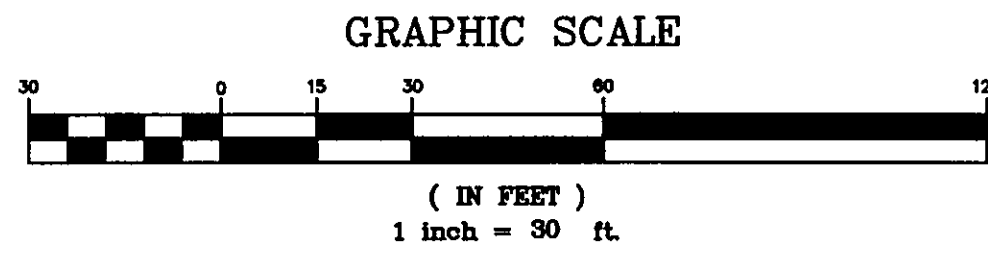


ALTA/ACSM Land Survey

Situated in the City of Willoughby, County of Lake and State of Ohio, Known as being part of Original Willoughby Township Lot No.3, Tract 10.

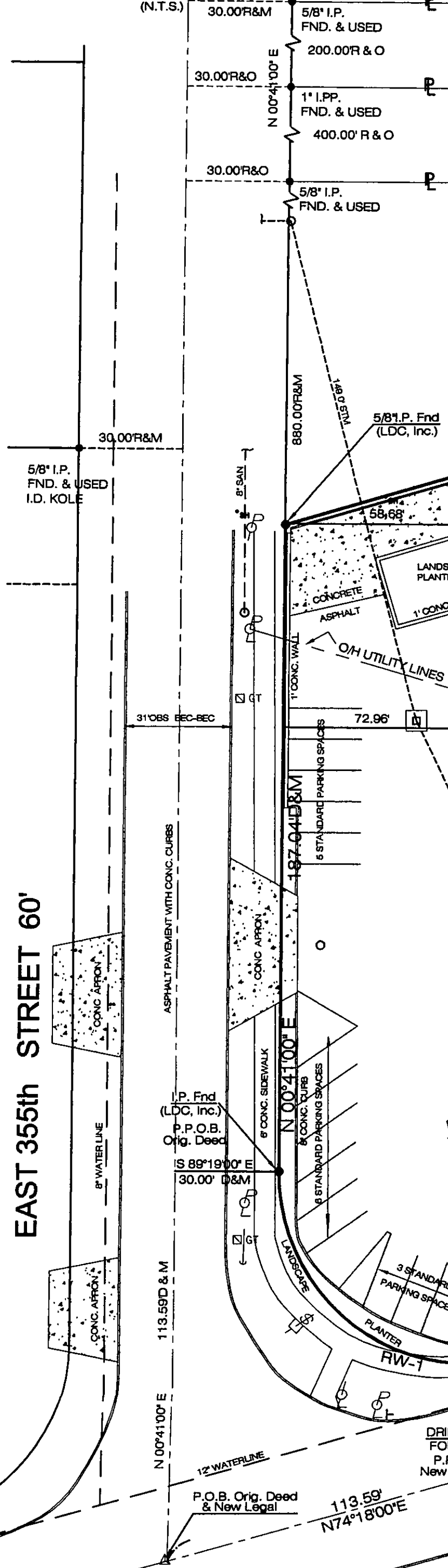
May, 2011



SURVEY LEGEND

Meas. = Measured Dd. = Deed
Plat = Subdivision Plat Rec. = Record
D.M. = Deed & Measured Act. = Actual
OBS. = Field Observed

LOCATION MAP



MAVEC INDUSTRIAL PARK SUBDIVISION
VOL. N, PG. 91 L.C.P.R.
SUBLOT 2

PHILIP & CAROLYN
BERARDINELLI, TR.
VOL. 674, PG. 15 & 17 L.C.O.R.
#4845 E. 355th St.
PPN: 27A-013F-001

35535 LAKEWEST PLAZA
BRICK & BLOCK BUILDING
20,525 Sq.Ft.
15.4± TALL

NORTH COAST PROPERTIES
VOL. 211, PG. 147, 148 O.R.
VOL. 184, PG. 1205 O.R.
5.735 ACRES OBS. (BEFORE
EXCEPTION) 2.4130 ACRES OBSERVED
P.P.N.:27A-13-007

PACE REAL ESTATE, LLC
DOC. #2009R044615
PPN: 27A-013-26
#4800 BEIDLER RD.

