

ALTA - ACSM LAND TITLE SURVEY
 Situated in the City of Mentor, County of Lake & State of Ohio
 Being Part of Original Mentor Township, Lot 3, Tract 10, T10N R9W, CWR

BASIS OF BEARINGS

VOLUME 852, PAGE 906 OF LAKE COUNTY OFFICIAL RECORDS

SURVEY LEGEND

Iron Pin Found (See survey) Meas. = Measured Dd. = Deed
 Iron Pipe Found (See Survey) Plat = Subdivision Plat Rec. = Record
 5/8" x 30" Iron Pin Set D./M. = Deed & Measured Act. = Actual

OUPS INFO:

O.U.P.S. Reference No's. EXISTING UNDERGROUND UTILITIES NOTE:
 01-12-079-079-Plans THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL
 01-12-079-079-markings OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN
 OBTAINED BY A SEARCH OF AVAILABLE RECORDS.
 VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED
 WHERE PRACTICAL. HOWEVER, LDC INC. DOES NOT
 GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

Note: This Survey Subject to Change Upon Receipt
 Of Any Additional Available Underground
 Utility Information.

LEGAL DESCRIPTION FROM EXAM

Situated in the City of Mentor, County of Lake and State of Ohio, known as being part of Original Township Lot 3, Tract 10, Township 10 North, Range 9 West of the Connecticut Western Reserve;

Beginning at a 5/8" iron pin in the monument box found at the centerline intersection of Heisley Road, (Width Varies), and Hendricks Road, 60 (sixty) feet wide;

Thence South 89°15'43" East, Along the Northerly Line of Lot 8, Tract 6, 49.19 feet to a 5/8" iron pin set in the Easterly line of a parcel of land conveyed to the City of Mentor (28WD) recorded in Document #2003R012015 (PPN:16D-777-010), Now the current Easterly sideline of said Heisley Road.

Thence North 24°34'00" East, along said easterly lines, 118.22 feet to an angle point therein.

Thence North 22°55'48" East, continuing along said easterly lines, 114.36 feet to a 5/8" iron pin set and the Principal Place of Beginning;

COURSE I Thence North 22°55'48" East, Continuing along said Easterly lines, 60.71 feet to a 5/8" iron pin set at an angle point therein;

COURSE II Thence North 65°26'00" West, along the northerly line of said parcel of the City of Mentor, 10.00 feet to a 5/8" iron pin set in the Original Easterly sideline of Heisley Road;

COURSE III Thence North 24°34'00" East, Continuing along said original sideline, 464.24 feet to a 5/8" iron pin set in the Southerly line of land conveyed to Jiggy, Ltd. By deed recorded in Volume 427, Page 642 of Lake County Official Records (PPN:16B-64-42);

COURSE IV Thence South 65°26'00" East, Along the southerly line of said Jiggy, Ltd., 632.86 feet to a 5/8" iron pin found at the southeasterly corner thereof, said point also being in the westerly line of land conveyed to Chemical Land Holdings, by deed recorded in Volume 582, Page 888 of Lake County Official Records (PPN:16B-65-38);

COURSE V Thence South 00°08'35" West, Along said westerly line, 443.30 feet to a 5/8" iron pin found at the southwest corner thereof, said point being in the northerly line of said Lot No. 8, Tract No. 6;

COURSE VI Thence North 89°15'43" West, along the northerly line of said Lot & Tract and the Northerly line of the Pine Industrial Subdivision as recorded in Volume Y, Page 48 of Lake County Plat Records, 300.24 feet to a 5/8" iron pin set;

COURSE VII Thence North 65°26'00" West, 529.77 feet to the Principal Place of Beginning and containing 8.5884 acres (374,113 sq. ft.) of land as calculated and described from a survey by James R. Pegoraro, Jr., P.S. No. 8150 of LDC, Inc. in October of 2010, be the same, more or less, but subject to all legal highways and easements of record.

The intent of this legal description is to re-describe the property filed in Document No. 2004R028189 to eliminate the land described in 28WD filed in Document No. 2003R012015.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: PARCEL NO. 28WD

Situated in the City of Mentor, County of Lake and State of Ohio and known as being part of Original Mentor Township Lot No. 3, Tract 10 and is bounded and described as follows:

Beginning at a point in the centerline of Heisley Road (width varies) at its intersection with the southerly line of land conveyed to C.R. Bard by instrument recorded in Volume 852, Page 906 of Lake County Official Records;

COURSE I Thence North 22°59'40" East, along said centerline of Heisley Road, a distance of 313.09 feet to a point;

COURSE II Thence South 67°00'20" East, a distance of 40.00 feet to a point on the easterly line of a 10 foot wide roadway and drainage easement as recorded in Volume 1029, Page 734 of Lake County Official Records;

COURSE III Thence South 21°21'28" West, a distance of 175.07 feet to a point;

COURSE IV Thence South 22°59'40" West, a distance of 118.22 feet to a point on the southerly line of Bard;

COURSE V Thence South 89°09'19" West, along said southerly line of Bard, a distance of 49.19 feet to the Place of Beginning and containing 0.3011 acres (13,205 square feet) of land, including 0.2794 acres (12,170 square feet) of land in the present roadway occupied as calculated and described in May, 2002 by Clyde C. Hadden, Ohio Professional Surveyor No. 7791, of CT Consultants, Inc., Registered Engineers and Surveyors.

