

Items Corresponding to Schedule B-II

- 4 Right-of-Way to The Lake County Gas Company recorded in Volume 91, Page 48. This item is not plotted hereon because it does not affect the subject property.
- 5 Right-of-Way to The Lake County Gas Company recorded in Volume 91, Page 68. This item is not plotted hereon because the description of this easement is ambiguous and, therefore, the surveyor is not able to ascertain the exact location thereof or the affect on the subject property.
- 7 10' x 20' Easement to The Ohio Bell Telephone Company recorded in Volume 1001, Page 536. This item does affect the subject property and is plotted and shown.
- 8 35' Easement to The Ohio Bell Telephone Company recorded in Volume 1001, Page 541. This item does affect the subject property and is plotted and shown.
- 9 35' Easement for sanitary and storm sewers to The Board of County Commissioners, Lake County, Ohio recorded in Volume 1029, Page 779. This item does affect the subject property and is plotted and shown.
- 10 Easement and Reservation to Phillip C. Pace recorded in Volume 464, Page 757. Exhibit "A" of this document describes the southwesterly adjoiner. The easement as shown in Exhibit "B" of this document is on the adjoiner's property, and therefore is not shown hereon.
- 11 Driveway and Parking Easement recorded in Volume 489, Page 136. This item is not plotted hereon because it does not affect the subject property and is located on land not contiguous to the subject property.
- 12 The Dedication Plat of Wayside Drive recorded in Volume X of Maps, Page 43 of Lake County Records shows a 10 foot plot utility easement. This item does affect the subject property and is plotted and shown.

Utility Notes

- UN1 The location of Utilities shown hereon are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- UN2 From observed above ground appearances only as shown hereon, gas, electric, storm sewer, sanitary sewer and water lines and/or service is available for the subject property within the public road right-of-way of Springside Boulevard and Sideways Drive.
- UN3 Before digging in this area, call "One Call" 555-3565 for field locations (request for ground markings) of underground utility lines.

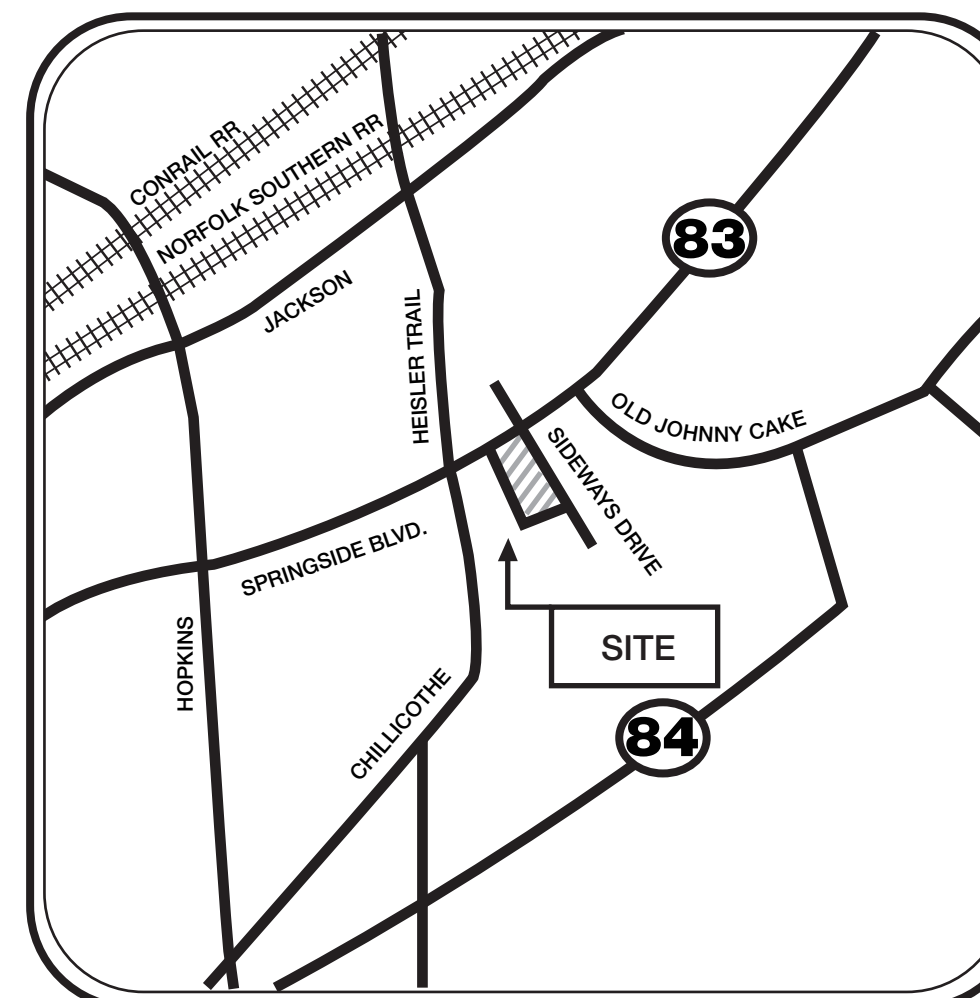
Significant Observations

- A Parking areas on the Subject Property are over the 10 foot parking setback line a maximum distance of 4.8 feet along the southerly property line, 10.0 feet along the easterly property line, and 4.7 feet along the westerly property line.
- B The asphalt parking area on the subject property that abuts the concrete walk encroaches into the right of way of Sideways Drive a maximum distance of 0.8 feet.