CU 396 LIMITED PARTNERSHIP
VOL. 801, PG. 887 L.C.O.R.
#36001 EUCLID AVE.
PPN: 27A-013-28

MRG HOLDINGS, LLC
DOC. #2007R000401
#36801 EUCLID AVE.
PPN: 27A-013-20

MARIA T. ESPINOSA
VOL. 1043, PG. 1170 L.C.O.R.
DOC. #2009R010797
(PREVIOUSLY OGHAM ENTERPRISES, INC.)
0.3220 ACRES OBSERVED
PPN: 27A-013-31

VICINITY MAP

APPARENT ENCROACHMENTS

1) Railroad Tie (Landscaping Wall)

UTILITY INFO:

THE LOCATION 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. THIS SURVEY SUBJECT TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE UNDERGROUND UTILITY INFORMATION.

CERTIFICATION

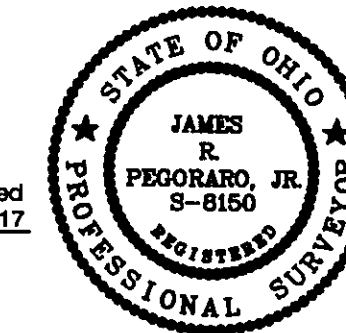
To, Lakewest Plaza Holdings, LLC, PNC Bank, Buckeye Title Corporation and First American Title Insurance Company:

ORDER NO.: 14045
EFFECTIVE DATE: MARCH 28th, 2011

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, ACSM and NSPS in 2011, and includes items 1-4, 6a, 7a, 7b1, 7c, 8, 9, 10a, 11a, 13, 14, 15 & 17 of Table A thereof.

Date: 5/19/2011

(signed) *James R. Pegoraro, Jr.*
Registration No. *3-8150*



LEGAL DESCRIPTION

Situated in the City of Willoughby, County of Lake and State of Ohio, and known as being part of Original Willoughby Township Lot No. 3 in Tract No. 10 and being further bounded and described as follows:
Beginning at the point of intersection of centerline of Euclid Avenue, 60 feet wide, with the centerline of East 355th Street, 60 feet wide;
Thence North 00°41'00" East, along the centerline of said East 355th Street, 113.59 feet to a point;
Thence South 89°19'00" East, 30.00 feet to a point in the easterly sideline of said East 355th Street, said point being the Principal Place of Beginning of the premises herein intended to be described
COURSE I Thence North 00°41'00" East, along said easterly sideline of East 355th Street, 187.04 feet to a point in the southerly line of Mavec Industrial Park Subdivision as recorded in Volume N, Page 91 of Lake County Records;
COURSE II Thence North 74°18'00" East, along said southerly line of Mavec Industrial Park Subdivision, 444.80 feet to a point;
COURSE III Thence South 15°42'00" East, 249.96 feet to a point in the northerly sideline of said Euclid Avenue;
COURSE IV Thence South 74°18'00" West, along said northerly sideline of Euclid Avenue, 444.70 feet to a point of curvature;
COURSE V Thence along the arc of a curve, deflecting to the right, 102.12 feet, said curve having a radius of 55.00 feet and a chord which bears North 52°30'30" West, 88.07 feet to the Principal Place of Beginning and containing 2.735 acres of land, be the same, more or less, but subject to all legal highways.
EXCEPTING THEREFROM, all land conveyed to Ogham Enterprises, Inc., by deed dated September 12, 1983, recorded October 6, 1983 and recorded in Lake County Official Records Volume 42, Page 498.
MORE ACCURATELY DESCRIBED AS FOLLOWS:

Situated in the City of Willoughby, County of Lake and State of Ohio, known as being part of Original Willoughby Township No. 3, Tract 10:
Beginning at the centerline intersection of Euclid Avenue (a.k.a. U.S. Route 20), width varies and East 355th Street, 60 (sixty) feet wide;
Thence North 74°18'00" East, along said centerline of Euclid Avenue, 113.59 feet to a point
Thence North 15°42'00" West, 30.00 feet to a drill hole found in the northwesterly sideline of said Euclid Avenue, said point being the point of curvature of the turnout to the easterly sideline of East 355th Street and the Principal Place of Beginning;

