

SCHEDULE B

- SECTION 1:
ITEM:
1. NOT A SURVEYOR RELATED ISSUE
2. NOT A SURVEYOR RELATED ISSUE
3. NOT A SURVEYOR RELATED ISSUE
4. NOT A SURVEYOR RELATED ISSUE
5. NOT A SURVEYOR RELATED ISSUE
6. NOT A SURVEYOR RELATED ISSUE
7. INTENTIONALLY OMITTED
8. WE HAVE BEEN ADVISED THAT NO ZONING ENDORSEMENT WILL BE REQUIRED
9. NOT A SURVEYOR RELATED ISSUE
10. LEASE PARCEL DESCRIBED HEREIN INCLUDES SUBJECT PROPERTY
11. AFFECTS SUBJECT PROPERTY--NO EVIDENCE OF COMPLETION PROVIDED
12. TO BE INCLUDED WITH PURCHASE AGREEMENT
13. LOT SPLIT PLAT TO BE SUBMITTED FOR APPROVAL
14. NOT A SURVEYOR RELATED ISSUE
15. SURVEY TO BE COMPLETED AS REQUIRED

SCHEDULE B

- SECTION 2:
ITEM:
1. NOT A SURVEYOR RELATED ISSUE
2. NOT A SURVEYOR RELATED ISSUE
3. NOT A SURVEYOR RELATED ISSUE
4. INTENTIONALLY OMITTED
5. NOT A SURVEYOR RELATED ISSUE
6. NOT A SURVEYOR RELATED ISSUE
7. WE ONLY ACCEPT RESPONSIBILITY FOR LEGAL DESCRIPTIONS THAT WE PREPARE
8. N/A EXCEPT FOR PARKING
8A. NOT A SURVEYOR RELATED ISSUE--VOLUME 5, PAGE 275 NOT LEGIBLE
8B. N/A EXCEPT FOR PARKING
8C. N/A EXCEPT FOR PARKING
8D. N/A
8E. N/A EXCEPT FOR PARKING
8F. N/A
8G. N/A EXCEPT FOR PARKING
8H. N/A
8I. SUBJECT PARCEL IS INCLUDED AS PART OF GREAT LAKES TRACT
8J. N/A
8K. N/A
8L. RELEASES BETWEEN JC PENNY & GREAT LAKES MALL INC.
8M. N/A EXCEPT FOR PARKING
8N. N/A
8O. N/A
8P. SUBJECT PARCEL IS INCLUDED AS PART OF GREAT LAKES TRACT
8Q. N/A EXCEPT FOR PARKING--THE FOLLOWING DOCUMENTS ARE REFERRED TO BUT NOT PROVIDED IN TITLE REPORT:
1. UNRECORDED AGREEMENT DATED 19 JUN 1961
2. UNRECORDED LETTER AGREEMENT DATED 19 OCT 1962
3. UNRECORDED AGREEMENT REGARDING VERIFICATION OF DOCUMENTS DATED 13 NOV 1964
4. UNRECORDED LETTER AGREEMENT DATED 20 SEPT 1966
5. UNRECORDED LETTER AGREEMENT DATED 17 NOV 1966
6. UNRECORDED LETTER AGREEMENT DATED 24 AUG 1989
7. LETTER REGARDING CONSENT TO EXPAND DATED 19 JAN 1994
8. LETTER EXERCISING OPTION TO EXTEND DATED 14 SEPT 1994
9. LETTER REGARDING OPTION TO EXTEND DATED 19 OCT 1999

NOTE: THIS DOCUMENT ALSO ESTABLISHES REQUIREMENT FOR THEATER PARKING TO BE 600 SPACES FOR THEATER AREA BETWEEN 40 AND 60,000 SQUARE FEET.
9. N/A
10. GAS LINE EASEMENT DESCRIBED IN V91-87 DOES NOT AFFECT SUBJECT PROPERTY EXCEPT FOR V91-87, 300+ GAS LINE EASEMENTS REFERENCED IN V340-483 HAVE NOT BEEN PROVIDED OR EXAMINED.

