

ALTA-ACSM LAND SURVEY

Situated in the City of Willoughby, County of Lake and State of Ohio and known as being part of Lot No. 10, Gore Tract, Township 10 North, Range 9 West of the Connecticut Western Reserve

ZONING

Subject Property is Zoned "C-B" (General Business)

SCHEDULE "B" ITEMS

- Rights of the portion to use those portions of subject premises lying within the confines of Public Roads and Highways. Plotted.
- Restriction as contained in the deed from The Atlantic Richfield Company to Parker Bros., Inc. filed for record April 28, 1970 and recorded in Volume 733, Page 629 of Lake County Records. Affects Subject Property.

UTILITY LEGEND

○ Clean Out	○ Water Valve	○ Guide Wire	○ Tree
□ Catch Basin	○ Water Meter	○ Power Pole	○ Fire Tree
□ Curb Inset	○ Fire Hydrant	○ Light Power Pole	○ Bush
○ Yard Drain	○ Well	○ Light Pole	
○ Manhole	○ Gas Valve	○ Traffic Signal Pole	
○ Sanitary Manhole	○ Gas Meter	○ Traffic Signal Box	
○ Storm Manhole	○ Mailbox	○ Electrical Box	
○ Storm Inlet MH	○ Guard Post	○ Electrical Box	
○ House/Down Spout	○ Sign	○ Pedestrian (SAC) Box	

