

ALTA - ACSM LAND TITLE SURVEY

SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 10 & 14, GORE TRACT, TOWNSHIP 10 NORTH, RANGE 9 WEST OF THE CONNECTICUT WESTERN RESERVE SURVEY.

December 2010 SCALE 1"=50'

ZONING

Subject Property:
PPN: 27B-039-022 & 023 are Zoned
"C-M" (Commercial/Manufacturing)

PPN: 27B-039A-001 is Zoned
"G-B" (General Business)

BASIS OF BEARINGS

Basis of Bearings
LAK-20-S-14 as recorded in Vol. 45 Pg. 8
of Lake County Plat Records

SURVEY LEGEND

Mess. = Measured Dd. = Deed
Plat = Subdivision Plat Rec. = Record
D.M. = Deed & Measured Act. = Actual

BENCHMARK

LAK-20-S-14 as recorded in Vol. 45 Pg. 8
of Lake County Plat Records

FLOOD NOTE

Subject Property is Located in "ZONE X" as shown by Lake, Ohio
Community Panel 39085C0094F Panel 3/6, Dated 02/03/2010.

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 IS SUBJECT
TO CHANGE UPON RECEIPT OF ANY ADDITIONAL AVAILABLE
UNDERGROUND UTILITY INFORMATION.

GRAPHIC SCALE



LEGAL DESCRIPTION

PARCEL 1:
Situated in the City of Willoughby, County of Lake and State of Ohio:
And known as being a part of Lot No. 14 of the Gore in Willoughby Township, being more particularly described as follows:
Beginning at an iron stake in the east iron monument box that marks the intersection of the centerline of the Cleveland-Buffalo Road with the dividing line between Willoughby Township and Mentor Township;
Thence along the center of the Cleveland-Buffalo Road, South 54°48' West, 200.50 feet to an iron pipe stake in a cast iron monument box;
Thence North 07°12' West, 712.50 feet to an iron pipe stake on the southerly right of way line of the N.Y.C. & St. L. Railway, passing through an iron pipe stake 36.29 feet from the centerline of the Cleveland-Buffalo Road;
Thence along the southerly right of way line of said railroad, North 51°49' East, 250.00 feet to an iron pipe stake on the dividing line, between Willoughby and Mentor Township;
Thence along said Township line, South 01°29' West, 781.63 feet to the place of beginning, passing through an iron pipe stake 38.33 feet from the center of the Cleveland-Buffalo Road. Containing 2.918 acres of land. According to a survey made August 4, 1947 by Clyde C. Biddan Registered Surveyor No. 926, be the same more or less, but subject to all legal highways.

PARCEL 2:
Situated in the City of Willoughby, County of Lake and State of Ohio:
And known as being a part of Lot No. 14 in the Gore Tract of Willoughby Township, being more particularly described as follows:
Beginning at an iron monument in the center of Mentor Street, also known as Penfield Road, at the southwest corner of a 2.918 acre parcel of land conveyed to Richard Cox by deed recorded in Volume 238, Page 584 of Lake County Record of Deeds;
Thence along the center of Mentor Street, South 70°22' West, 200.20 feet to an angle in said road;
Thence continuing along the center of said Mentor Street, North 89°27' West, 271.57 feet to an iron pipe stake at the southeast corner of land conveyed to the Northeastern Road Improvement Co. by deed recorded in Volume 115, Page 241 of Lake County Record of Deeds;
Thence along said company's west line, North 01°17' East, 434.50 feet to an iron pipe stake on the southerly right of way line of the N.Y.C. & St. L. Railway;
Thence along said right of way line, North 51°49' East, 561.90 feet to an iron pipe stake at the northwest corner of above mentioned 2.918 acre parcel of land owned by Richard Cox;
Thence along said Cox's west line, South 00°37'30" East, 742.50 feet to a place of beginning. Containing 6.295 acres of land, the same more or less, but subject to all legal highways.

EXCEPTION NO. 1:
PARCEL NO. 11WD
Being a parcel of land lying on the left side of the centerline of a survey made by the City of Willoughby, and recorded in Volume _____, Page _____ of the records of Lake County and being located within the following described points in the boundary thereof:
Beginning at an existing monument box at the point of intersection of the existing centerline of Palms Road at Station 5+246.255 with the existing centerline of Mentor Avenue (United States Route 20) at 0.733 meters (2.40 feet) left of Station 10+482.825;
Thence North 89°49'50" West, continuing along said centerline of Palms Road, 82.717 meters (271.38 feet) to a point in the westerly line of land conveyed to the Northeastern Road Improvement Company by instrument recorded in Volume 115, Page 241 of the Lake County Official Records, said point being at Station 5+102.522 and further being the True Place of Beginning;
Thence North 00°19'55" East, along said easterly line of land of the Northeastern Road Improvement Company, 27.000 meters (88.58 feet) to a point 27.000 meters (88.58 feet) left of Station 5+102.522;
Thence South 89°49'50" East, 18.472 meters (60.60 feet) to a point 27.000 meters (88.58 feet) left of Station 5+102.000;
Thence South 00°19'10" West, 27.000 meters (88.58 feet) to a point in the existing centerline of Palms Road, said point being at Station 5+201.000;
Thence North 89°49'50" West, along said centerline of Palms Road, 18.472 meters (60.62 feet) to the True Place of Beginning and containing 498.8 square meters (13.369 square feet) of land, including the Present Railway which occupies 169.0 square meters (1,819 square feet) as calculated and described in November of 2001 by Richard Biddan, Ohio Professional Surveyor No. 5344 of CT Consultants, Inc., Registered Engineers and Surveyors.