Legend of Symbols & Abbreviations

Power Pole	N.	North	Enc.	Encroachment
Light Pole	S.	South	P.P.No.	Permanent Parcel Number
Traffic Signal Box	E.	East	L.A.	Landscaped Area
Gas Valve	W.	West	R/W	Right-of-way
Storm Manhole	"	Degrees	C	Centerline
Storm Inlet (Round)	"	Feet or Minutes	CH	Indicated Handicapped Parking
Storm Inlet (Square)	Rec.	Record	MO	Indicates Mutual Ownership
Fire Hydrant	Calc.	Calculated		
Water Valve	Vol.	Volume		
Sanitary Manhole	Pg.	Page		
Valve	Obs.	Observed		
Sign	BK.	Book		

Vicinity Map

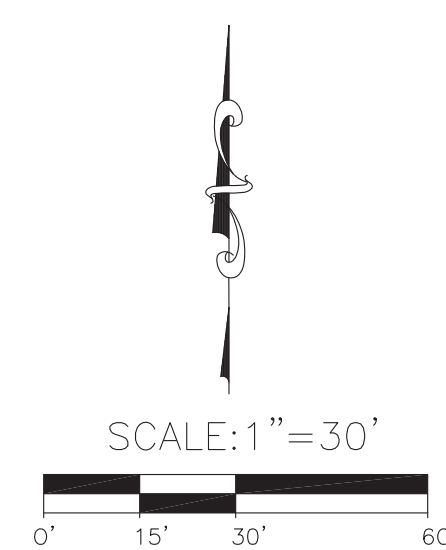


Miscellaneous Notes

- MN1 Some features shown on this plat may be shown out of scale for clarity.
- MN2 Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- MN3 The basis of bearings for this survey is South 63°-09'-00" West as the centerline of Springside Blvd., as evidenced by monuments found, and is the same bearing as shown in Volume 865-390 of the Lake County Records of Deeds.
- MN4 Section 03 (monumentation) of Chapter 4733-37 (Minimum Standards for Boundary Surveys in the State of Ohio) has been abridged, at the request of the client, for the performance of this survey.
- MN5 There are 45 regular parking spaces and 3 handicapped parking spaces for a total of 48 parking spaces on the subject property.
- MN6 At the time of the ALTA Survey there was no observable evidence of earth moving work, building construction or building additions within recent months.
- MN7 At the time of the ALTA Survey there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.
- MN8 At the time of the ALTA Survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- MN9 The surveyor has prepared on "AS SURVEYED" legal description to tie the point of commencement in reference to the point of beginning to survey monumentation set as control points within the centerline of U.S. Highway 83. Also, to cite monuments found at southeasterly and northwesterly property corners that, in the opinion of the surveyor, are placed at the true corners.
- MN10 The subject property has access to Springside Boulevard and Sideways Drive as indicated by the arrows (→) on the drawing.
- MN11 The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the subject property with regards to wetlands on the subject property.

Curve Information

Δ = 89°58'38" Calc.
 R = 30.00' Rec. & Used
 A = 47.12' Rec.
 T = 29.99'
 C = 42.43' Rec.
 C. Brg. = S.71°51' Rec.
 S.71°51'41" E. Calc. & Used



Zoning Information

The subject property is zoned "B2" General Business District

Front Setback: 40 Feet
 Side Setback: As established by review of the site plan
 Rear Setback: As established by review of the site plan
 Parking Setbacks: 10' from all road right of way lines and/or property lines

Height Restrictions: 35 feet

Bulk Restrictions: None

The zoning information shown above was provided to the surveyor by United States Title Insurance Company on February 12, 2011 pursuant to Item 6b of Table A.

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) C₁ and A2 OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 390317, 0010 C, WHICH BEARS AN EFFECTIVE DATE OF March 15, 1984 IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. BY CONTACT DATED February 24, 2011 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov>, WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Record Description

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING A PART OF MERRY LOT IN SAID CITY AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE CENTERLINE OF SPRINGSIDE BLVD., U.S. ROUTE 83, AT A POINT WHICH IS LOCATED SOUTH 63°09' WEST, A DISTANCE OF 65.00 FEET MEASURED ALONG SAID CENTERLINE FROM ITS INTERSECTION WITH THE CENTERLINE OF SIDEWAYS DRIVE.

THENCE SOUTHERLY BY A LINE WHICH BEARS SOUTH 26°51' EAST, A DISTANCE OF 30.00 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID SPRINGSIDE BLVD. AT THE BEGINNING OF A TURNOUT CURVE CONNECTING THE SOUTHERLY LINE OF SPRINGSIDE BLVD. WITH THE WESTERLY LINE OF SIDEWAYS DRIVE.