APPARENT ENCROACHMENTS

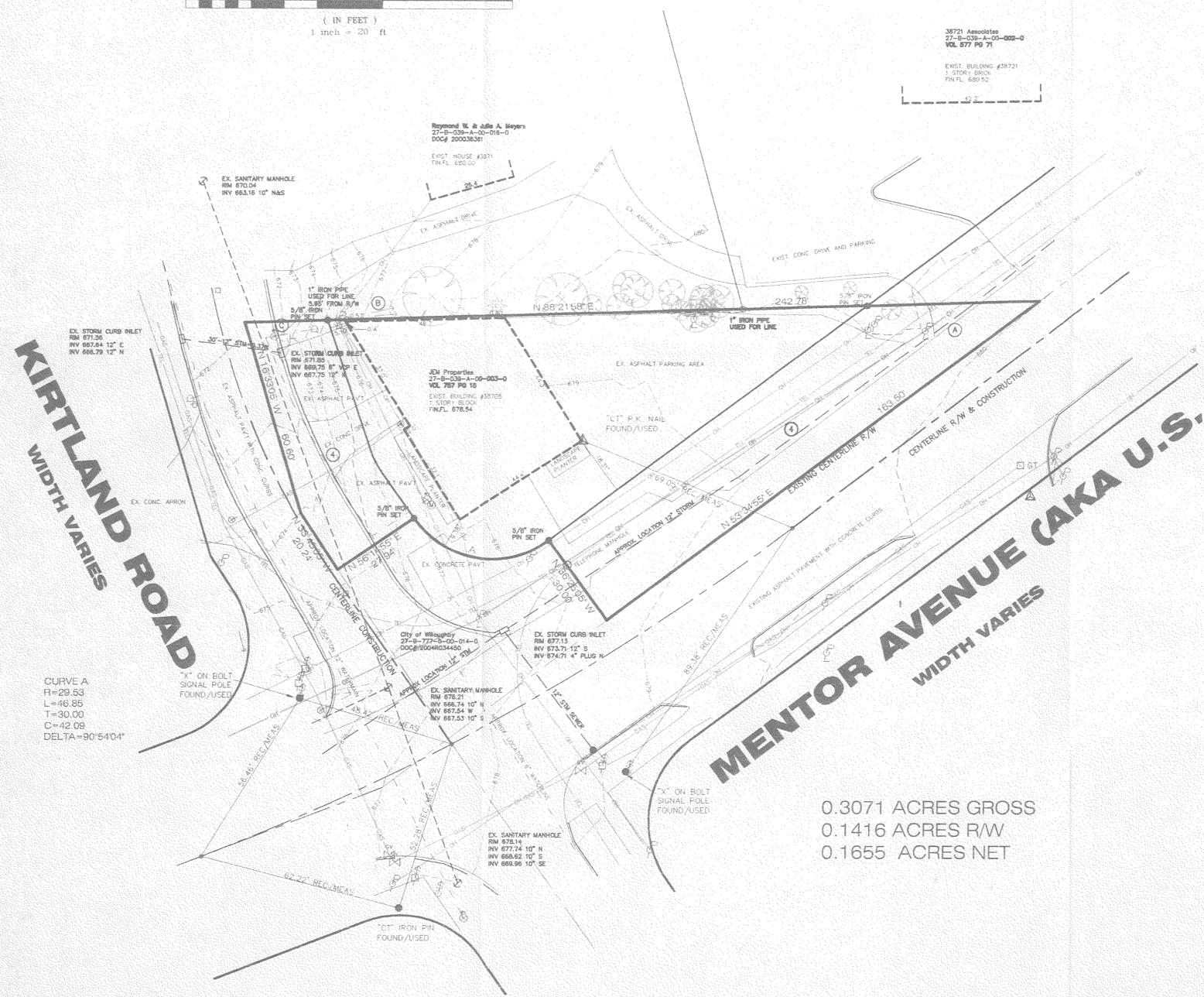
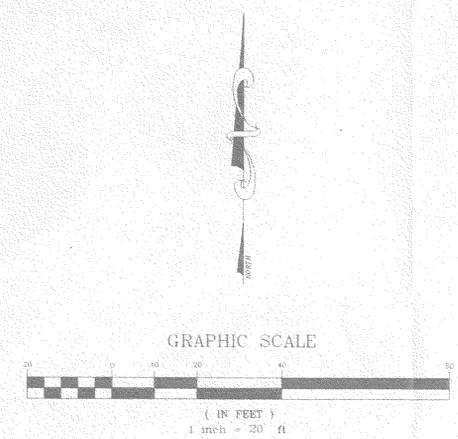
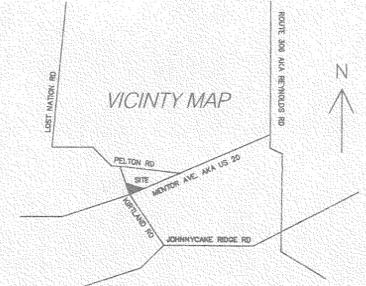
- CONCRETE DRIVEWAY FROM THE 38721 ASSOCIATES PARCEL ONTO SUBJECT PARCEL.
- CUTY WIRES AND ANCHORS FROM POWER POLE ON SUBJECT PARCEL ONTO MYERS PARCEL.
- ASPHALT DRIVEWAY FROM MYERS PARCEL ONTO SUBJECT PARCEL.

CERTIFICATION

To: BLACK BEAR REALTY, LLC and LAKE COUNTY TITLE, LLC.

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, ACSM and NSPS in 1986. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys. SURVEY IS BASED ON LAKE COUNTY TITLE, LLC, TITLE EXAM DATED 9-28-2005, COMMITMENT NO. 19608506.

Date: 10/18/05
 (Signed) Richard A. Thompson, Jr. (S) 7386
 Registration No. 7386



0.3071 ACRES GROSS
 0.1416 ACRES R/W
 0.1655 ACRES NET

BASIS OF BEARINGS

Map Of Survey Controls LAC-2016-14 as recorded in Vol. 45 Pg. 9 of Lake County Plat Records.

SURVEY LEGEND

Iron Pin Found (See survey) Mass = Measured D/L = Deed
 Iron Pin Found (See Survey) Plat = Subdivision Plat P/C = Previous
 S/P = 3/4 Iron Pin Set D/M = Deed & Measured Act = Actual

OUPS INFO:

The size & location, both horizontal and vertical, 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, we do not guarantee the completeness nor accuracy thereof. This survey subject to change upon receipt of any additional available underground utility information.
 OUPS REF #1021-030-023-00

LEGAL DESCRIPTION FROM EXAM

Situated in the City of Willoughby County of Lake and State of Ohio, and described as follows:

