

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	181.36'	66.00'	330.89'	129.45'	S63°29'16"E	157°26'22"
C2	29.79'	34.00'	15.93'	28.85'	N62°54'05"E	90°12'39"
C3	150.59'	619.50'	78.67'	150.22'	N81°39'59"E	13°55'40"

VOKES DRIVE 60' R/W

(PLAT VOLUME 5, PAGE 48)

LEGAL DESCRIPTION OF A 7.6889 ACRE PARCEL

Situated in the City of Eastlake, County of Lake, and State of Ohio, and being part of Lot 5, Tract 14 and being further bounded and described as follows:

Beginning at a 9" iron pin found in a monument box at the center of the cul-de-sac of Vokes Drive, 60 foot R/W as recorded in Plat Volume 5, Page 45 of the Lake County Plat Records;

Thence North 74°34'39" West, a distance of 65.85 feet to a point being referenced by a 5/8" iron pin found capped "AZTECH 8249" 0.10 feet north, 0.14 feet west, said point being a point of curvature in the southerly R/W of said Vokes Drive and the southeasterly corner of lands conveyed to Best Supply Properties LLC (PP#34-A-003-0-00-056-0) as recorded in Document No. 2010R028335 of the Lake County Deed Records and the Principal Place of Beginning;

Course I: Thence along the southerly R/W of said Vokes Drive along a curve to the left with a length 181.36 feet, radius 66.00 feet, tangent 330.89 feet, chord 129.45 feet, chord bearing South 63°29'16" East, and delta 157°26'22" to a 5/8" iron pin found capped "AZTECH 8249" at a compound curve;

Course II: Thence continuing along the southerly R/W of said Vokes Drive along a curve to the right with a length 29.79 feet, radius 34.00 feet, tangent 15.93 feet, chord 28.85 feet, chord bearing North 62°54'05" East, and delta 90°12'39" to a 5/8" iron pin found capped "AZTECH 8249";

Course III: Thence North 88°00'20" East, continuing along the southerly R/W of said Vokes Drive, a distance of 9.93 feet to a 5/8" iron pin found capped "AZTECH 8249", said point being a point of curvature;

Course IV: Thence continuing along the southerly R/W of said Vokes Drive along a curve to the left with a length 150.59 feet, radius 619.50 feet, tangent 78.67 feet, chord 150.22 feet, chord bearing North 81°39'59" East, and delta 13°55'40" to a 5/8" iron pin found, said point being the northwesterly corner of lands conveyed to Bridgett Real Estate Investments LLC (PP#34-A-003-0-00-052-0) as recorded in Document No. 2003R079617 of the Lake County Deed Records;

Course V: Thence South 01°59'40" East, along the westerly line of said Bridgett, a distance of 306.24 feet to a 5/8" iron pin found, said point being the southwesterly corner of said Bridgett;

Course VI: Thence North 88°00'20" East, along the southerly line of said Bridgett, a distance of 205.19 feet to a point being referenced by a 5/8" iron pin found capped "C. Dempsey 8914" 0.13 feet north, 0.25 feet east, said point being the northwesterly corner of lands conveyed to Watts Holdings LLC (PP#34-A-003-0-00-003-0) as recorded in Document No. 2001R041107 of the Lake County Deed Records;

Course VII: Thence South 01°59'40" East, along the westerly line of said Watts, a distance of 252.90 feet to a point being referenced by a 3/8" iron pin found 0.60 feet north, 0.19 feet west, said point being the northeasterly corner of lands conveyed to King Musical Instruments (PP#34-A-003-0-00-027-0) as recorded in Volume 886, Page 529 of the Lake County Deed Records;

Course VIII: Thence South 88°00'20" West, along the northerly line of said King and along the northerly line of lands conveyed to King Musical Instruments (PP#34-A-003-0-00-023-0) as recorded in Volume 886, Page 529 and along the northerly line of lands conveyed to Omni Curtis Centre LLC (PP#34-A-003-0-00-054-0) as recorded in Document No. 2008R022156 of the Lake County Deed Records, a distance of 712.82 feet to an iron pin set, said point being in the easterly line of said Omni;

Course IX: Thence North 02°01'14" West, along the easterly line of said Omni, a distance of 592.08 feet to an iron pin set, said point being in the southerly line of lands conveyed to Best Supply Properties LLC (PP#34-A-003-0-00-056-0) as recorded in Document No. 2010R028335 of the Lake County Deed Records;

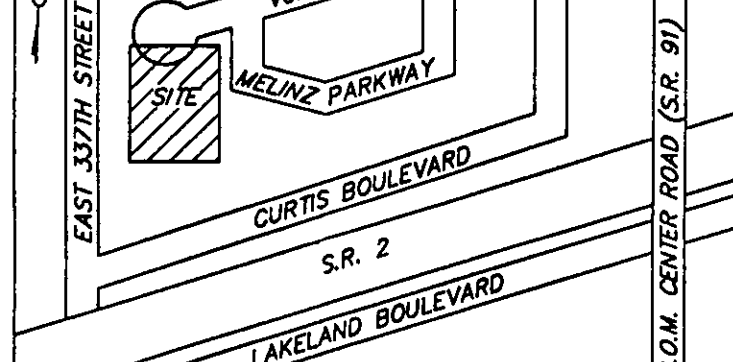
Course X: Thence North 88°00'20" East, along the southerly line of said Best Supply, a distance of 208.79 feet to the Principal Place of Beginning.

