

0.528 Acre

Situate in the State of Ohio, County of Lake, City of Mentor, lying in Lot 8, Tract 4, Township 10, Range 9, Connecticut Western Reserve, being all of the remainder of the original 0.541 acre tract (PPN: 16B031D010050) conveyed to H. Daher, Inc. by deed of record in Instrument Number 1998R060523, (all references refer to the records of the Recorder's Office, Lake County, Ohio) being more particularly described as follows:

BEGINNING at a magnetic nail set at the original right-of-way intersection of Reynolds Road (State Route 306, 80 feet wide) and Tyler Boulevard (formerly St. Clair Avenue, 80 feet wide), of record in Volume H, Page 81, being the southerly corner of said original H. Daher, Inc. tract and the southwesterly corner of the Highway Easement conveyed to the State of Ohio by deed of record in Deed Book 536, Page 252;

Thence North 03° 23' 20" West, a distance of 15.00 feet, with the line common to said original H. Daher, Inc. tract and said highway easement, to a magnetic nail set;

Thence North 09° 23' 20" West, a distance of 185.00 feet, continuing with the line common to said original H. Daher, Inc. tract and said highway easement, to a magnetic nail set;

Thence North 80° 36' 40" East, a distance of 117.89 feet, with the northerly line of said original H. Daher, Inc. tract across the right-of-way of said Reynolds Road and partially with a southerly line of the 1.611 acre tract (PPN: 16B031D010570) conveyed as Parcel No. 1 to Torrent Properties, LLC by deed of record in Instrument Number 2004R051266, (passing at 10.02 feet a 5/8 inch rebar capped "Babcock" found) to a 5/8 inch rebar capped "Babcock" found;

Thence South 37° 43' 00" East, a distance of 119.31 feet, with a line common to said original H. Daher, Inc. tract and Torrent Properties, LLC tracts, to an iron pin set at a common corner thereof, in the northwesterly right-of-way line of said Tyler Boulevard;

Thence South 52° 17' 00" West, a distance of 136.62 feet, with said northwesterly right-of-way line and a southeasterly line of said original H. Daher, Inc. tract, to a magnetic nail set at a point of curvature, being the northeasterly corner of the 0.013 acre tract (PPN: 16B031D010560) conveyed to City of Mentor by deed of record in Deed Book 718, Page 597;

Thence across said original H. Daher, Inc. tract, the following courses and distances:

With said curve to the right and the northerly line of said City of Mentor tract, having a central angle of 118° 20' 04", a radius of 30.00 feet, an arc length of 61.96 feet, and a chord which bears North 68° 33' 09" West, a chord distance of 51.52 feet, to a magnetic nail set on the current right-of-way line of said Reynolds Road, being the easterly line of said highway easement;

South 09° 23' 09" East, a distance of 42.09 feet, with the line common to said highway easement and City of Mentor tract, to a magnetic nail set;

South 03° 23' 09" East, a distance of 8.70 feet, continuing with the line common to said highway easement and City of Mentor tract, to a magnetic nail set in the northwesterly right-of-way line of said Tyler Boulevard;

Thence South 52° 17' 00" West, a distance of 12.11 feet, with said northwesterly right-of-way line and said southeasterly line, to the POINT OF BEGINNING, containing 0.528 acre, more or less, of which 0.045 acre is within the right-of-way of Reynolds Road (State Route 306).

BASIS OF BEARINGS: Bearings are based on a bearing of South 52° 17' 00" West for a portion of the centerline of Tyler Boulevard, as recorded in Instrument Number 1998R060523, Recorder's Office, Lake County, Ohio.

FEMA STATEMENT: According to the Federal Emergency Management Agency's Flood Insurance Map (dated March 15, 1984), the subject parcel shown hereon lies within Zone C (areas of minimal flooding), Community Panel No. 390317 0010 C.

