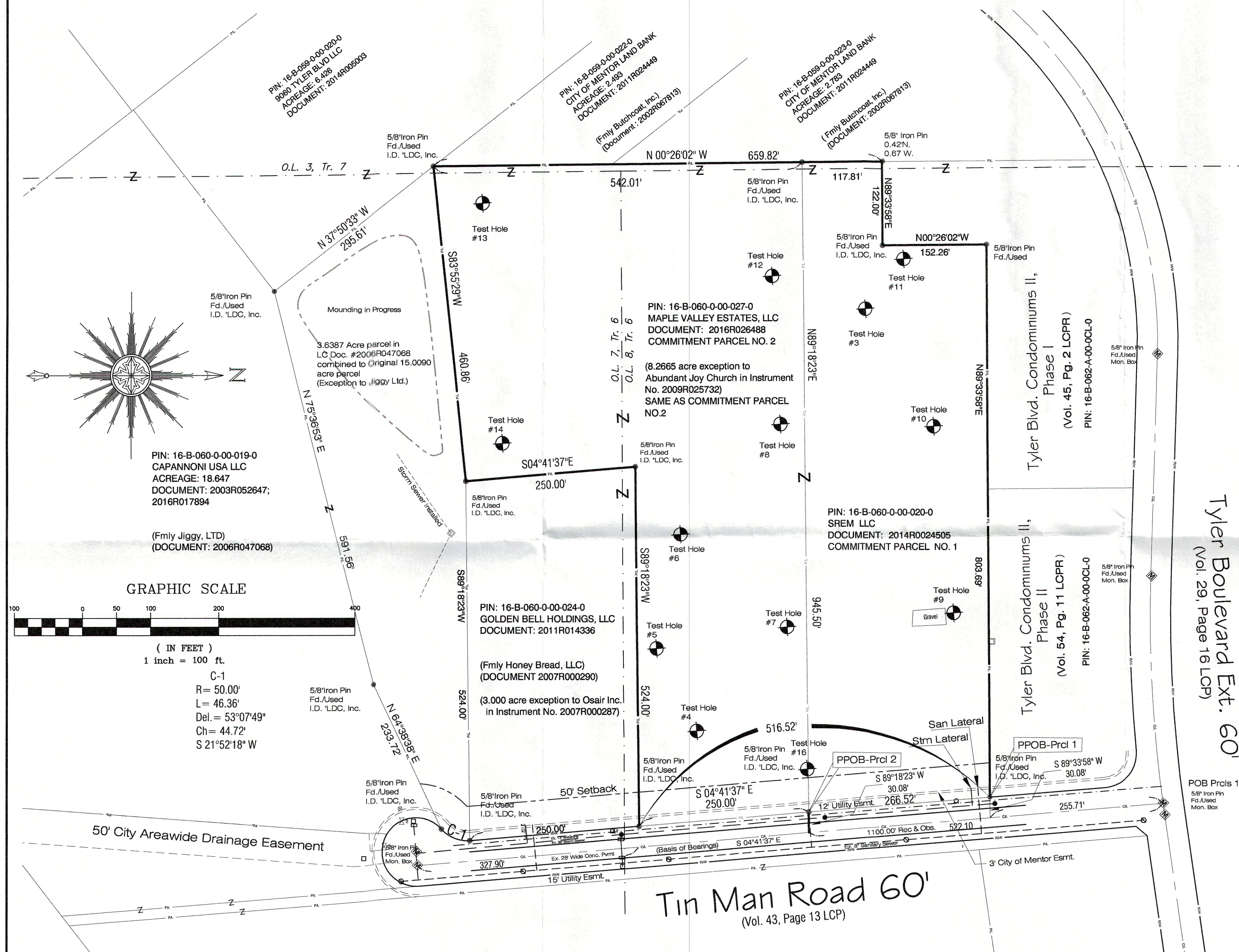


Plat of Consolidation

In the City of Mentor, County of Lake and State of Ohio. Known as being part of Original Mentor Township Lots 7 & 8, Tract 6. and Original Lot 3, Tract 7. Further being known as land conveyed to Maple Valley Estates, LLC by deed recorded in Lake County Document No. 2016R026488. (PPN:16B-60-0-00-027-0) & SREM, LLC by deed recorded in Lake County Document No. 2014R0024505 (PPN: 16B-60-0-00-020-0)



SURVEY LEGEND

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

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
 Telephone (SAC) Box
 Tree
 Pine Tree
 Bush

PROPOSED CONSOLIDATED PARCEL

Situated in the City of Mentor, County of Lake and State of Ohio, known as being part of Original Mentor Township Lots 7 & 8, Tract 6 and Lot 3, Tract 7, Further known as being land conveyed to Heiland Electronics, Inc. by deed recorded in Lake County Document No. 2011R011336 (PPN: 16B-060-027 & 16B-060-020).

