ALTA/ACSM LAND TITLE SURVEY
OF
PP# 16B-29-005
TO
LAWYERS TITLE INSURANCE CORPORRATION
BV DEVELOPMENT MENTOR, L.L.C.

Lawyers Title Insurance Corporation
Reference No. 161060014
Order No. OH211989LN
Effective Date: February 4, 2006 @ 6:59 A.M.

Schedule B
Exceptions

Item #8 – Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in instrument, filed for record June 17, 1965, in Volume 621, Page 333, of the Lake County Records, is shown hereon.

Item #9 – Drainage easement, filed for record July 1, 1997, in instrument No. 19970022564, of the Lake County Records, is shown hereon.

Lawyers Title Insurance Corporation
1300 East 9th Street Suite 1201
Cleveland OH 44114
Order No: OH211989LN
Reference No: 161060014

Exhibit "A"

Situated in the City of Mentor, County of Lake and State of Ohio:

And known as being part of Lot Nos. 7 and 8, Tract No. 4 of said City and is bounded and described as follows:

Beginning at the centerline of Reynolds Road at its intersection with the North line of the New York Central Railway Company's land;

Thence following the Northerly line of said New York Central Railway Company's land, South 56 deg. 36' 50" West passing through an iron pipe set on the side line of said Railroad to an iron pipe a distance of 844.10 feet;

Thence North 02 deg. 15' East a distance of 851.763 feet to an iron pipe stake;

Thence South 89 deg. 32' 30" East a distance of 678.08 feet to the centerline of Reynolds Road;

Thence South 00 deg. 57' 30" West along the centerline of Reynolds Road a distance of 380.95 feet to the place of beginning.

EXCEPTING FROM THE ABOVE, land conveyed to the Cleveland Illuminating Company as recorded in Volume 621, Page 333 of Lake County Records of Deeds.

ALSO EXCEPTING THEREFROM land conveyed to the City of Mentor as recorded in Volume 882, Page 665 of Lake County Deed Records, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 16-B-029-0-00-005-0

The above legal description does not form a mathematically closed parcel.
The corrected boundary, which forms a mathematically closed parcel without any gaps, gores, or overlaps, is described below, without any exceptions, as follows.

Situated in the City of Mentor, County of Lake, and State of Ohio, and known as being part of Lot Nos. 7 and 8, Tract No. 4 of said City and is further bounded and described as follows:

Beginning at a 5/8" iron pin monument box on the centerline of Industrial Park Boulevard bearing South 88 °09'17" West a distance of 96.84 feet from the centerline of Reynolds Road (State Route 306, width varies) as shown on the recorded plat for Great Lakes Industrial Park, Vol. P, Pg. 94 of Lake County Map Records;

Thence South 88 °09'17" West along the centerline of Industrial Park Boulevard, a distance of 510.81 feet to a point;

Thence S 04 °08'25" E along the easterly line of said Great Lakes Industrial Park, and along the westerly lines of multiple parcels including PP# 16B-29-004 conveyed to C-C Restaurant Ltd. as recorded in Vol. 182, Pg. 871 on December 10, 1985, a distance of 783.52 to a ½" iron pin found (0.14' N, 0.22' E), and the principle place of beginning of the premises herein intended to be described;

Thence North 84 °04'04" East, along the southerly line of said C-C Restaurant Ltd. parcel, a distance of 607.86 feet, to a 5/8" iron pin set and capped "D.F. Sheehy, S-7849" along the westerly right-of way line of said Reynolds Road as conveyed to the City of Mentor as recorded in Vol. 882, Pg. 665;

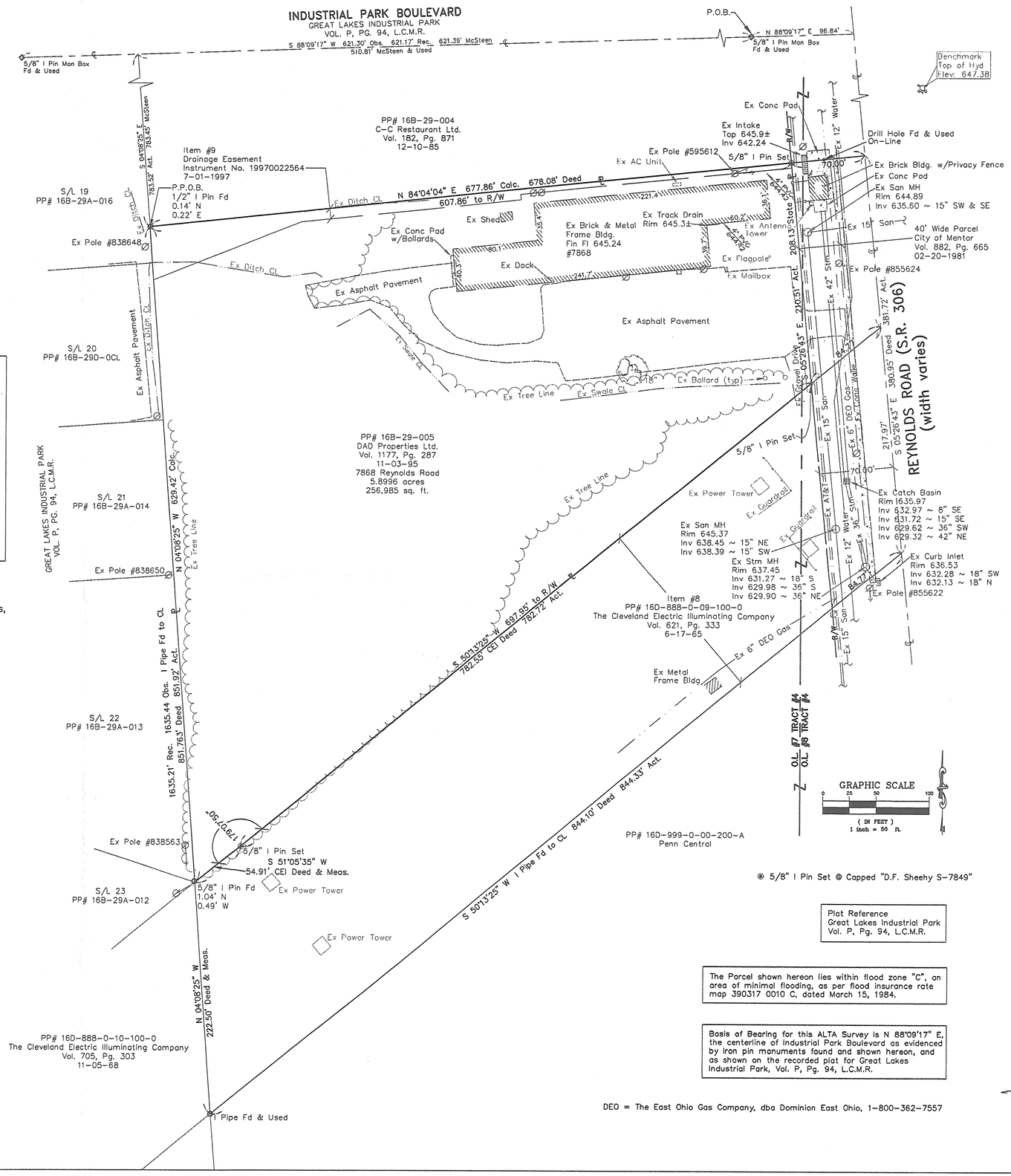
Thence South 05 °26'43" East, along the westerly right-of-way line of said Reynolds Road as conveyed to the City of Mentor as recorded in Vol. 882, Pg. 665, a distance of 210.51 feet to a 5/8" iron pin set and capped "D.F. Sheehy, S-7849";