- COURSE I Thence along the arc of said turnout deflecting to the right, 102.12 feet, said arc having a radius of 55.00 feet, a central angle of 106°23'00" and a chord which bears North 52°30'30" West, 88.07 feet to a 5/8 inch iron pin found (I.D. "LDC,INC") at the point of tangency on said easterly sideline of East 355th Street;
- COURSE II Thence North 00°41'00" East, along said easterly sideline, 187.04 feet to a 5/8 inch iron pin found (I.D. "LDC,INC") at the southwest corner of Sublot No. 2 of the Mavec Industrial Park Subdivision recorded in Plat Volume N, Page 91 of Lake County Plat Records;
- COURSE III Thence North 74°18'00" East, along the southeasterly line of said Sublot No. 2, 444.80 feet to a 5/8 inch iron pin found (I.D. "Schade") at the northwesterly corner of land conveyed to CU 396 Limited Partnership by deed recorded in Volume 801, Page 657 of Lake County Official Records (PPN: 27A-13-028);
- COURSE IV Thence South 15°42'00" East, along the southwesterly line of said CU 396 Limited Partnership, 84.96 feet to a railroad spike found at the northeasterly corner of land conveyed to Maria T. Espinosa by Lake County Document No. 2009R010797 (PPN: 27A-013-031);
- COURSE V Thence South 74°18'00" West, along the northwesterly line of said Espinosa, 85.00 feet to a 5/8 inch iron pin found (I.D. "LDC,INC") at the northwesterly corner thereof;
- COURSE VI Thence South 15°42'00" East, along the southwesterly line of said Espinosa, 165.00 feet to a 5/8 inch iron pin found (I.D. "LDC,INC") in said northwesterly sideline of Euclid Avenue;
- COURSE VII Thence South 74°18'00" West, along said sideline, 359.79 feet to the Place of Beginning and containing 2.4130 acres (105,110 square feet) of land as calculated and described from a survey performed in May of 2011 by James R. Pegoraro, Jr., P.S. No. 8150 of LDC, Inc., be the same, more or less, but subject to all legal highways and easements of record.

LEGEND

- Iron Pin/Pipe Found
- Iron Pin Set
- Monument Box Found
- ▲ PK Set
- △ PK Found
- Clean Out
- Catch Basin
- Curb Inlet
- HD House Drain
- YD Yard Drain
- Manhole
- Water Shut Off Valve
- ⊠ Water Valve
- ⊠ Water Meter
- Fire Hydrant
- ⊠ Well
- ⊠ Gas Shut Off Valve
- ⊠ Gas Valve
- ⊠ Gas Test
- ⊠ Gas Meter
- ⊠ Mailbox
- ⊠ Guard Post
- Guide Wire
- Guard Rail
- ⊠ Power Pole
- ⊠ Light Power Pole
- ⊠ Light Pole
- ⊠ Traffic Signal Pole
- ⊠ Traffic Signal Box
- ⊠ Electrical Box
- ⊠ Telephone (SAC) Box
- ⊠ Tree
- ⊠ Pine Tree
- ⊠ Bush

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
RW-1	55.00	102.12	73.50	88.07	N 52°30'30" W	106°23'00"

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

FLOOD NOTE:

SUBJECT PARCEL IS LOCATED WITHIN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, WHICH IS AN AREA OF MINIMAL FLOODING, AS SHOWN ON COMMUNITY PANEL NO. 39085 C 0093 F, WHICH BEARS A REVISED DATE OF FEBRUARY 3, 2010 BY THE NATIONAL FLOOD INSURANCE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE FLOOD ZONE.

ACCESS NOTE:

THE PARCEL CONTAINED HEREIN HAS DIRECT ACCESS TO EAST 355th STREET, WHICH IS MAINTAINED BY THE CITY OF WILLOUGHBY AND DIRECT ACCESS TO EUCLID AVENUE, aka U.S. ROUTE 20, WITH ROUTINE MAINTENANCE PERFORMED BY THE CITY OF WILLOUGHBY.

ZONING SUMMARY:

SUBJECT PARCEL IS SITUATED IN ZONE G.B. (GENERAL BUSINESS) AS SHOWN ON THE CITY OF WILLOUGHBY ZONING MAP DATED

SCHEDULE B ITEMS:

7. EASEMENT BY AND BETWEEN OGHAM ENTERPRISES, Inc. AND NORTHCOAST PROPERTIES DATED AUGUST 13, 1986, FILED AUGUST 25, 1986 AND RECORDED IN VOLUME 238 PAGE 245 OF LAKE COUNTY GENERAL RECORDS AND RERECORDED IN VOLUME 284, PAGE 108 OF LAKE COUNTY RECORDS, FEBRUARY 17, 1987. FOR THE BENEFIT OF THE PROPERTY, IS PLOTTED AND DOES BENEFIT SUBJECT PARCEL.

9. RIGHT OF WAY BY AND BETWEEN OGHAM ENTERPRISES, Inc. AND NORTHCOAST PROPERTIES, DATED AUGUST 13, 1986, FILED FEBRUARY 17, 1987 AND RECORDED IN VOLUME 284, PAGE 102 OF LAKE COUNTY RECORDS. FOR THE BENEFIT OF THE PROPERTY, IS PLOTTED AND DOES BENEFIT SUBJECT PARCEL.

35535 Euclid Ave.

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9225 Cheshire Drive, Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 961-1440
FAX: (440) 354-8938

DATE: 05-16-2011
SCALE: HOR. 1"=30'
VERT. 1"=10'
FILENAME: Topo
COMPUTER: S
TAB NAME: ALTA

ALTA/ACSM Land Survey
Arndt Real Estate, LLC
City of Willoughby - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No. ARNDR1-1101