Beginning at a Monument Box W 5/8 inch iron pin found at the centerline intersection of Tyler Boulevard (60 feet wide) as shown in Volume 29, Page 16 of Lake County Plat Records and Tin Man Road (60 feet wide) as shown in Volume 43, Page 13 of Lake County Plat Records;

Thence South 04°41'37" East along said centerline of Tin Man Road, 255.71 feet to a point;

Thence South 89°33'58" West, 30.08 feet to a 5/8 inch iron pin found (LDC, Inc.) in the Westerly sideline of Tin Man Road, said point being the Southeast corner of the Tyler Boulevard Condominiums II, Phase II, as shown in Volume 54, Page 11 of Lake County Plat Records and PRINCIPAL PLACE OF BEGINNING;

COURSE I Thence South 04°41'37" East, along said Westerly sideline, 516.52 feet to a 5/8 inch iron pin found (LDC, Inc.) at the Northeast corner of land conveyed to Golden Bell Holdings, LLC by deed recorded in Lake County Document No. 2011R014336 (PPN: 16B-060-024);

COURSE II Thence South 89°18'23" West, along the Northerly line of "Golden Bell", 524.00 feet to a 5/8 inch iron pin found (LDC, Inc.) at the Northwest corner thereof;

COURSE III Thence South 04°41'37" East, along the Westerly line of "Golden Bell", 250.00 feet to a 5/8 inch iron pin found (LDC, Inc.) at the Southwest corner thereof, said point also being in the Northerly line of a 3.6387 acre parcel of land conveyed to Capannon USA, LLC by deed recorded in Lake County Document No. 2016R017894 (PPN: 16B-060-019);

COURSE IV Thence South 83°55'29" West, along said Northerly line of "Capannon", 460.86 feet to a 5/8 inch iron pin found (LDC, Inc.) in the Northeast corner of land conveyed to 9060 Tyler Boulevard, LLC by deed recorded in Lake County Document No. 2014R05003 (PPN: 16B-059-020), said point further being the Southerly corner of land now conveyed to the City of Mentor (Land Bank) by deed recorded in Lake County Document No. 2011R02449 (PPN: 16B-059-023);

COURSE V Thence North 00°26'02" West, along the Easterly line of the City of Mentor and a second parcel conveyed to the City of Mentor (Land Bank) by deed recorded in Lake County Document No. 2011R02449 (PPN: 16B-059-023);

COURSE VI Thence North 89°33'58" East, along the Southerly line of Phase II of said condominiums, 122.00 feet to a 5/8 inch iron pin found (LDC, Inc.) at an angle point therein;

COURSE VII Thence North 00°26'02" West, continuing along the Southerly line of Phase II of said condominiums, 152.26 feet to a 5/8 inch iron pin found at an angle point therein;

COURSE VIII Thence North 89°33'58" East, along the Southerly lines of Phase I & Phase II of said condominium, 803.69 feet to the Principal Place of Beginning and containing 13.5951 acres (592,204 square feet) as calculated and described from a survey done in June 2016 by James R. Pegoraro, Jr., P.S. 8150 of LDC, Inc., Bearings refer to the Plat of Dedication of Tin Man Road in Volume 43, Page 13 of Lake County Plat Records, be the same, more or less, but subject to all legal highways and easements of record.

COURSE IX Thence North 89°33'58" East, along a Southerly line of said Tyler Boulevard Condominiums II and the Southerly line of land conveyed to Osair, Inc. by deed recorded in Document No. 2002R040583 of Lake County Records (PPN: 16B062-024) a distance of 803.69 feet to the Principal Place of Beginning and containing 20,238 acres of land (81,385 square feet) as calculated and described in March 2004 by Michael S. Spallay, P.S. No. 8169 of LDC, Inc. Bearings refer to the centerline of Tin Man Road, South 04°41'37" East, as shown by plat recorded in Volume 43, Page 13 of Lake County Plat Records. All iron pins set are 5/8 inch by 30 inch long rebar with yellow, plastic caps stamped "LDC, Inc."

EXCEPTING THEREFROM that part conveyed to Jiggy Ltd., by deed dated October 31, 2006, filed for record November 20, 2006 and recorded as Instrument No. 2006R047068 of Lake County Records.

ALSO EXCEPTING THEREFROM that part conveyed to Osair, Inc., by deed dated November 28, 2006, filed for record January 3, 2007 and recorded as Instrument No. 2007R00287 of Lake County Records.

ALSO EXCEPTING THEREFROM that part conveyed to Abundant Joy Church, by deed dated October 1, 2009, filed for record October 1, 2009 and recorded as Instrument No. 2009R02572 of Lake County Records.

