

SURVEY FOR LOWE'S HOME CENTERS, INC.

SCHEDULE B - SECTION 2
EXCEPTIONS - ORDER # 60162

**LEGAL DESCRIPTION
OF A 11.241 ACRE PARCEL OF PROPERTY
OWNED BY SHIDLER/NEST FINANCE PARTNERS V, L.P.**

Situated in the City of Mentor, County of Lake and State of Ohio, and known as being part of the Merry Lot, in original Mentor Township and Lot 31, Tract 4 in original Concord Township, in Ranges B and 9, Township 10 of the Connecticut Western Reserve, now being part of lands owned by Shidler/Nest Finance Partners V, L.P., as currently recorded in Volume 572, Page 546, of Lake County Deed Records and further bounded and described as follows:

Beginning at the intersection of the centerlines of Mentor Avenue 60' (State Route 20) and Old Johnnycake Ridge Road 60', at a PK nail found; THENCE N 60 deg. 35 min. 26 sec. E along said centerline of Mentor Avenue, a distance of 118.82 feet to an angle point and a PK nail found; THENCE N 45 deg. 49 min. 40 sec. E, continuing along said centerline of Mentor Avenue a distance of 188.12 feet to the principal place of beginning of the parcel herein described;

Course No. 1 - Thence N 45 deg. 49 min. 40 sec. E, continuing along said centerline of Mentor Avenue a distance of 414.24 feet to a point on same;

Course No. 2 - Thence S 45 deg. 55 min. 57 sec. E, passing through a 5/8" capped rebar pin set at 30.01 feet, along the westerly line of lands owned by Valvoline Instant Oil Change as recorded in Volume 504 Page 431 of the Lake County deed records, a total distance of 234.30 feet to a PK nail set;

Course No. 3 - Thence N. 44 deg. 04 min. 03 sec. E, along the southerly line of lands of said Valvoline Instant Oil Change, distance of 140.00 feet to a PK nail set;

Course No. 4 - Thence N. 45 deg. 55 min. 57 sec. W, along the easterly line of lands of said Valvoline Instant Oil Change, passing by a PK nail found 0.08' S and 0.08' E at 149.94 feet, a total distance of 230.00 feet to a point on the centerline of said Mentor Avenue;

Course No. 5 - Thence N 45 deg. 49 min. 40 sec. E, along said centerline of Mentor Avenue, a distance of 56.65 feet to an angle point and a monument box found;

Course No. 6 - Thence N. 38 deg. 11 min. 08 sec. E, continuing along said centerline of Mentor Avenue a distance of 2.76 feet to a point on same;

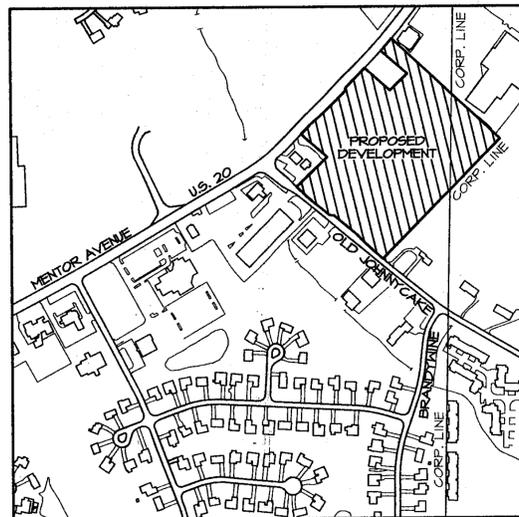
Course No. 7 - Thence S. 47 deg. 30 min. 03 sec. E, passing by a 1/2" iron pin found found 0.28' S and 0.07' E at 30.04 feet, along the westerly line of lands owned by the Concord Investment Company as recorded in Volume 824 Pages 600-601 of the Lake County deed records, a total distance of 707.54 feet to a 1" iron pipe found 0.13' N and 0.15' W at the northeasterly corner of lands owned by Landmark Homes, Inc. as recorded in Volume 1018 Page 1165 of the Lake County deed records;

Course No. 8 - Thence S. 44 deg. 03 min. 24 sec. W, along the northerly line of lands of said Landmark Homes, Inc. and the northerly line of lands owned by Brian W. and Justine A. Hollerman as recorded by record number 490024034 of the Lake County deed records, passing by a 1" iron pipe found 0.57' N and 0.58' E at 719.56 feet, a total distance of 803.60 feet to a point on the centerline of Old Johnnycake Ridge Road;

Course No. 9 - Thence N. 48 deg. 54 min. 24 sec. W, along said centerline, a distance of 528.72 feet to a point on same;

Course No. 10 - Thence N. 45 deg. 54 min. 54 sec. E, passing by a 5/8" iron pin found found 0.26' S and 0.52' W at 30.11 feet, along the southerly line of lands owned by Bosley Family Realty, Ltd. as recorded in Volume 1174 Pages 1133-1134 of the Lake County deed records, a total distance of 205.00 feet to a 5/8" iron pin found 0.41' S and 0.94' W of the southeasterly corner of said Bosley Family Realty, Ltd. lands;

Course No. 11 - Thence N. 48 deg. 54 min. 24 sec. W, along along the easterly line of said lands owned by Bosley Family Realty, Ltd., passing by a 5/8" iron pin found found 0.86' S and 1.20' W at 114.84 feet, a total distance of 205.00 feet to a point in the centerline of said Mentor Avenue, said point also being the principal place of beginning, and containing 510,702 square feet (11.241 acres) according to a survey done in October 2000, by Scott A. Landgraf, P.S. # 8085, be the same more or less, but subject to all legal highways and easements of record. Bearings cited within the above description are to an assumed meridian and indicate angles only.