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE DEFLECTING TO THE RIGHT (THE RADIUS OF WHICH IS 30.00 FEET AND THE CHORD OF WHICH BEARS SOUTH 71°51' EAST AND IS 42.43 FEET LONG) A DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY IN THE WESTERLY LINE OF SIDEWAYS DRIVE.

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID SIDEWAYS DRIVE, SOUTH 26°51' EAST, A DISTANCE OF 220.00 FEET TO A POINT.

THENCE WESTERLY ON A LINE PARALLEL WITH THE CENTERLINE OF SAID SPRINGSIDE BLVD., SOUTH 63°09' WEST, A DISTANCE OF 172.00 FEET TO A POINT.

THENCE NORTHERLY BY A LINE WHICH BEARS NORTH 26°51' WEST, A DISTANCE OF 280.00 FEET TO A POINT IN THE CENTERLINE OF SPRINGSIDE BLVD.

THENCE EASTERLY ALONG THE CENTERLINE OF SAID SPRINGSIDE BLVD., NORTH 63°09' EAST, A DISTANCE OF 142.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING ABOUT 1.080 ACRES OF LAND AS CALCULATED AND DESCRIBED BY COLPITZER-WOODS CONSULTANTS, INC., REGISTERED ENGINEERS AND SURVEYORS, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND AS DESCRIBED IN UNITED STATES TITLE INSURANCE COMPANY COMMITMENT NUMBER 99330501 BEARING AN EFFECTIVE DATE OF JANUARY 27, 2011 @ 7:00 a.m.

As-Surveyed Description

Situated in the City of Mentor, County of Lake and State of Ohio, and known as being part of the Original Merry Lot in Mentor Township, and is further bounded and described as follows:

Commencing at a 5/8" rebar in a monument box found in the centerline of Springside Boulevard (U.S. Route 83) distant 40.10' easterly along said centerline from the intersection with the centerline of Sideways Drive, 70 feet in width;

Thence S.63°09'00"W., along said centerline of Springside Boulevard, 105.08 feet to the point of beginning of the following described parcel.

COURSE I Thence S.26°51'00"E., perpendicular to said centerline of Springside Boulevard, 30.00 feet to an iron pin with cap set in the southeasterly line of said Springside Boulevard at the point of curvature of a turnout between said Springside Boulevard and Sideways Drive;

COURSE II Thence southeasterly, along the arc of a curve on said turnout, deflecting to the RIGHT, the radius of which is 30.00 feet and the chord of which bears S.71°51'41"E. and is 42.43 feet in length, 47.12 feet to a chiseled cross set in concrete at the point of tangency of said turnout on the westerly line of said Sideways Drive;

COURSE III Thence S.26°52'22"E., along the westerly line of Sideways Drive, 220.00 feet to the northeasterly corner of land conveyed to Richard W. Osborne, Trustee, who claims title by instrument recorded in volume 1195 page 326 of the Lake County Official Records as referenced by a 5/8" rebar found 0.15 feet South and 0.21 feet West;

COURSE IV Thence S.63°09'00"W., along the northerly line of said land conveyed to Osborne, 172.00 feet to a 5/8" rebar found bent at the easterly line of land conveyed to Alliance Ventures, who claims title by instrument recorded in volume 807 page 665 of the Lake County Official Records;

COURSE V Thence N.26°52'04"W., along said easterly line of land conveyed to Alliance, 280.00 feet to said centerline of Springside Boulevard;

COURSE VI Thence N.63°09'00"E., along said centerline of Springside Boulevard, 142.00 feet to the point of beginning and containing about 1.080 acres of land (47,062 square feet) as surveyed and described in January 2006 by Simon Lockhart, Ohio Professional Surveyor #4060 of Simon Lockhart & Associates.

The above described parcel of land is the same land as described in United States Title Insurance Company's commitment number 99330501 bearing an effective date of January 27, 2011

See miscellaneous note #9

ALTA/ACSM Land Title Survey

for Jones Property, Inc. Project

B & C Project 20110000/Site 65
 1032 Springside Blvd., Mentor, OH 44060

Based upon Title Commitment No. 99330501 of United States Title Insurance Company bearing an effective date of January 27, 2011 @ 7:00 a.m.

Surveyor's Certification

To: Jones Property, Inc.; The Commercial Lending Institution; United States Title Insurance Company; and Bock and Clark Corporation, together with their respective successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were 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, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on February 26, 2011.

Survey Sample Shows Format Only

Registered Surveyor: Simon Lockhart (Signature)
 Registered Land Surveyor No. : 4060
 State of Ohio
 Date of Survey : February 26, 2011
 Date of Last Revision: February 28, 2011
 Date Printed: February 28, 2011
 Network Project No. 20110000 / Site No. 65

Survey Prepared By:
 Simon Lockhart & Associates
 441 Main Street, Suite 150
 Mentor, Ohio 44060
 Phone: (440) 555-3700
 Fax: (440) 555-3710
 S.L.A. JOB#060011



Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
 537 North Cleveland-Massillon Road Akron, Ohio 44333
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