Thence South 50 °13'25" West, along the northerly line of a parcel conveyed to The Cleveland Electric Illuminating Company (PP# 16D-888-0-09-100-0) as recorded in Vol. 621, Pg. 333, a distance of 697.95 feet, to a 5/8" iron pin set and capped "D.F. Sheehy, S-7849";

Thence South 51 °05'35" West, along the northerly property line of said Illuminating Company land, a distance of 54.91 feet to a 5/8" iron pin found (1.04' N, 0.49' W);

Thence North 04 °08'25" West, along the easterly line of said Great Lakes Industrial Park, a distance of 629.42 feet to the principle place of beginning, and containing 5.8996 acres (256,985 sq. ft.) of land as surveyed by Donald F. Sheehy, Registered Surveyor #7849, of Chagrin Valley Engineering, Ltd., in March 2006, be the same more or less and subject to all legal highways.

Basis of Bearing for this legal description is N 88°09'17" E, the centerline of Industrial Park Boulevard as evidenced by iron pin monuments found, and as shown on the recorded plat for Great Lakes Industrial Park, Vol. P, Pg. 94, L.C.M.R.



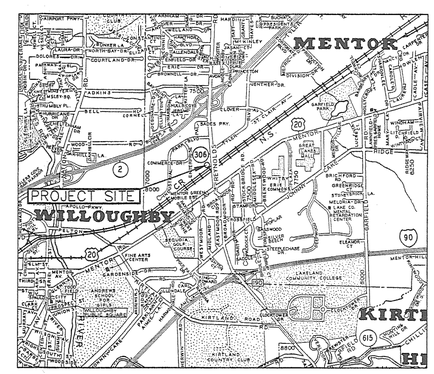
◎ 5/8" I Pin Set ⊗ Capped "D.F. Sheehy S-7849"

Plat Reference
Great Lakes Industrial Park
Vol. P, Pg. 94, L.C.M.R.

The Parcel shown hereon lies within flood zone "C", an area of minimal flooding, as per flood insurance rate map 390317 0010 C, dated March 15, 1984.

Basis of Bearing for this ALTA Survey is N 88°09'17" E, the centerline of Industrial Park Boulevard as evidenced by iron pin monuments found and shown hereon, and as shown on the recorded plat for Great Lakes Industrial Park, Vol. P, Pg. 94, L.C.M.R.

DEO = The East Ohio Gas Company, dba Dominion East Ohio, 1-800-362-7557



SURVEYOR'S CERTIFICATION

THE UNDERSIGNED BEING A REGISTERED SURVEYOR OF THE STATE OF OHIO, CERTIFIES TO LAWYERS TITLE INSURANCE CORPORATION, BV DEVELOPMENT MENTOR LLC.;

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 2005, AND UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

April 12, 2006

DONALD F. SHEEHY, P.S. #7849 — DATE

CHAGRIN VALLEY ENGINEERING, LTD.
22999 FORBES ROAD, SUITE B CLEVELAND, OHIO 44146
PHN: (440) 439-1999
FAX: (440) 439-1969

REVISIONS

ALTA SURVEY PLAT
BV DEVELOPMENT ALTA
CITY OF MENTOR
COUNTY OF LAKE
STATE OF OHIO

STATE OF OHIO — DONALD F. SHEEHY S-7849 — REGISTERED PROFESSIONAL SURVEYOR

DESIGNED BY:	
DRAWN BY:	JLG
CHECKED BY:	DFS
DATE:	FEB. 2006
SCALE:	1" = 50'
SCALE:	

PROJECT NUMBER
06049
Drawing Name
06049 MASTER

SHEET: 1
TOTAL SHEETS: 1