Said parcel containing 7.6889 acres or 335,368 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on December, 2011 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings are per the centerline of Vokes Drive North 88°00'20" East per the Dedication Plat for Vokes Drive as recorded in Plat Volume 5, Page 45 of the Lake County Plat Records and are used to denote angles only. The intent of the above survey is to describe the lands conveyed to Focca LLC (PP#34-A-003-0-00-053-0) as recorded in Document No. 2001R023257 of the Lake County Deed Records. All iron pins set are 5/8" x 30" rebar capped "AZTECH 8249".

SCHEDULE B - SECTION 2

10. PREMISES UNDER EXAMINATION ARE SUBJECT TO A TEN (10) FOOT UTILITY EASEMENT ALONG VOKES DRIVE AS SHOWN BY PLAT OF SURVEY BY LAKE INC. DATED JANUARY 2, 1996, AS SHOWN IN DEED RECORDED IN INSTRUMENT NO. 200123257 OF LAKE COUNTY RECORDS. (PLOTTABLE)

11. EASEMENT TO THE CITY OF EASTLAKE, FILED FOR RECORD OCTOBER 25, 1963 AND RECORDED IN VOLUME 629, PAGE 403 OF LAKE COUNTY RECORDS. (PLOTTABLE)



REFERENCES:
DEDICATION PLAT FOR VOKES DRIVE PLAT VOLUME 5, PAGE 45
SITE PLAN BY AZTECH ENGINEERING & SURVEYING DATED: MAY, 2007

ZONING:
CURRENT ZONING - M2 LIMITED INDUSTRIAL
MINIMUM FRONT SETBACK: 60 FEET
MINIMUM SIDE YARD: NONE
MINIMUM REAR YARD: NONE
MAXIMUM BUILDING HEIGHT: 35 FEET

BEARINGS ARE PER THE CENTERLINE BEARING OF VOKES DRIVE N88°00'20" E PER THE DEDICATION PLAT FOR VOKES DRIVE AS RECORDED IN PLAT VOLUME 5, PAGE 45 AND ARE USED TO DENOTE ANGLES ONLY.

7. I HEREBY CERTIFY TO: FOCQA LLC, HAVERFIELD TITLE AGENCY INC., AND TO THEIR SUCCESSORS AND ASSIGNS THAT:
I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE CITY OF EASTLAKE, COUNTY OF LAKE, STATE OF OHIO ON DECEMBER 28, 2011 AND THAT IT AND THIS MAP WAS MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21 OF TABLE A THEREOF.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON: THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, AND THE PREMISES ARE FREE OF ANY 100 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE ZONE LINES, ZONING "M" IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. (39085C00895) OHIO. (FEBRUARY 3, 2010.)

STAN R. LOCH REGISTERED SURVEYOR #8249 (DATE)

AZTECH

FAX 216-369-0259

ENGINEERING and SURVEYING

Civil Engineering · Land Surveying

5425 WARNER ROAD - SUITE 12
VALLEY VIEW, OHIO 44125
440-602-9071

SHEET CONTENT

ALTA/ACSM SURVEY

FOR
WEBER TECHNOLOGIES INC.