Commitment Parcel No. 1 = 20.2338 Acres Total
 - EXC. to Jiggy 3.6387 Acres
 - EXC. to Osair 3.0000 Acres
 - EXC. to A.Joy Church 8.2665 Acres (same as Commitment Parcel No. 2)
 = Remaining 5.3286 Acres as PPN: 16B-060-0-00-020-0

TOTAL AREA CERTIFIED IN THIS COMMITMENT = 13.5951 ACRES

BASIS OF BEARINGS

Centerline of Tin Man Road Vol.43 page 13 of Lake County Plat Records

PARCEL ACREAGES

Commitment Parcel No. 1 = 20.2338 Acres Total
 - EXC. to Jiggy 3.6387 Acres
 - EXC. to Osair 3.0000 Acres
 - EXC. to A.Joy Church 8.2665 Acres (same as Commitment Parcel No. 2)
 = Remaining 5.3286 Acres as PPN: 16B-060-0-00-020-0

CERTIFICATION

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to the centerline of Tin Man Rd per plat Volume 43, Page 13 of Lake County Plat Records. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

James R. Pegoraro, Jr., P.S. #8150
 STATE OF OHIO
 JAMES R. PEGORARO, JR., P.S. #8150
 PROFESSIONAL SURVEYOR

LEGAL DESCRIPTION

COMMITMENT PARCEL NO. 1
 Situated in the City of Mentor, County of Lake and State of Ohio, and known as being part of Original Mentor Township Lot No. 7 and 8, Tract 6, and Original Lot No. 3, Tract 7, further known as being land remaining in the name of Healey-Hopkins, Inc., the same being part of land described in Lake County Document No. 2002R055246 (PPN: 16B-060-018);

Beginning at a 5/8 inch iron pin in a monument box at the intersection of the centerline of Tyler Boulevard Extension, (60 feet wide), as shown by plat recorded in Volume 29, Page 16 of the Lake County Plat Records, with the centerline of Tin Man Road, (60 feet wide), as shown by plat recorded in Volume 43, Page 13 of Lake County Plat Records;

Thence South 04°41'37" East, along the centerline of said Tin Man Road, a distance of 255.71 feet to a point therein;

Thence South 89°33'58" West, 30.08 feet to a 5/8 inch iron pin set in the westerly sideline thereof of said Tin Man Road, said point being the Southeast corner of land conveyed to Osair, Inc. by deed recorded in Document No. 2002R040583 of Lake County Records (PPN: 16B-062-024) and the Principal Place of Beginning;

COURSE I Thence South 04°41'37" East, along the westerly sideline of said Tin Man Road, a distance of 766.52 feet to a 5/8 inch iron pin set at a point of curvature therein;

COURSE II Thence along the arc of a curve in said Westerly sideline deflecting to the right, said curve having a radius of 50.00 feet, a length of 46.36 feet, a central angle of 53°07'49" and a chord which bears South 21°52'18" of reverse land, a distance of 44.72 feet to a 5/8 inch iron set at a point of curvature, said point also being the Northeast corner of land conveyed to Jiggy, Ltd., by Document No. 2003R052647 of Lake County Records (PPN: 16B-060-019);

COURSE III Thence South 04°41'37" East, along the northerly line of said Jiggy, Ltd., a distance of 233.72 feet to a 5/8 inch iron set at an angle point therein;

COURSE IV Thence South 75°36'53" West, continuing along said Northerly line, a distance of 591.56 feet to a 5/8 inch iron pin found at an angle point therein, said point also being the most Easterly corner of land conveyed to Osair, Inc. by deed recorded in Document No. 200150197 of Lake County Records (PPN: 16B-059-020);

COURSE V Thence North 37°50'53" West, along the northerly line of said PPN: 16B-059-020) of Osair, Inc., a distance of 295.61 feet to a 5/8 inch iron pin found therein, said point being the most southerly corner of lands conveyed to Butchoat, LLC by Document No. 2002R067813 of Lake County Records (PPN: 16B-059-022 and 023);

COURSE VI Thence North 00°26'02" West, along the easterly line of said Butchoat, LLC, a distance of 659.82 feet to a 5/8 inch iron pin found therein, said point also being a Southwesterly corner of Phase 1 of Tyler Boulevard Condominiums II as shown by plat recorded in Volume 45, Page 2 of Lake County Plat Records;

COURSE VII Thence North 89°33'58" East, along the Southerly line of said Tyler Boulevard Condominiums II, a distance of 122.00 feet to a 5/8 inch iron pin found at a Southerly corner thereof;

COURSE VIII Thence North 00°26'02" West, along an Easterly line of said Tyler Boulevard Condominiums II, a distance of 152.26 feet to a 5/8 inch iron pin found at a Northeast corner thereof;

COURSE IX Thence North 89°33'58" East, along a Southerly line of said Tyler Boulevard Condominiums II and the Southerly line of land conveyed to Osair, Inc. by Document No. 2002R040583 of Lake County Records (PPN: 16B062-024) a distance of 803.69 feet to the Principal Place of Beginning and containing 20,238 acres of land (81,385 square feet) as calculated and described in March 2004 by Michael S. Spallay, P.S. No. 8169 of LDC, Inc. Bearings refer to the centerline of Tin Man Road, South 04°41'37" East, as shown by plat recorded in Volume 43, Page 13 of Lake County Plat Records. All iron pins set are 5/8 inch by 30 inch long rebar with yellow, plastic caps stamped "LDC, Inc."