11. N/A
12. N/A
13. N/A
14. N/A
15. N/A
16. EASTERLY EASEMENT DESCRIBED IN V777-214 PROVIDES GAS SERVICE TO SUBJECT PROPERTY
17. N/A
18. N/A
19. N/A
20. N/A
21. N/A
22. N/A
23. N/A EXCEPT FOR PARKING
23A. N/A
23B. N/A
23C. N/A EXCEPT FOR PARKING
23D. N/A EXCEPT FOR PARKING
23E. N/A
23F. N/A EXCEPT FOR PARKING--SUBJECT PARCEL IS INCLUDED AS PART OF GREAT LAKES TRACT
23G. N/A
23H. N/A
24. N/A EXCEPT FOR PARKING
25. N/A
26. N/A
27. N/A
28. N/A
29. N/A
30. N/A
31. N/A
32. LOCATES STORM SEWER EASEMENT WHICH EXTENDS TO NORTHERLY LINE OF PARKING LOT EASEMENT
33. EASEMENTS DESCRIBED IN EXHIBITS D&E ABUT OUR PARKING EASEMENT
34. DEVELOPMENT OF MAX & ERMAS RESTAURANT SHALL NOT ADVERSELY AFFECT OTHER PATRONS OF DEVELOPER'S PROPERTY--ALSO PROVIDES ACCESS VIA RING ROAD
35. N/A
36. N/A
37. N/A
38. N/A
39. STORM ACCESS FOR MAX & ERMAS ACROSS BARNES & NOBLE--ULTIMATELY AFFECT SUBJECT PROPERTY
40. GENERAL UTILITY ACCESS FOR MAX & ERMAS ACROSS BARNES & NOBLE--ULTIMATELY AFFECTS SUBJECT PROPERTY
41. N/A
42. N/A UNLESS TERM HAS BEEN EXTENDED--NO EVIDENCE OF EXTENSION PROVIDED
43. N/A
44. N/A
45. N/A
46. N/A
47. N/A
48. N/A
49. N/A
50. SUBJECT PROPERTY DOES NOT ABUT A PUBLIC ROAD OR HIGHWAY
51. SEE ALTA SURVEY
52. NOT A SURVEYOR RELATED ISSUE

LEGAL DESCRIPTION

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE, AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT No. 8, TRACT 3, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO ERMAX PROPERTY IV & M & E REMAINDER (PPN 16-A-004-0-00-007-0) IN DOCUMENT #2002R032399 OF LAKE COUNTY RECORDS SAID POINT REFERENCED BY A 5/8" IRON PIN WITH A HOY CAP;

THENCE SOUTH 06 DEG. 20'01" WEST ALONG THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO MENTOR MALL VILLAGES APARTMENTS (PPN 16-A-004-0-00-003-0) AS RECORDED IN VOLUME 779 PAGE 1028 OF LAKE COUNTY RECORDS, A DISTANCE OF 270.23 FEET TO A POINT;

THENCE SOUTH 84 DEG. 11'04" EAST ALONG A SOUTHERLY LINE OF SAID MENTOR MALL VILLAGES APARTMENTS A DISTANCE OF 263.29 FEET TO A POINT;

THENCE SOUTH 05 DEG. 48'56" WEST A DISTANCE OF 64.31 FEET TO A P.K. NAIL SET, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL OF LAND HEREIN INTENDED TO BE DESCRIBED;

THENCE SOUTH 04 DEG. 51'49" WEST A DISTANCE OF 69.91 FEET TO A P.K. NAIL SET;

THENCE SOUTH 85 DEG. 17'02" EAST A DISTANCE OF 79.56 FEET TO A P.K. NAIL SET;

THENCE SOUTH 04 DEG. 47'36" WEST A DISTANCE OF 92.28 FEET TO A P.K. NAIL SET;

THENCE NORTH 85 DEG. 06'25" WEST A DISTANCE OF 48.41 FEET TO A P.K. NAIL SET;

THENCE SOUTH 05 DEG. 06'38" WEST A DISTANCE OF 170.50 FEET TO A P.K. NAIL SET;

THENCE NORTH 85 DEG. 00'41" WEST A DISTANCE OF 175.13 FEET TO A P.K. NAIL SET;

THENCE NORTH 04 DEG. 44'42" EAST A DISTANCE OF 118.00 FEET TO A P.K. NAIL SET;

THENCE NORTH 85 DEG. 15'18" WEST A DISTANCE OF 18.00 FEET TO A P.K. NAIL SET;

THENCE 107.94 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT TO A P.K. NAIL SET, SAID CURVE HAVING A RADIUS OF 65.00 FEET AND A CHORD WHICH BEARS NORTH 39 DEG. 53'55" WEST, 95.96 FEET;

THENCE NORTH 12 DEG. 53'43" WEST A DISTANCE OF 13.21 FEET TO A P.K. NAIL SET;

