This survey coordinated with the ALTA Owner's Policy of Title Insurance No. CHI100173 dated October 15, 2010 issued by First American Title Insurance Company underwriters for Resource Title Agency, Inc.

Schedule B – Section II

9. Volume 469, Page 165–170 of Lake County Records is an Easement for Highway Purposes for portions of State Route 2 and Center Street not encumbering subject premises as shown, a Temporary Right of Way Agreement which has since expired and an Agreement for Channel Change encumbering subject premises as shown.

10. Volume 470, Page 232–238 of Lake County Records is an Easement for Highway Purposes for portions of State Route 2 and Center Street not encumbering subject premises as shown and an Agreement for Channel Change encumbering subject premises as show.

11. Volume 654, Page 281 of Lake County Records is a Warranty Deed containing a reservation for an ingress and egress easement encumbering subject premises as shown.

12. Volume 799, Page 898 of Lake County Records is a Warranty Deed for property east of subject premises containing an easement for ingress and egress encumbering subject premises as shown.

13. O.R. Volume 70, Page 337 of Lake County Records is a Warranty Deed of a portion of subject premises as shown.

TREE LEGEND

#	SIZE	SPECIES
1	18"	LOCUST
2	12"	LOCUST
3	16"	LOCUST
4	18"	LOCUST
5	4"	MULTI STEM MAPLE
6	8"	OAK
7	4"	MULTI STEM CRABAPPLE
8	8"	CRABAPPLE

LEGEND

EX. TELEPHONE BOX	EX. BOLLARD
EX. TRAFFIC SIGNAL	EX. SIGNAL POLE
EX. FLAG POLE	EX. TRANSFORMER
EX. ELECTRIC BOX	EX. INLET BASIN
EX. WATER CORP. STOP	EX. TREE
EX. WATER VALVE	EX. INLET BASIN
EX. HYDRANT	EX. TRAFFIC BOX
EX. POWER POLE	EX. CROSSWALK POLE
EX. MANHOLE	CENTER LINE OF RIGHT OF WAY
EX. GAS VALVE	778.00 x EX. SPOT ELEVATION
EX. WATER METER	EX. SANITARY SEWER
EX. INLET BASIN	EX. STORM SEWER
EX. SIGN	EX. WATER LINE
EX. LIGHT POLE	EX. FENCE
EX. GAS METER	EX. OVERHEAD LINES
EX. CLEANOUT	EX. GAS LINE
EX. GUY ANCHOR	EX. UNDERGROUND ELECT.
EX. IRON PIN/PIPE	EX. UNDERGROUND TELE.
EX. MONUMENT BOX	EX. OVERHEAD UTILITY LINE
5/8" IRON PIN (NEFF&ASSOC.-7085) SET	

UTILITIES IN PROJECT AREA

NATURAL GAS
DOMINION EAST OHIO (GAS)
320 SPRINGSIDE DRIVE
SUITE 320
AKRON, OHIO 44333
PH.: (330) 664-2409
CONTACT: MARY LONG

TELEPHONE
AT&T
13630 LORAIN AVENUE, 4TH FLOOR
CLEVELAND, OH 44111
PH: (216) 476-6142
FAX: (216) 573-5792
CONTACT: ERIC WESTERBURG

ELECTRIC
FIRST ENERGY (ELEC)
6896 MILLER ROAD, SUITE 110
BRECKSVILLE, OH 44141
PH.: (440) 717-8808
CONTACT: JERRY ROGERS

CABLE
TIME WARNER
14300 S. INDUSTRIAL PARKWAY
MAPLE HEIGHTS, OH 44137
PH: (216) 663-4003
FAX: (216) 381-3282
CONTACT: IGP EIGER

SANITARY, STORM & WATER
LAKE COUNTY UTILITIES
105 MAIN STREET
PAINESVILLE, OH 44077
PH.: (440) 350-2540
CONTACT: AL SAARI, P.E.

AQUA OHIO
8644 STATION STREET
MENTOR, OH 44060
PH.: (440) 255-3984 X. 214
CONTACT: GARY FUSCO

THE CITY OF MENTOR
BUILDING DEPARTMENT
8500 CIVIC CENTER BLVD.
MENTOR, OH 44060
PH.: (440) 974-5785

CITY OF MENTOR ENGINEER
8500 CIVIC CENTER BLVD.
MENTOR, OH 44060
PH.: (440) 255-1100
CONTACT: DAVID SWIGER, P.E.

