

4838 & 4850 EAST 355TH STREET, WILLOUGHBY

ALL THAT CERTAIN LANDS SITUATE IN A PORTION OF SUBLOTS 1 & 3, AS ILLUSTRATED IN THE MAVEC INDUSTRIAL PARK SUBDIVISION, RECORDED IN PLAT VOLUME N, PAGE 91 AND IN LOT 3, TRACT 14, CITY OF WILLOUGHBY, TOWNSHIP NUMBER 9 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO EZ MINI STORAGE AND OFFICE BUILDING, AS RECORDED IN DOCUMENT NO. 2006R021540 (PPN 27-A-013-F-00-017-0 & PPN 27-A-013-F-00-018-0) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT POINT TO MARK THE WEST LINE OF EAST 355TH STREET (60 FEET WIDE) AT NORTHEAST CORNER OF LANDS TO CHICK FIL A, AS RECORDED IN DOCUMENT NUMBER 2007R035938 (PPN 27-A-013-0-00-024-0) (SAID POINT BEING REFERENCED BY A 5/8" IRON PIN FOUND SOUTH 89°-20'-02" EAST, 0.16 FEET FROM THE CORNER) SAID POINT BEING LOCATED FROM THE CENTERLINE INTERSECTION OF EAST 355TH STREET WITH THE CENTERLINE OF EUCLID AVENUE (U.S. ROUTE 20 - 60 FEET WIDE) NORTH 00°-36'-18" EAST, WITH THE CENTERLINE OF EAST 355TH STREET, A DISTANCE OF 322.79 FEET AND NORTH 89°-20'-02" WEST, A DISTANCE OF 30.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 89°-20'-02" WEST, WITH THE NORTH LINE OF SAID CHICK FIL A (PPN 27-A-013-0-00-024-0) AND THE NORTH LINE OF ANOTHER PARCEL TO EZ MINI STORAGE AND OFFICE BUILDING, AS RECORDED IN DOCUMENT NO. 2006R021540 (PPN 27-A-013-0-00-029-0) A DISTANCE OF 387.70 FEET TO A CAPPED 5/8" IRON PIN FOUND "SKONIECZNY" TO MARK A POINT IN THE LINE COMMON TO LOTS 3 & 4 - TRACT 14, AT THE NORTHWEST CORNER OF SAID EZ MINI STORAGE AND OFFICE BUILDING (PPN 27-A-013-0-00-029-0) AND IN THE EAST LINE OF LANDS TO WEST POINT PARTNERS, AS RECORDED IN DEED VOLUME 513, PAGE 685 (PPN 27-A-012-0-00-011-0).

THENCE; NORTH 00°-30'-00" EAST, WITH THE LINE COMMON TO LOTS 3 & 4 - TRACT 14 AND THE EAST LINE OF SAID WEST POINT PARTNERS (PPN 27-A-012-0-00-011-0), A DISTANCE OF 210.41 FEET TO MARK A POINT IN THE LINE COMMON TO LOTS 3 & 4 - TRACT 14, IN THE

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EXHIBIT A

IN THE EAST LINE OF SAID WEST POINT PARTNERS (PPN 27-A-012-0-00-011-0) AND AT THE SOUTHWEST CORNER OF LANDS TO G-M-I INC, AS RECORDED IN DOCUMENT NUMBER 1998R017511 (PPN 27-A-013-F-00-019-0) (SAID POINT BEING REFERENCED BY A CAPPED 5/8" IRON PIN FOUND NORTH 89°-23'-09" WEST, 0.18 FEET FROM THE CORNER).

THENCE; SOUTH 89°-23'-10" EAST, WITH THE SOUTH LINE OF SAID G-M-I INC (PPN 27-A-013-F-00-019-0) A DISTANCE OF 388.08 FEET TO A CAPPED 5/8" IRON PIN FOUND "SKONIECZNY" TO MARK A POINT IN THE WEST LINE OF EAST 355TH STREET AND AT THE SOUTHEAST CORNER OF SAID G-M-I INC (PPN 27-A-013-F-00-019-0).

THENCE; SOUTH 00°-36'-18" WEST, WITH THE WEST LINE OF EAST 355TH STREET, A DISTANCE OF 210.77 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 1.8753 ACRES, BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN APRIL 2015, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE LAKE COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 6138. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF EAST 355TH STREET, NORTH 00°-36'-18" WEST.

THE INTENT OF THIS DESCRIPTION IS TO COMBINE THE LANDS TO EZ MINI STORAGE AND OFFICE BUILDING, AS RECORDED IN DOCUMENT NO. 2006R021540 (PPN 27-A-013-F-00-017-0 & PPN 27-A-013-F-00-018-0) INTO PARCEL 27-A-013-F-00-017-0.