- Beginning at a gas pipe stake at the point of intersection of the centerline of Kirtland Road with the centerline of Mentor Road; Thence (1) North 29° 12' West along the centerline of said Kirtland Road 81.6 feet to a gas pipe stake; Thence (2) North 12° West along the centerline of said road 69.1 feet to a gas pipe stake; Thence (3) South 86° 20' East along the southerly line of lands now or formerly owned by one Daniels, 250.4 feet to the centerline of Mentor Road; Thence (4) South 36° 8' West along the centerline of said road 231 feet to the place of beginning and containing .107 of an acre of land, be the same more or less, but subject to all legal highways.

EXCEPTING FROM THE ABOVE THE FOLLOWING DESCRIBED PARCEL THAT PART CONVEYED TO THE CITY OF WILLOUGHBY BY DEED DATED JULY 1, 2004 AND RECORDED AS INSTRUMENT NO. 2004034450 OF LAKE COUNTY RECORDS, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
 Beginning at a monument box at the point of intersection of the centerline of Mentor Avenue (U.S. Route 20) at station 10+415.000 with the centerline of relocated Patton Road at station 4+994.511;

Thence North 57° 06' 20" West, along said centerline of relocated Patton Road, 1.654 meters (5.43 feet) to a point in the existing centerline of Mentor Avenue, said point being 1.554 meters (5.10 feet) left of station 10+414.834;
 Thence North 53° 34' 58" East, along said existing centerline of Mentor Avenue, 183.969 meters (603.62 feet) to a point in the existing centerline of Willoughby-Kirtland Road, said point being 0.892 meters (2.93 feet) left of station 10+201.100 and further being the true place of beginning;

Thence North 33° 46' 08" West, along said existing centerline of Willoughby-Kirtland Road, 16.703 meters (54.96 feet) to a point 15.165 meters (49.74 feet) left of station 10+228.852;

Thence North 56° 14' 55" East, 8.517 meters (27.94 feet) to a point in the existing southerly right of way line of WILLOUGHBY-KIRTLAND ROAD, said point being 20.029 meters (65.71 feet) left of station 10+238.146;

Thence on the arc of a curve deflecting to the left (the radius of which is 9.000 meters (29.53 feet) and the chord of which bears South 80° 57' 56" west, and is 12.828 meters (42.09 feet) in length), 14.279 meters (46.85 feet) to a point in the existing northerly right of way line of Mentor Avenue, said point being 11.836 meters (38.84 feet) left of station 10+248.784;

Thence South 30° 25' 08" East, 2.144 meters (7.03 feet) to a point in the above said existing centerline of Mentor Avenue, said point being 2.720 meters (8.924 feet) left of station 10+248.497;

Thence South 53° 34' 55" West, along said existing centerline of Mentor Avenue, 18.380 meters (60.30 feet) to the true place of beginning and containing 265.04 square meters (2,919 square feet) of land, including the present roadway which occupies 247.7 square meters (2,686 square feet) as calculated and described in November, 2001 by Richard A. Thompson, Jr., Ohio Professional Surveyor No. 5214 or C.T. Consultants, Inc., Registered Engineers and Surveyors.

It is understood the area of land above described contains 0.027 hectares (0.067 acres) of land, more or less.

FLOOD NOTE

Subject Property is Located in "ZONE C" as shown by Lake, Ohio Community Plans 3802000034 Passed 9/6. District 1/16/1981

Black Bear Realty, LLC

LAND DESIGN consultants
 ENGINEERS PLANNERS SURVEYORS
 8555 East Avenue Mentor, Ohio 44060
 TEL: (440) 255-8463 (440) 951-LAND
 (440) 354-6938 FAX: (440) 255-8575



DATE: October 2005
 SCALE: HORIZ: 1"=20'
 VERT: AS SHOWN
 FILENAME: 092705
 COMPUTER: S
 TAB NAME: alta

ALTA-ACSM SURVEY
 38705 Mentor Avenue
 Willoughby-Lake-Ohio

SHEET 1 OF 1
 CONTRACT No. BLACB1-0501