NOTE: IMPROVEMENTS AND WIDENING OF S.R. 615 IS PLANNED PER O.D.O.T. PLANS, LAK-2-7.76 (DATE PLANS COMPLETED 11/14/08). NO ADDITIONAL RIGHT-OF-WAY TAKES ARE KNOWN AT THE TIME OF THIS SURVEY

DEED LEGAL DESCRIPTIONS

Deed recorded in O.R. Volume 70, Page 337 of Lake County Deed Records.

Parcel 1

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

And known as being a part of Lot No. 6, Tract No. 8 in said City and is bounded and described as follows:

Beginning at a point in the easterly sideline of Center Street, at the southwesterly corner of land conveyed to Rockwood Properties, Inc. as recorded in Volume 788, Page 1223 of Lake County Record of Deeds;

Thence N. 85 deg. 38' 05" E., along the southeasterly line of land conveyed to Rockwood Properties, Inc., a distance of 152.96 feet to an angle point; Thence S. 82 deg. 07' 35" E., along the southwesterly line of land conveyed to Rockwood Properties, Inc., a distance of 22.83 feet to an angle point; Thence S. 00 degrees 44' 35" W., a distance of 29.45 feet to the principal place of beginning.

Thence S. 82 deg. 07' 35" E., 20.0 feet to a point;
Thence S. 00 deg. 44' 35" W., to a point in the northerly right-of-way line of State Route #2; Thence N. 88 deg. 44' 05" E., along the northerly right of way line, 20.0 feet to a point;
Thence N. 00 deg 44' 35" E., to the place of beginning, be the same more or less, but subject to all legal highways.

Deed recorded in Volume 792, Page 1287 of Lake County Deed Records

Parcel 2
Situated in the City of Mentor, County of Lake and the State of Ohio, to wit:
And known as being a part of Original mentor Township Lot #6, Tract #8, being bounded and described as follows: Beginning at a point in the easterly sideline of Center St. (SR#615) at the SW corner of a parcel of land conveyed to Jerome T. and Georgianne Osborne by deed recorded in Volume 626, Page 114 of Lake County Record of Deeds, said point also being the NWerly corner of Parcel #47 AX of a Channel Change Agreement granted by Joseph Brover to the State of Ohio and recorded in Volume 470, Page 237 of Lake County Record of Deeds; thence, N. 85° 48' 40" E., following the N'erly line of Parcel #47 AX as granted to the State of Ohio, a distance of 155.02 ft. to an iron pin stake at an angle in said line; thence, S. 81° 53' 40" E., continuing along said line, a distance of 20.75 ft. to an iron pin stake; thence S. 0° 44' 35" W., parallel with said E'erly sideline of Center Street (SR#615), a distance of 186.54 ft. to an iron pin stake in the N'erly right of way line of SR#2, a distance of 175.15 ft. to the intersection of said line with the E'erly right of way line of Center St. (SR#615); thence, N. 0°44'35" E., along said easterly right of way line of Center St., a distance of 182.00 ft. to the place of beginning. Containing 0.748 of an acre of land, be the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM
Appropriated lands contained in Judgment Entry recorded October 7, 2010 in Instrument No. 2010OR022870, Lake County Records.

BURY DEPTH OF EX. WATER MAINS NOT AVAILABLE, NORMAL BURY DEPTH OF WATER MAINS IS BETWEEN 4' TO 6'

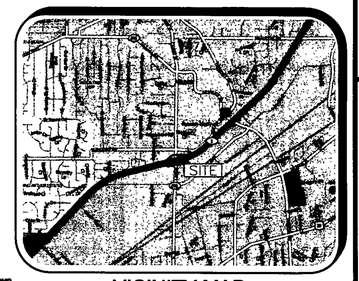
STATEMENT OF APPARENT ENCROACHMENTS:

(A) Abutter's asphalt pavement encroaches onto subject premises up to 3.0 feet along the easterly line.