Grantor claims title by instrument recorded in Volume 852, Page 906 of Lake County Official Records.

The above described area is contained within Lake County Auditor's Parcel No. 16B-64-0-00-41-0.

All bearings for this project are based on NAD83 Ohio State Plane, North Zone.

SCHEDULE "B" ITEMS

- 10) Attachment Agreement and Consent to Lease, filed for record April 7, 2006 in Inst. #2006R013463. AFFECTS SUBJECT PROPERTY
- 11) Partial release of Mortgage and Assignment of Lease and rents, filed for record May 11, 2010 in Inst. #2010R009306
- AFFECTS PROPERTY SOLD TO CONRAD'S TIRE REALTY CO. INC.
- 15) Pipeline Easement to the Board of County Commissioners filed for record October 10, 1972 and recorded in Volume 860, Page 930 of Lake County Records. AFFECTS SUBJECT PROPERTY (PLOTTED)
- 16) The premises are subject to an easement for Roadway and Drainage, established by the instrument recorded in Volume 1029, Page 734 of Lake County Records. AFFECTS SUBJECT PROPERTY (PLOTTED)
- 17) The premises are subject to an easement for Drainage, established by the instrument recorded in Volume 1057, Page 241 of Lake County Records. AFFECTS SUBJECT PROPERTY (PLOTTED)
- 18) Restriction contained in instrument recorded in Volume 852, Page 906 of Lake County Records. AFFECTS SUBJECT PROPERTY (PLOTTED)
- 19) Restriction contained in instrument #2004R019428 of Lake County Records. AFFECTS SUBJECT PROPERTY
- 20) Oil & gas Lease contained in Inst. #2005R038745 of Lake County Records. and its Addendum filed in Inst. #2006R013462 AFFECTS SUBJECT PROPERTY

APPARENT ENCROACHMENTS

- (A) An apparent encroachment of a 36" storm sewer crossing the southerly property line and continuing northeasterly to the Heisley ditch.
- (B) An apparent encroachment of a 18" storm sewer crossing the easterly property line and continuing westerly to the Heisley ditch.

ZONING

Subject Property is Zoned M1 (Light Manufacturing) as Noted on Mentor Zoning Map Dated 5/2000

UTILITY LEGEND

- Open Circle: Clean Out
- Square: Catch Basin
- Circle with X: Yard Drain
- Circle with dot: Manhole
- Circle with cross: Sanitary Manhole
- Circle with asterisk: Storm Manhole
- Circle with plus: Storm Inlet MH
- Circle with triangle: House Down Spout
- Circle with dot: Water Valve
- Circle with cross: Water Meter
- Circle with X: Fire Hydrant
- Circle with dot: Well
- Circle with cross: Gas Valve
- Circle with asterisk: Gas Meter
- Circle with plus: Mailbox
- Circle with triangle: Guard Post
- Circle with square: Sign
- Line: Guide Wire
- Line with cross: Power Pole
- Line with dot: Light Power Pole
- Line with asterisk: Light Pole
- Line with cross: Traffic Signal Pole
- Line with asterisk: Traffic Signal Box
- Line with plus: Electrical Box
- Line with triangle: Telephone (SAC) Box
- Circle with cross: Tree
- Circle with asterisk: Pine Tree
- Circle with dot: Bush
- Circle with plus: Sprinkler Control Box
- Circle with triangle: Guard Post
- Circle with square: Flag Pole

FLOOD NOTE

Subject Property is Located in ZONES 'AE' & 'X' as shown in Lake County, Ohio & Incorporated Areas Community Panel 39085C0108F Panel 108/208, Dated 02/03/2010.