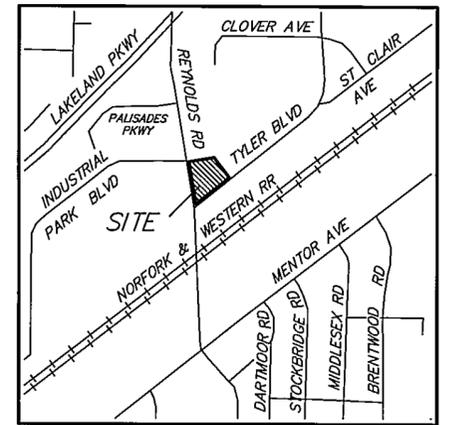
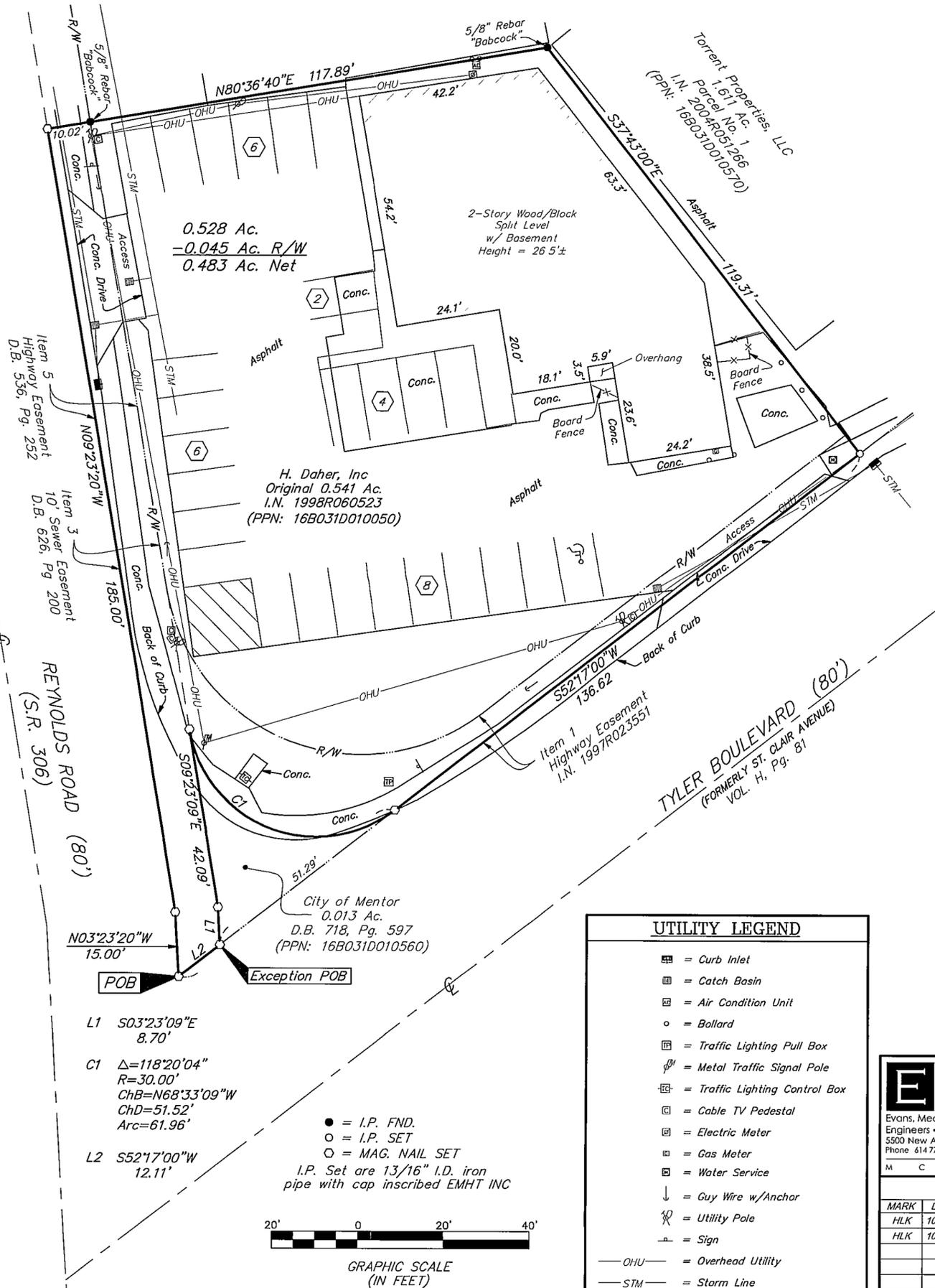
UTILITY STATEMENT: The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

ZONING NOTE: Subject tract is zoned B-2 (General Business).

PARKING NOTE: 26 Regular Parking Spaces +1 Handicap Space 27 Total Parking Spaces

NOTE: This survey was prepared using documents of record, prior plats of survey, and observable field evidence.

ALTA/ACSM LAND TITLE SURVEY LOT 8, TRACT 4, TOWNSHIP 10, RANGE 9 CONNECTICUT WESTERN RESERVE CITY OF MENTOR, LAKE COUNTY, OHIO



Schedule B Items from Title Commitment No. 27511311 issued by Chicago Title Insurance Company with an effective date of August 1, 2007 at 7:59 A.M.

- Item 1 Highway easement to City of Mentor of record in Instrument Number 1997R023551 is located on the subject tract as shown hereon.
- Item 2 The subject tract is located in the area described in the Deed and Restrictions of record in Deed Book 170, Page 177.
- Item 3 10' Sewer Easement to the Board of County Commissioners, Lake County, Ohio of record in Deed Book 626, Page 200 is located on the subject tract as shown hereon.
- Item 4 Subject tract is located in the area described in General Warranty Deed and Restrictions of record in Deed Book 817, Page 924.
- Item 5 Easement for Highway Purposes to the State of Ohio of record in Deed Book 536, Page 252 is located on the subject tract as shown hereon.

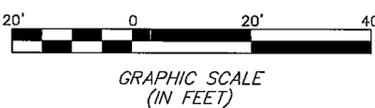
CERTIFICATION: Commitment No. 27511311 To H. Daher, Inc., RLP Partners Mentor SB, LLC or its assigns, and Chicago Title Insurance Company;

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, and includes Items 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a) and 13 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.



UTILITY LEGEND

- ☐ = Curb Inlet
- ☐ = Catch Basin
- ☐ = Air Condition Unit
- = Ballard
- ☐ = Traffic Lighting Pull Box
- ☐ = Metal Traffic Signal Pole
- ☐ = Traffic Lighting Control Box
- ☐ = Cable TV Pedestal
- ☐ = Electric Meter
- ☐ = Gas Meter
- ☐ = Water Service
- ↓ = Guy Wire w/Anchor
- ☐ = Utility Pole
- ☐ = Sign
- OHU— = Overhead Utility
- STM— = Storm Line



EMHT & S. 2011

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Date: October 16, 2007
Scale: 1" = 20'
Job No: 2007-2014
Sheet: 1 of 1

REVISIONS

MARK	DATE	DESCRIPTION
HLK	10/23/07	Revised survey to reflect current description
HLK	10/26/07	Revisions per county comments