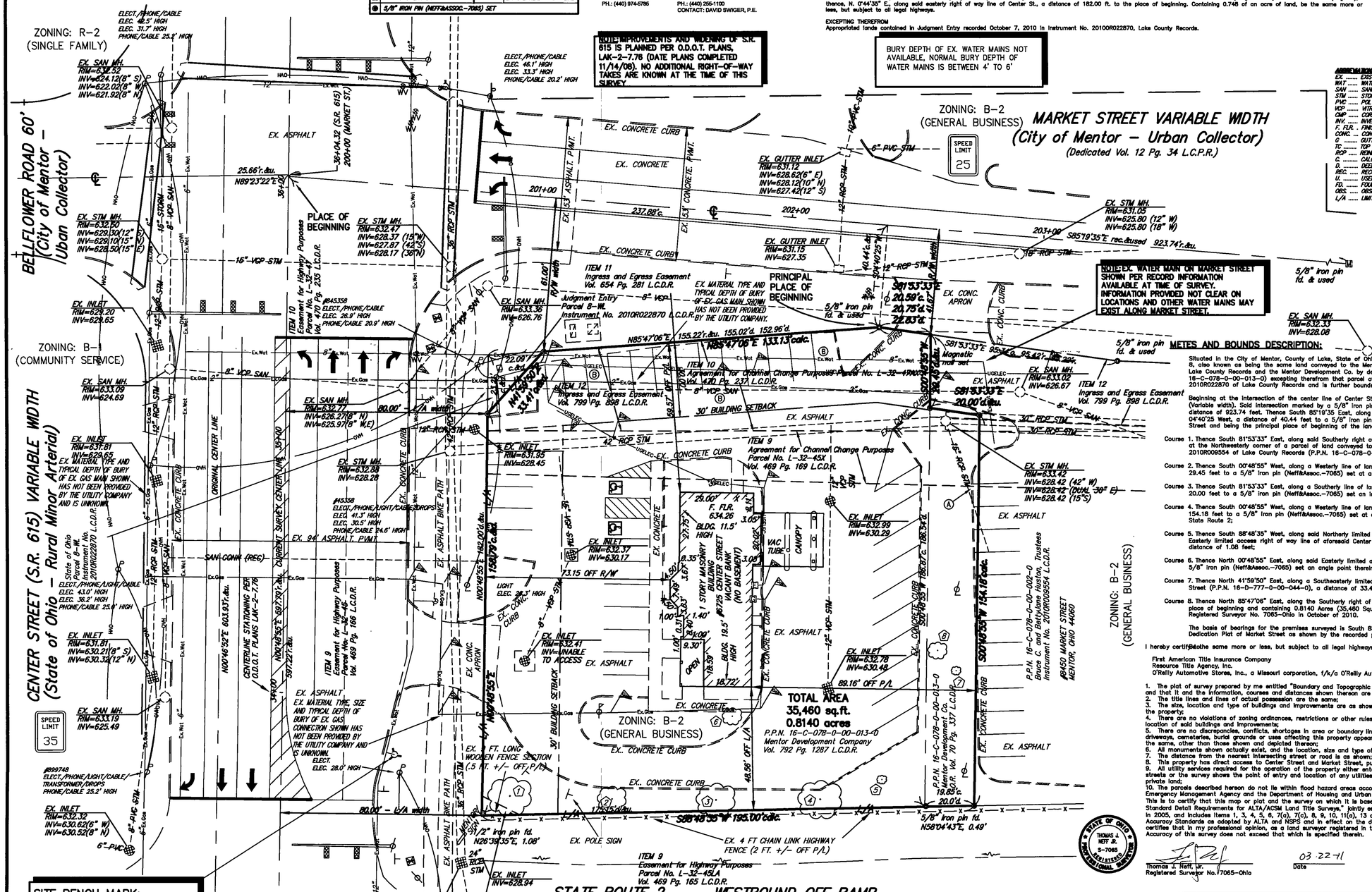
(B) Utilities (sanitary, water, gas, electric) extend across the northerly portion of subject premises and service abutters to the east.