34000 VOKES DRIVE

PP#34-A-003-0-00-053-0

PART OF LOT 5, TRACT 14

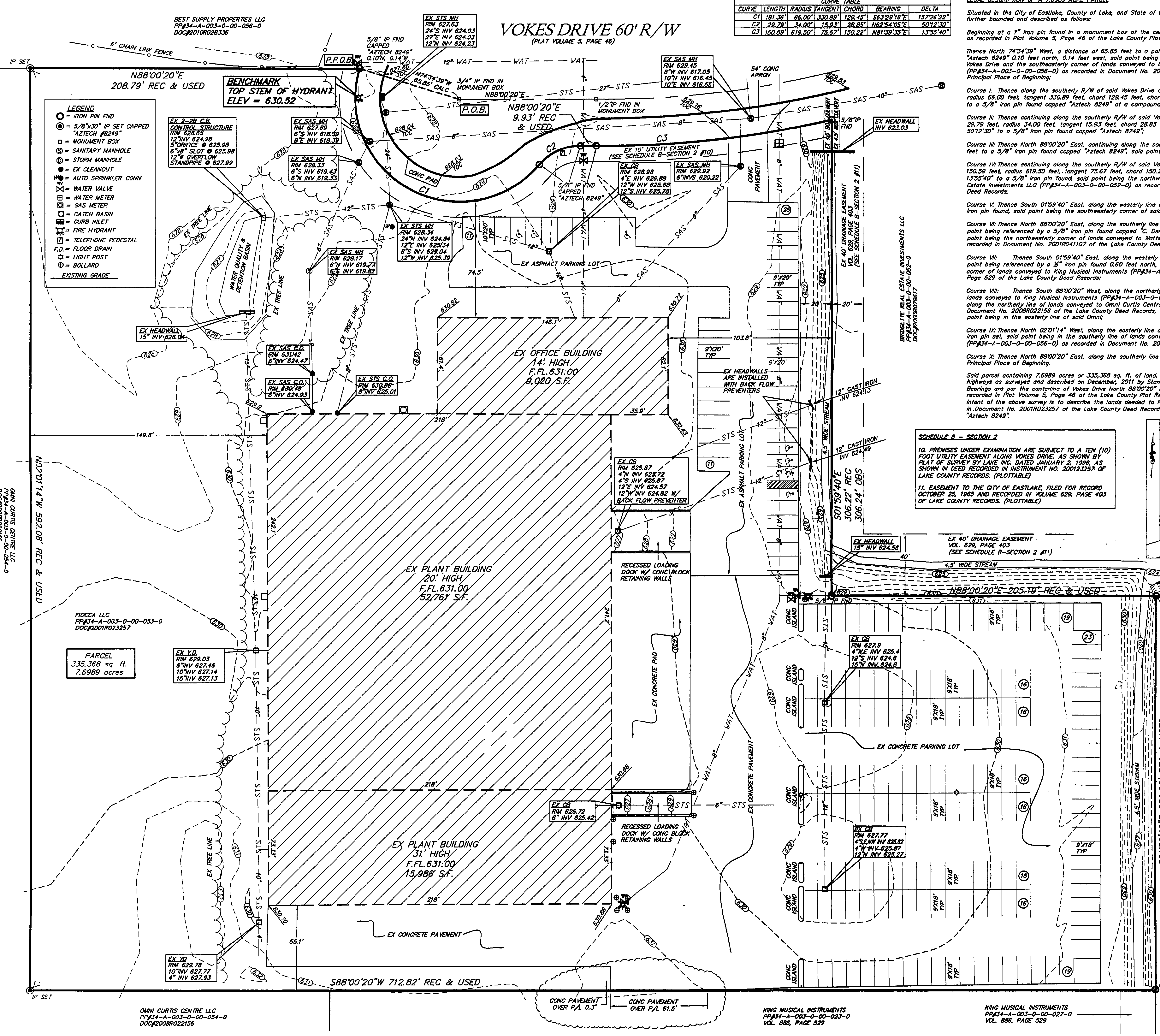
CITY OF EASTLAKE

COUNTY OF LAKE

STATE OF OHIO

REVISIONS			
NO.	DATE	DESCRIPTION	BY

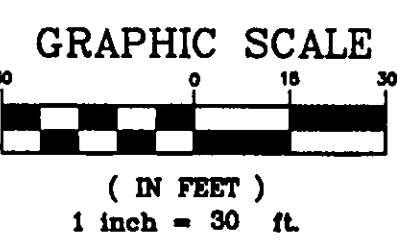
HORIZ. SCALE		VERT. SCALE	
1" = 30'			
DRAWN BY	CL	DATE	12-28-2011
CHECKED BY	SRL	DRAWING NO	2011-ALTA
JOB NO	171978	SHEET	1 OF 1



LEGEND

- = IRON PIN FND
- = 5/8" x 30" IP SET CAPPED "AZTECH 8249"
- = MONUMENT BOX
- (with 'S') = SANITARY MANHOLE
- (with 'M') = STORM MANHOLE
- (with 'C') = EX CLEANOUT
- (with 'A') = AUTO SPRINKLER CONN
- (with 'V') = WATER VALVE
- (with 'M') = WATER METER
- (with 'G') = GAS METER
- (with 'B') = CATCH BASIN
- (with 'I') = CURB INLET
- (with 'F') = FIRE HYDRANT
- (with 'P') = TELEPHONE PEDESTAL
- F.D. = FLOOR DRAIN
- (with 'L') = LIGHT POST
- (with 'B') = BOLLARD
- = EXISTING GRADE

BENCHMARK
TOP STEM OF HYDRANT
ELEV. = 630.52



OMNI CURTIS CENTRE LLC
PP#34-A-003-0-00-054-0
DOC#2008R022156

PARCEL
335,368 sq. ft.
7.6889 acres

OMNI CURTIS CENTRE LLC
PP#34-A-003-0-00-054-0
DOC#2008R022156

KING MUSICAL INSTRUMENTS
PP#34-A-003-0-00-023-0
VOL. 886, PAGE 529

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