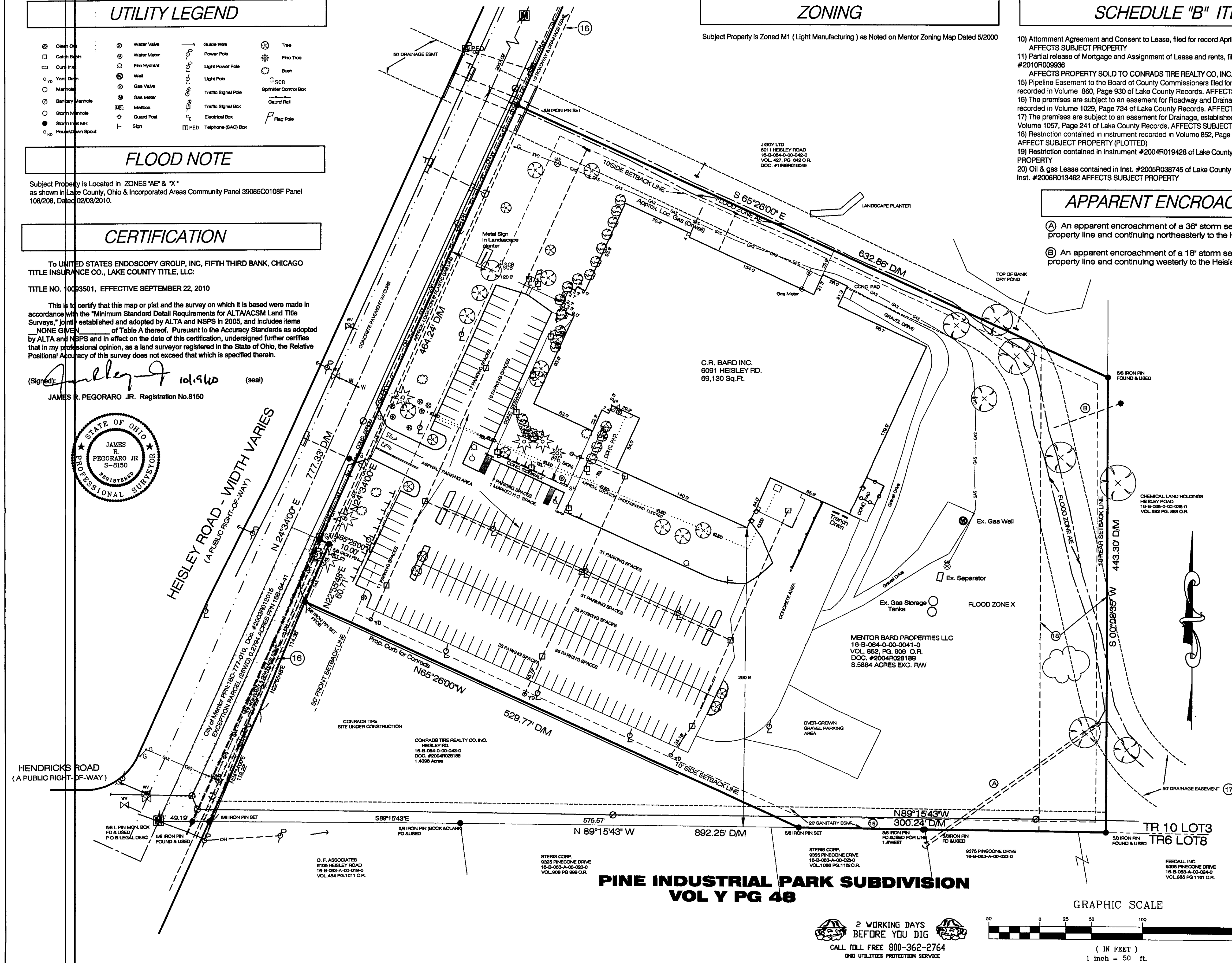
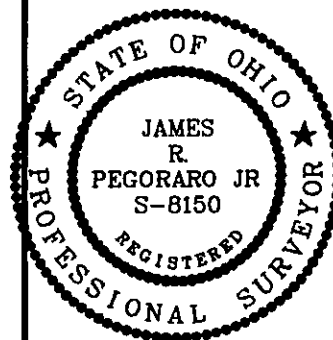
CERTIFICATION

To UNITED STATES ENDOSCOPY GROUP, INC. FIFTH THIRD BANK, CHICAGO TITLE INSURANCE CO., LAKE COUNTY TITLE, LLC.

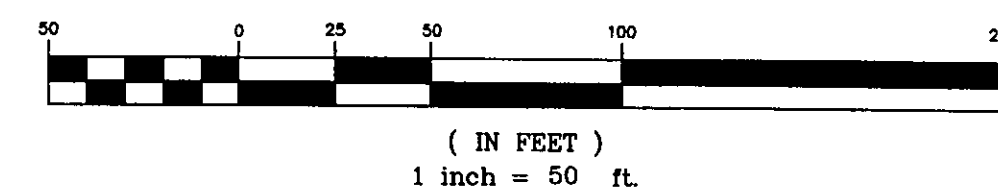
TITLE NO. 10033501, EFFECTIVE SEPTEMBER 22, 2010

This is to certify that this map or plat and the survey on which it is based were made 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 NONE GIVEN of Table A thereof. 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.

(Signed) *James R. Pegoraro Jr.* 10/19/10 (seal)
 JAMES R. PEGORARO JR. Registration No. 8150



GRAPHIC SCALE



REV. No.	DATE	BY	CHKD

LAND DESIGN consultants
 www.LDCinc.net
 ENGINEERS PLANNERS SURVEYORS

8025 Osborne Drive Mentor, Ohio 44060
 TEL: (440) 255-8483 (440) 951-LAND
 (440) 354-8938 FAX: (440) 255-9575

ALTA-ACSM LAND TITLE SURVEY
 City of Mentor - Lake County - Ohio

2 WORKING DAYS BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764
 ONE UTILITIES PROTECTION SERVICE

DATE 10/14/10
 SCALE: HOR. 1"=50'
 VERT. _____
 FILENAME ALTA
 COMPUTER S:
 TAB NAME ALTA

SHEET 1 OF 1
CONTRACT No. USEND1-1001