BENCH MARK:
M323
East of center line of Center Street in front of Mentor High School
Elev. = 626.86 (NAVD 88)

NORTH
SCALE
1 INCH = 20 FEET
24 x 36
SHEETS ONLY



VICINITY MAP
NOT TO SCALE



ABBREVIATIONS:

EX. ..... EXISTING
WAT ..... WATER
SAN ..... SANITARY
STM ..... STORM
PVC ..... POLYVINYL CHLORIDE
VCP ..... VITRIFIED CLAY PIPE
CMP ..... CORRUGATED METAL PIPE
INV. ..... INVERT
F. FLR. . FINISH FLOOR
CONC. ... CONCRETE
G ..... GUTTER
TC ..... TOP OF CURB
RCP ..... REINFORCED CONCRETE PIPE
C. ..... CALCULATED
D. ..... DEED
REC. ..... RECORD
U. ..... USED
FD. ..... FOUND
OBS. ..... OBSERVED
L/A ..... LIMITED ACCESS

ZONING:

B-2-GENERAL BUSINESS DISTRICT (CHAPTER 1153)

FRONT YARD – 30 FEET MINIMUM (1155.01)
CORNER LOTS – 30 FEET MINIMUM ON THE SIDE FACING THE SIDE STREET (1165.04(b))
SIDE YARD – ESTABLISHED IN SITE PLAN REVIEWS (1155.01)
REAR YARD – ESTABLISHED IN SITE PLAN REVIEWS (1155.01)
HEIGHT – 45 FEET MAXIMUM (1155.01)

ZONING AUTHORITY:
CITY OF MENTOR ECONOMIC & COMMUNITY DEVELOPMENT
PH: (440) 255-1100
CONTACT: RONALD TRAUB, DIRECTOR

SURVEYOR'S NOTES:

1. Subject premises is in Zone X, areas determined to be outside of the 0.2% annual chance floodplain as designated by the National Flood Insurance Program as reflected by the Community Panel Number 39085C0104F and 39085C0112F dated February 3, 2010.

2. Subject property is located in within the City of Mentor limits.

METES AND BOUNDS DESCRIPTION:

Situated in the City of Mentor, County of Lake, State of Ohio and known as being part of Original Mentor Township, Lot No. 6, Tract No. 8, also known as being the same land conveyed to the Mentor Development Company by deed recorded in Volume 792, Page 1287 of Lake County Records and the Mentor Development Co. by deed recorded in O.R. Volume 70, Page 337 of Lake County Records (P.P.N. 16-C-078-0-00-013-0) excepting therefrom that parcel of land conveyed to the State of Ohio by deed recorded in Instrument No. 2010R022870 of Lake County Records and is further bounded and described as follows:

Beginning at the intersection of the center line of Center Street (State Route 615) (Variable width) with the center line of Market Street (Variable width). Said intersection marked by a 5/8" iron pin found South 85°19'35 East, along said center line of Market Street, a distance of 923.74 feet. Thence South 85°19'35 East, along said center line of Market Street, a distance of 237.88 feet. Thence South 04°40'25 West, a distance of 40.44 feet to a 5/8" iron pin found at an angle point in the Southerly right of way line of said Market Street and being the principal place of beginning of the land herein described;

Course 1. Thence South 81°53'33" East, along said Southerly right of way line of Market Street, a distance of 20.59 feet to a magnetic nail set at the Northwesterly corner of a parcel of land conveyed to Bruce C. and Bettyjane Huston, Trustees by deed recorded in Document No. 201OR009554 of Lake County Records (P.P.N. 16-C-078-0-00-002-0);

Course 2. Thence South 00°48'55" West, along a Westerly line of land so conveyed to Bruce C. and Bettyjane Huston, Trustees, a distance of 29.45 feet to a 5/8" iron pin (Neff&Assoc.-7085) set at a Southwesterly corner thereof;

Course 3. Thence South 81°53'33" East, along a Southerly line of land so conveyed to Bruce C. and Bettyjane Huston, Trustees, a distance of 20.00 feet to a 5/8" iron pin (Neff&Assoc.-7085) set an interior corner thereof;

Course 4. Thence South 00°48'55" West, along a Westerly line of land so conveyed to Bruce C. and Bettyjane Huston, Trustees, a distance of 154.18 feet to a 5/8" iron pin (Neff&Assoc.-7085) set at a Southwesterly thereof and a Northerly limited access right of way line of State Route 2;