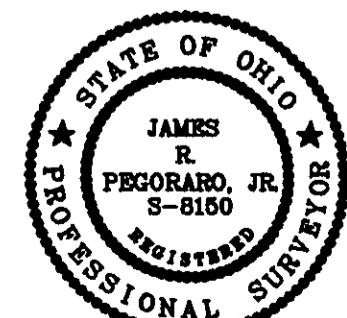
EXCEPTION NO. 2:
PARCEL NO. 11WD1:
Being a parcel of land lying on the left side of the centerline of a survey made by the City of Willoughby, and recorded in Volume _____, Page _____ of the records of Lake County and being located within the following described points in the boundary thereof:
Beginning at an existing monument box at the point of intersection of the existing centerline of Mentor Avenue (United States Route 20) with the existing centerline of Palms Road, said point being 0.733 meters (2.40 feet) left of Station 10+482.825;
Thence South 75°08'10" West, along said existing centerline of Palms Road, 4.764 meters (15.630 feet) to a point 2.635 meters (8.62 feet) left of Station 10+478.416;
Thence North 14°51'20" West, 9.144 meters (30.00 feet) to a point of curvature 11.000 meters (36.09 feet) left of Station 10+534.153;
Thence on the arc of a curve deflecting to the right (the radius of which is 196.00 meters (643.04 feet) and the chord which bears North 54°41'03" East, and is 12.242 meters (40.16 feet) in length), 12.244 meters (40.16 feet) to a point 11.000 meters (36.09 feet) left of Station 10+549.709;
Thence North 50°28'22" East, 1.387 meters (4.52 feet) to a point in the westerly line of land conveyed to S.I.C. Automobiles, Inc. by instrument recorded in Volume 26, Page 850 of the Lake County Official Records, said point being 11.000 meters (36.09 feet) left of Station 10+551.297;
Thence South 00°19'13" West, along said westerly line of land of S.I.C. Automobiles, Inc., 13.239 meters (43.43 feet) to a point in the above said existing centerline of Mentor Avenue, said point being 0.290 meters (0.95 feet) left of Station 10+543.931;
Thence South 53°45'51" West, along said existing centerline of Mentor Avenue, 61.113 meters (200.50 feet) to the place of beginning and containing 733.34 square meters (7,754 square feet) of land, including the Present Railroad which occupies 615.9 square meters (6,629 square feet) as calculated and described in November of 2001 by Richard J. Biddan, Ohio Professional Surveyor No. 5344 of CT Consultants, Inc., Registered Engineers and Surveyors.

EXCEPTION NO. 3:
Situated in the City of Willoughby, County of Lake and State of Ohio:
And known as part of Lot 10 in the Gore, and is bounded and described as follows:
Beginning at a gas pipe stake in the center of Old Mentor Road, so called, a northwesterly corner of lands of one Dennis;
Thence South 04°50' West, 288.6 feet to a gas pipe stake in the center of the Mentor Road (also called Clime Avenue);
Thence North 58°08' East, along the center of said Mentor Road, 571.1 feet to a gas pipe stake;
Thence South 70°42' West, along the center of said Old Mentor Road, 200.2 feet to a gas pipe stake;
Thence North 85°07' West, along the center of said road, 264.8 feet to the place of beginning, containing about 1.354 acres of land, be the same more or less, but subject to all legal highways.

CERTIFICATION

TO: BIG OATS, LLC, and CHICAGO TITLE INSURANCE CO. (No lender provided).
COMMITMENT NO. 10113558
EFFECTIVE DATE: NOVEMBER 5, 2010 at 8:00 AM

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, 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.