LATITUDE: 41-40-57 N LONGITUDE: 81-17-39 W

LOCATION MAP
1" = 400'

SURVEY CERTIFIED TO LOWE'S HOME CENTERS, INC.
& LAWYER'S TITLE INSURANCE CORPORATION

ALTA/ACSM LAND TITLE SURVEY OF

Lowe's Home Centers, Inc., Building Site
BEING PART OF THE MERRY LOT, CITY OF MENTOR AND PART OF ORIGINAL CONCORD
TOWNSHIP LOT NUMBER 31, TRACT NUMBER 4, BOTH BEING IN THE COUNTY OF LAKE,
STATE OF OHIO
FEBRUARY 12, 2001

MONUMENTS WERE FOUND OR SET AS INDICATED HEREON. DIMENSIONS ARE EXPRESSED
IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF. BEARINGS SHOWN ARE TO AN ASSUMED
MERIDIAN AND INDICATE ANGLES ONLY. ELEVATIONS ARE REFERENCED TO USGS MEAN
SEA LEVEL DATUM - NAVD 1988, AS INDICATED BY THE BENCHMARK NOTE.

A. CERTIFICATION

This is to certify that this map and the survey on which it is based were made in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM and meets the accuracy requirements of a Class A survey as defined therein, and includes terms of Table 3 thereof.

The undersigned certifies to Lowe's Home Centers, Inc. and Lawyers Title Insurance Corporation that this survey was actually made upon the ground; that it and the information courses, angles, and distances shown thereon are correct; that this survey correctly shows the location of all buildings, structures and other improvements on the Premises, including, without limitation, all streets, easements, rights-of-way and utility lines; and that, except as shown, there are no (a) easements or rights-of-way across the Premises; (b) party walls, (c) encroachments on adjoining premises, streets or alleys of any of said buildings, structures or improvements, or (d) encroachments upon the Premises by any building, structure or other improvements situated on any adjoining premises, physical evidence of boundary lines on all sides of the Premises is as stated on survey; and that the improvements do not violate any set-back or other building lines.

I hereby certify that this survey has been made using the latest recorded plat or deed, that there are no encroachments other than those shown, and that the survey is correct to the best of my knowledge and belief.

I hereby certify that the Mentor Lowe's Home Centers project, shown hereon does not lie within a special flood hazard zone according to Federal Emergency Management Agency of the Flood Insurance Rate Maps of: City of Mentor, Ohio Community - Panel Number 3403T 0010 C, dated 3/15/84 and County of Lake, Ohio Community - Panel Number 3407T 0041 C, dated 1/2/81, to the best of my knowledge and belief.

Scott A. Landgraf 2/17/01
SCOTT A. LANDGRAF REGISTERED SURVEYOR NO. 8085 DATE



LEGEND OF SYMBOLS

	WOODED AREA		POWER POLE
	IRON PIN OR PIPE FOUND		LIGHT POLE
	5/8" CAPPED IRON PIN SET ("TK ENG/ PS 8085")		LIGHTED POWER POLE
	P.K. NAIL FOUND		TRAFFIC SIGNAL POLE
	P.K. NAIL SET		CURB INLET
	MONUMENT BOX FOUND		VALVE
	GAS		HYDRANT
	US TEL		TREE
	EX. STM		SIGN
	SUBJECT PROPERTY LINE		DOWNSPOUT
	ADJOINER PROPERTY LINE		EX. SAN
	RIGHT OF WAY (R/W)		EX. WTR.
			EX. GAS LINE EASEMENT

BENCHMARK

LOCATED IN TREE LAWN ON SOUTH SIDE OF MENTOR AVENUE - TOP OF HYDRANT LOCATED APPROXIMATELY 450' EAST OF INTERSECTION OF CENTERLINES OF OLD JOHNNYCAKE RIDGE ROAD AND MENTOR AVE. PLAN ELEVATION 694.88. "

**** NOTE:**
BENCHMARK AND ALL PLAN ELEVATIONS ARE REFERENCED TO NAVD 1988 BY THE FOLLOWING ADJUSTMENT: PLAN ELEVATIONS - 0.50 FEET- NAVD 1988 ELEVATIONS. MONUMENTED BENCHMARK USED FOR NAVD 88 ELEVATION IDENTIFIED AS 80168 PROVIDED BY THE LAKE COUNTY ENGINEER'S OFFICE

ZONING

- SUBJECT PROPERTY IS ZONED B-2 GENERAL BUSINESS.
- SETBACK REQUIREMENTS AS PER SECTION 150.105 OF THE CITY OF MENTOR ZONING ORDINANCES OR AS PER SITE PLAN REVIEW OR 30' MINIMUM.
- MAXIMUM BUILDING HEIGHT IS 35 FEET FOR PRINCIPAL STRUCTURE AND 60 FEET FOR ACCESSORY STRUCTURES PER THE ZONING CODE SECTION 150.248.

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"Concept...Thru...Construction"
TELEPHONE 440-475-1674 / 442-6030 • FAX 475-1114
35350 CURTIS BLVD. SUITE 110 • EASTLAKE, OHIO 44045

REV.	DESCRIPTION	BY	DATE
1	UPDATED TITLE COMMITMENT CHANGES	SAL	2/8/01

ALTA/ACSM SURVEY

LOWE'S HOME CENTERS, INC.
MENTOR, OHIO

HORIZ. -	VERT. -
DRAWN BY: DMK	CHECKED BY: SAL
DATE: FEBRUARY, 2001	
JOB NUMBER	SHEET
99060	1 OF 2