Course 5. Thence South 88°48'35" West, along said Northerly limited access right of way line of State Route 2, a distance of 195.00 feet to the Easterly limited access right of way line of aforesaid Center Street. Said corner marked by a 1/2" iron pin found North 26°39'35" East, a distance of 1.08 feet;

Course 6. Thence North 00°48'55" East, along said Easterly limited access right of way line of Center Street, a distance of 158.79 feet to a 5/8" iron pin (Neff&Assoc.-7085) set an angle point therein;

Course 7. Thence North 41°59'50" East, along a Southeasterly limited access right of way line between said Center Street and aforesaid Market Street (P.P.N. 16-D-777-0-00-044-0), a distance of 33.41 feet to a 5/8" iron pin (Neff&Assoc.-7085) set an angle point therein;

Course 8. Thence North 85°47'06" East, along the Southerly right of way line of said Market Street, a distance of 133.13 feet to the principal place of beginning and containing 0.8140 Acres (35,460 Square Feet) of land according to a survey made by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio in October of 2010.

The basis of bearings for the premises surveyed is South 85°19'35" East, as the center line of Market Street as evidenced in the Dedication Plat of Market Street as shown by the recorded plat in Plat Volume 12, Page 34 of Lake County Records.

I hereby certify the same more or less, but subject to all legal highways and easements of record.

First American Title Insurance Company
Resource Title Agency, Inc.
O'Reilly Automotive Stores, Inc., a Missouri corporation, f/k/a O'Reilly Automotive, Inc.

1. The plat of survey prepared by me entitled "Boundary and Topographic Survey" is actually made upon the ground and that it and the information, courses and distances shown thereon are correct;
2. The title lines and lines of actual possession are the same;
3. The size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property;
4. There are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements;
5. There are no discrepancies, conflicts, shortages in area or boundary line conflicts, easements, encroachments, driveways, cemeteries, burial grounds or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon;
6. All monuments shown actually exist, and the location, size and type of materials are correctly shown;
7. The distance from the nearest intersecting street or road is as shown;
8. This property has direct access to Center Street and Market Street, publicly dedicated streets.
9. All utility services required for the operation of the property either enter the property through adjoining public streets or the survey shows the point of entry and location of any utilities that pass through or are on adjoining private land;
10. The parcels described hereon do not lie within flood hazard areas according to the maps of the Federal Emergency Management Agency and the Department of Housing and Urban Development; and

This is to certify that this map or 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 and NSPS in 2005, and includes Items 1, 3, 4, 5, 6, 7(a), 7(c), 8, 9, 10, 11(a), 13 and 14 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.

STATE OF OHIO THOMAS J. NEFF JR. S-7065 REGISTERED PROFESSIONAL SURVEYOR

Thomas J. Neff, Jr.
Registered Surveyor No. 7065-Ohio

03-22-11
Date

Existing utilities as shown are based upon observable structures, appurtenances and record information where available. Record information was obtained from utility providers and O.U.P.S. and shown on this survey per the information provided. Utilities may exist in the survey area that were either not observable and/or record information was not provided or available. Prior to excavation and/or demolition contact O.U.P.S. (Ohio Utilities Protection Service).

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
A029402046
A029402044

REV NO	DATE	DESCRIPTION
	03/22/11	REVISED LEGAL DESCRIPTION
	02/28/11	REVISED PER CLIENT COMMENTS
	11/16/10	REVISED PER CLIENT COMMENTS
	11/09/10	ORIGINAL ISSUE

DWG NAME	DRAWN BY	CHK'D BY	JOB NO
13396-E	FJT	ELK	13396

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6450 Sheldon Road, Suite 100, Canton, OH 44687
Tel: 440.494.3100 | Fax: 440.494.9443

SHEET NO.
SV1

O'REILLY AUTOMOTIVE STORES, INC. - 6725 CENTER STREET
BOUNDARY AND TOPOGRAPHIC SURVEY
CITY OF MENTOR, COUNTY OF LAKE, STATE OF OHIO

\4\LAND DEVELOPMENT\Proj\13396\Survey\13396-E2.dwg, SV1 (NO ELEV), 3/23/2011 2:23:04 PM