EXCEPTING THEREFROM that part conveyed to Jiggy Ltd., by deed dated October 31, 2006, filed for record November 20, 2006 and recorded as Instrument No. 2006R047068 of Lake County Records.

ALSO EXCEPTING THEREFROM that part conveyed to Osair, Inc., by deed dated November 28, 2006, filed for record January 3, 2007 and recorded as Instrument No. 2007R00287 of Lake County Records.

ALSO EXCEPTING THEREFROM that part conveyed to Abundant Joy Church, by deed dated October 1, 2009, filed for record October 1, 2009 and recorded as Instrument No. 2009R02572 of Lake County Records.

COMMITMENT PARCEL NO. 2
 Situated in the City of Mentor, County of Lake and State of Ohio, and known as being part of Lots 7 and 8, Tract 6, Lot 3, Tract 7, Township 10 North, Range 9 West of the Connecticut Western Reserve;

Beginning at a 5/8 inch iron pin found at the intersection of Tyler Boulevard Extension, (60 feet wide), as shown by dedication plat Volume 29, Page 16 of the Lake County Plat Records and Tin Man Road, (60 feet wide), as shown by dedication plat Volume 43, Page 13 of Lake County Plat Records;

Thence South 04°41'37" East, along the centerline of said Tin Man Road, 522.10 feet to a point;

Thence South 89°18'23" West, 30.07 feet to a 5/8 inch iron pin set in the westerly sideline thereof and the Principal Place of Beginning;

COURSE I Thence South 04°41'37" East, along the westerly sideline of said Tin Man Road, 250.00 feet to a 5/8 inch iron pin found (LDC, INC.) at the northeast corner of land conveyed to Honey Bread, LLC by Document No. 2007R000290 (PPN: 16B-060-0-00-024-0) of Lake County Records;

COURSE II Thence South 89°18'23" West, along the northerly line of said Honey Bread, LLC, 524.00 feet to a 5/8 inch iron found (LDC, INC.) at the northwest corner thereof;

COURSE III Thence South 04°41'37" East, along the westerly line of said Honey Bread, LLC, 250.00 feet to a 5/8 inch iron pin found (LDC, INC.) at the southwest corner thereof;

COURSE IV Thence South 83°55'29" West, along the northerly line of land conveyed to Jiggy, LTD by Document No. 2006R047068 (PPN: 16B-060-0-00-019-0) of Lake County Records, 460.86 feet to a 5/8 inch iron pin found (LDC, INC.) at an angle point therein;

COURSE V Thence North 00°26'02" West, along the easterly line of lands conveyed to Butchoat, Inc. by Document No. 2002R067813 (PPN: 16B-059-0-00-022-0) and a second parcel conveyed to said Butchoat, Inc. (PPN: 16B-059-0-00-023-0) of Lake County Records, 542.01 feet to a 5/8 inch iron pin set;

COURSE VI Thence North 89°18'23" East, 945.50 feet to the Principal Place of Beginning and containing 8.2665 acres (360,090 square feet) of land as surveyed by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc. in July of 2009, subject to all legal highways and easements of record. All iron pins set are 5/8 inch X 30 inch long rebar with yellow plastic cap stamped "LDC, INC.". Bearings refer to the said Tin Man Road dedication plat. The intent of this description is to split 8.2665 acres out of PPN: 16B-060-0-00-020-0, Document No. 2006R046140 with 5.3286 acres (232,114 square feet) being the residual.

PPN: 16B-60-0-00-027-0 & -020

LAND DESIGN CONSULTANTS
 www.LDCinc.net
 ENGINEERS PLANNERS SURVEYORS
 10000 W. 14th St., Suite 100, Mentor, OH 44040
 TEL: (440) 255-9453 FAX: (440) 255-9450
 (440) 354-8938 FAX: (440) 255-9675

LDC, Inc. d.b.a.

DATE: 06/07/17
 SCALE: HOR. 1"=100'
 VERT. _____
 FILENAME: ALTA
 COMPUTER S: _____
 TAB NAME: Consol

Heiland Electronics
 Consolidation
 City of Mentor - Lake County - Ohio

SHEET 1 OF 1
 CONTRACT No. HEIL1-1701