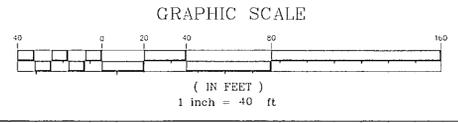
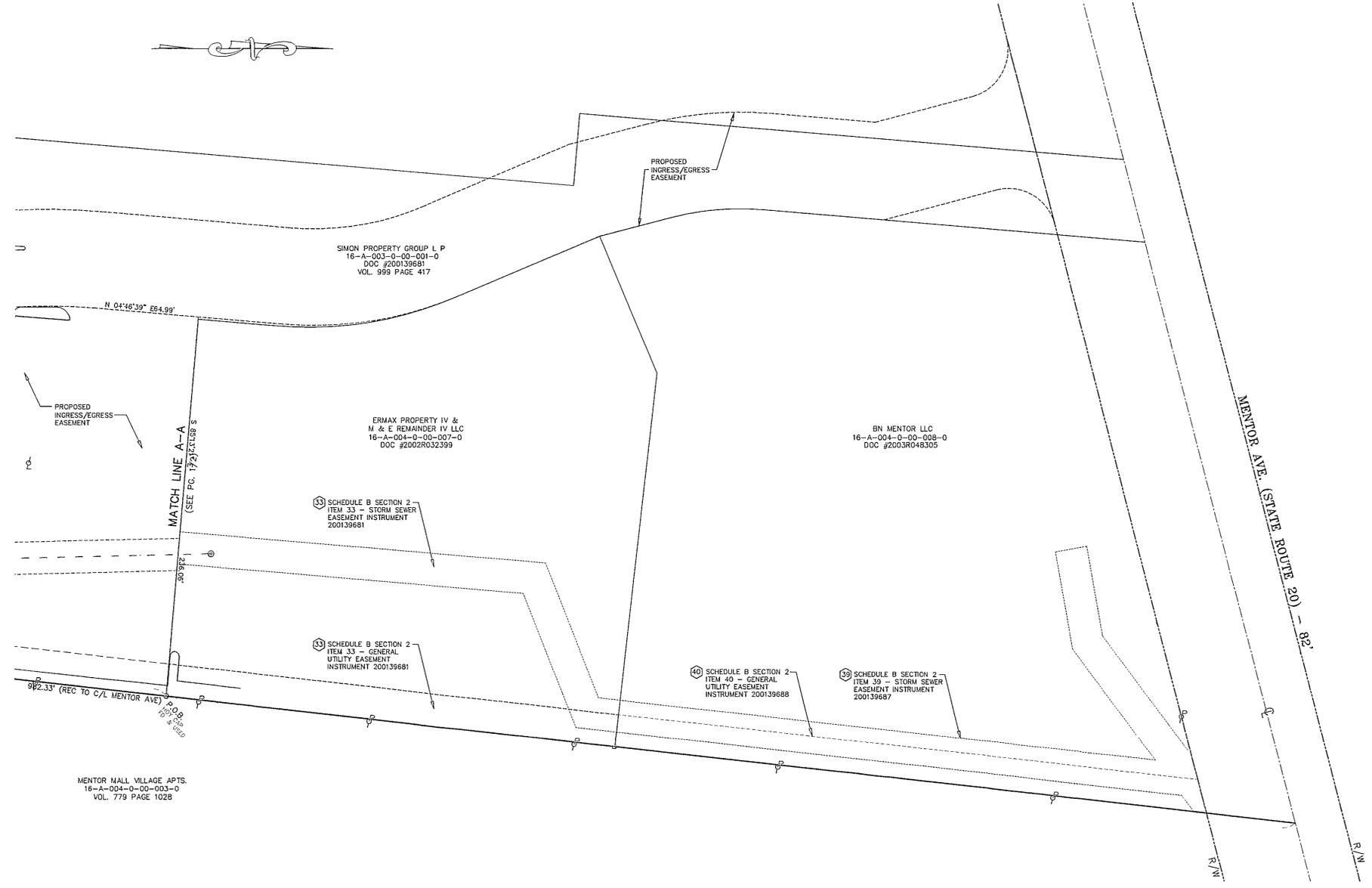
THENCE NORTH 77 DEG. 06'17" EAST A DISTANCE OF 18.00 FEET TO A P.K. NAIL SET;

THENCE NORTH 12 DEG. 53'43" WEST A DISTANCE OF 127.05 FEET TO A P.K. NAIL SET;

THENCE SOUTH 85 DEG. 09'26" EAST A DISTANCE OF 142.46 FEET TO A P.K. NAIL SET;

THENCE NORTH 04 DEG. 50'34" EAST A DISTANCE OF 6.67 FEET TO A P.K. NAIL SET;

THENCE SOUTH 85 DEG. 13'59" EAST A DISTANCE OF 113.60 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 1.728 ACRES OF LAND AS SURVEYED AND DESCRIBED BY DANIEL J. GERSON P.S. 8137 FOR WILLIAM R. GRAY ASSOCIATES IN AUGUST 2005.



WILLIAM R. GRAY ASSOCIATES, INC.
9472 HAMILTON DRIVE, MENTOR, OHIO 44060
PHONE: (440) 350-0861 FAX: (440) 350-9451

SHEET NO DWC NO	DATE 9-20-05	DRAWN BY TDR	CHECKED BY DUG	SCALE 1" = 40'	DATE	REVISIONS
					2/22/08	REVISED TITLE COMMITMENT
TITLE ALTA/ACSM LAND TITLE SURVEY					4/13/06	PER SIMON COMMENTS
TITLE INSURANCE COMMITMENT ORDER No. OH135561LN						
PART OF PPN 16-A-003-0-00-001-0						
CITY OF MENTOR LAKE COUNTY OHIO						
LAWYERS TITLE INSURANCE CORPORATION 1300 EAST 9TH STREET SUITE 1201 CLEVELAND, OH 44114 ORDER No. OH135561LN						