PRE-APPROVED
Lake County Engineer
Tax Map Department



35401 EUCLID AVENUE, WILLOUGHBY

ALL THAT CERTAIN LANDS SITUATE IN A PORTION OF SUBLOT 1, AS ILLUSTRATED IN THE MAVEC INDUSTRIAL PARK SUBDIVISION, RECORDED IN PLAT VOLUME N, PAGE 91 AND IN LOT 3, TRACT 14, CITY OF WILLOUGHBY, TOWNSHIP NUMBER 9 NORTH, RANGE X WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO EZ MINI STORAGE AND OFFICE BUILDING, AS RECORDED IN DOCUMENT NO. 2006R021540 (PPN 27-A-013-0-00-029-0) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT CAPPED 5/8" IRON PIN SET TO MARK IN THE NORTH LINE OF EUCLID AVENUE (U.S. ROUTE 20 - 60 FEET WIDE), AT THE SOUTHWEST CORNER OF LANDS TO CHICK FIL A, AS RECORDED IN DOCUMENT NUMBER 2007R035938 (PPN 27-A-013-0-00-024-0) SAID POINT BEING LOCATED FROM THE CENTERLINE INTERSECTION OF EUCLID AVENUE WITH THE CENTERLINE OF EAST 355TH STREET (60 FEET WIDE) SOUTH 74°-18'-00" WEST, WITH THE CENTERLINE OF EUCLID AVENUE, A DISTANCE OF 247.74 FEET AND NORTH 00°-42'-59" EAST, A DISTANCE OF 31.27 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE; THE FOLLOWING (6) COURSES AND DISTANCES: SOUTH 74°-18'-00" WEST, WITH THE NORTH LINE OF EUCLID AVENUE, A DISTANCE OF 98.04 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE NORTH LINE OF EUCLID AVENUE AND AT THE SOUTHEAST CORNER OF LANDS TO JMFRIED PROPERTIES LLC, AS RECORDED IN DOCUMENT NUMBER 2008R033531 (PPN 27-A-013-0-00-021-0).

THENCE; NORTH 00°-30'-02" EAST, WITH THE EAST LINE OF SAID JMFRIED PROPERTIES LLC (PPN 27-A-013-0-00-021-0) A DISTANCE OF 236.04 FEET TO A P.K. NAIL FOUND TO MARK A POINT AT THE NORTHEAST CORNER OF LANDS TO SAID JMFRIED PROPERTIES LLC (PPN 27-A-013-0-00-021-0).

THENCE; NORTH 89°-30'-00" WEST, WITH THE NORTH LINE OF SAID JMFRIED PROPERTIES LLC (PPN 27-A-013-0-00-021-0), A DISTANCE OF 85.17 FEET TO MARK A POINT IN THE LINE COMMON TO LOTS 3 & 4 - TRACT 14 AT THE NORTHWEST CORNER OF SAID JMFRIED

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PROPERTIES LLC (PPN 27-A-013-0-00-021-0) AND IN THE EAST LINE OF LANDS TO WEST POINT PARTNERS, AS RECORDED IN DEED VOLUME 513, PAGE 685 (PPN 27-A-012-0-00-011-0) (SAID POINT BEING REFERENCED BY A 5/8" IRON PIN FOUND UNDER A STONE, NORTH 89°-25'-18" WEST, 0.50 FEET FROM THE CORNER).

THENCE; NORTH 00°-30'-00" EAST, WITH THE LINE COMMON TO LOTS 3 & 4 - TRACT 14 AND THE EAST LINE OF SAID WEST POINT PARTNERS (PPN 27-A-012-0-00-011-0) A DISTANCE OF 153.16 FEET TO A CAPPED 5/8" IRON PIN FOUND "SKONIECZNY" TO MARK A POINT IN THE LINE COMMON TO LOTS 3 & 4 - TRACT 14, IN THE EAST LINE OF SAID WEST POINT PARTNERS (PPN 27-A-012-0-00-011-0) AND AT THE SOUTHWEST CORNER OF ANOTHER PARCEL TO SAID EZ MINI STORAGE AND OFFICE BUILDING, AS RECORDED IN DOCUMENT NUMBER 2006R021540 (PPN 27-A-013-F-00-018-0).

THENCE; SOUTH 89°-20'-02" EAST, WITH THE SOUTH LINE OF SAID EZ MINI STORAGE AND OFFICE BUILDING (PPN 27-A-013-F-00-018-0) A DISTANCE OF 180.68 FEET TO MARK A POINT IN THE SOUTH LINE OF SAID EZ MINI STORAGE AND OFFICE BUILDING (PPN 27-A-013-F-00-018-0) AND AT THE NORTHWEST CORNER OF SAID CHICK FIL A INC (PPN 27-A-013-0-00-024-0) (SAID POINT BEING REFERENCED BY A 5/8" IRON PIN FOUND SOUTH 44°-01'-26" EAST, 1.98 FEET FROM THE CORNER).

THENCE; SOUTH 00°-42'-59" WEST, WITH THE WEST LINE OF SAID CHICK FIL A INC (PPN 27-A-013-0-00-024-0) A DISTANCE OF 361.32 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 1.1157 ACRES, BUT SUBJECT TO ALL HIGHWAYS AND EASEMENTS, AS SURVEYED AND DESCRIBED IN APRIL 2015, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE LAKE COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 6138. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF EUCLID AVENUE, NORTH 74°-18'-00" EAST.

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE THE LANDS TO EZ MINI STORAGE AND OFFICE BUILDING, AS RECORDED IN DOCUMENT NO. 2006R021540 (PPN 27-A-013-0-00-029-0)

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245".

PRE-APPROVED
Lake County Engineer
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