DATE: 12/10/2010
JAMES R. PEGORARO, JR., P.S., #8180

APPARENT ENCROACHMENTS

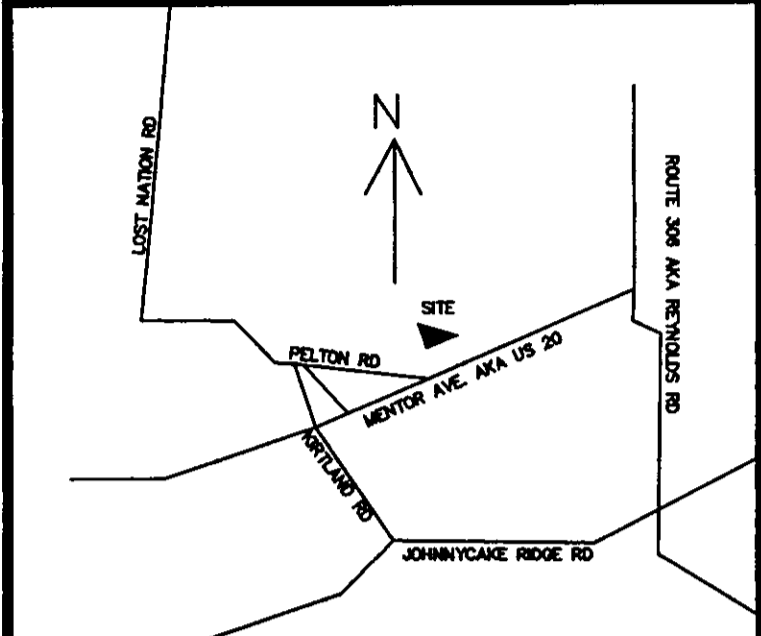
A) Concrete Pavement (1.8 SW to 1.3 NW) and 7" Chain Link Fence on property line along westerly line of parcel-023

UTILITY LEGEND

- Clean Out
- Catch Basin
- Curb Inlet
- Yard Drain
- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Inlet MH
- House/Down Spout
- Water Valve
- Water Meter
- Fire Hydrant
- Well
- Gas Valve
- Gas Meter
- Gas Marker
- Guard Post
- Sign
- Guide Wire
- Power Pole
- Light Power Pole
- Light Pole
- Traffic Signal Pole
- Traffic Signal Box
- Electrical Box
- Tree
- Fire Tree
- Bush
- Power Transformer
- Mailbox

MENTOR AVENUE (AKA U.S. 20)

WIDTH VARIES (LAK-20-S-14)



VICINITY MAP

SCHEDULE "B" ITEMS

10) Easement to Clase Corridor LLC, filed for record May 10, 2005 in Instrument recorded in Doc. no. 2005R018753, Names Glvac Management Corp on page 9 of 24 in Schedule B as a "Grantor". The width of the "Settlement Corridor" is defined as each of the (2) easements 1/2 of the width of the Settlement Corridor EXISTING RIGHT OF WAY (Measured from the centerline thereof). RIGHT-OF-WAY WIDTH OF RAILROAD = 100'

In the deed recorded in Volume 561, Page 754 filed 10/31/91 From Arthur Mills Jr. to Glvac Management Corp. Mills grants property to Glvac in both Parcels to "the southerly right-of-way line of the N.Y.C. & St. L. Railway" Now Norfolk & Southern Combined.

EASEMENT ABUTS CAPTION TO THE NORTH

11) Right of Way appearing of record in Volume 91, Page 61, assigned to the East Ohio Gas Co. R-O-W described as follows bounded on the NORTH by the centerline of Mentor Ave. and bounded on the SOUTH by the Southerly line of Mentor Ave. ABUTS CAPTION ALONG THE ENTIRE FRONTAGE ON MENTOR AVE.

WM RUPLE CO
3871 MENTOR AVE
PO BOX 140-002-0
106 ST. PG 71
DOCUMENT #2005R042772

DANIELS BROTHERS FUEL CO.
PIN: 27-B-039-A-00-008-0
DOCUMENT #2005R021381
DEED PARCEL-3

GLVAC MANAGEMENT CORP.
3870 MENTOR AVE.
PIN: 27-B-039-A-00-001-0
DOCUMENT #2005R039054
06/09/09

GLVAC MANAGEMENT CORP.
3880 MENTOR AVE.
PIN: 27-B-039-0-00-023-0
DOCUMENT #2005R039054
Vol. 061 Pg. 784 Prt-2

GLVAC MANAGEMENT CORP.
3880 MENTOR AVE.
PIN: 27-B-039-0-00-022-0
DOCUMENT #2005R039054
Vol. 061 Pg. 784 Prt-1

S.I.C. AUTOMOBILES INC.
3884 MENTOR AVE.
PIN: 27-B-039-0-00-021-0
VOL. 26, PG. 850 Prt-2

S.I.C. AUTOMOBILES INC.
3884 MENTOR AVE.
PIN: 27-B-039-0-00-021-0
VOL. 26, PG. 850 Prt-1

Surveyed Areas: PPN:27B-039-A-001
1.3393 Acres (58,339 s.f.) Total
0.7445 Acres (32,432 s.f.) Exc. RW

Surveyed Areas: PPN:27B-039-022 & 023
9.1251 Acres (397,662 s.f.) Total
8.8596 Acres (385,923 s.f.) Exc. RW

PPN: 27B-039-022 & 023; 27B-039A-001

LAND DESIGN CONSULTANTS
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
8585 East Avenue Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 961-LAND
(440) 354-6938 FAX: (440) 255-9575

DATE 11/17/10
SCALE: HOR. 1"=40'
VERT.
FILENAME ALTA
COMPUTER S:
TAB NAME ALTA

ALTA - ACSM
Land Title Survey
City of Willoughby - Lake County - Ohio

SHEET 1 OF 1
CONTRACT No. OSAIR1-1010