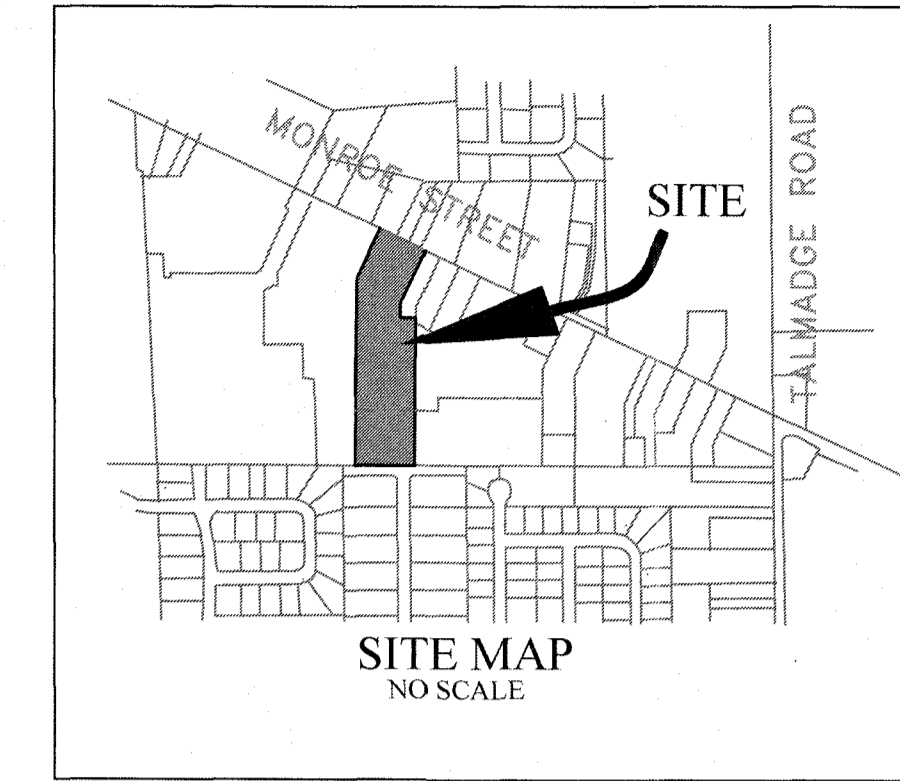


ALTA/NSPS LAND TITLE SURVEY

for PMA2 Investors, LLC
of #5215 Monroe Street and #5217 Monroe Street
Part of the Northeast 1/4 of Section 13, Town 9 South, Range 6 East,
Sylvania Township, Lucas County, Ohio



LEGAL DESCRIPTION

EXHIBIT A

Parcel 1:
That Part of the Northeast one-quarter (1/4) of Section thirteen (13), Town Nine (9) South, Range six (6) East, in Sylvania Township, Lucas County, Ohio, bounded and described as follows:

Beginning at a bronze disk monument in the center of Monroe Street (said center line being determined by this monument and a bronze disk monument in the present center line of Talmadge Road which is the East line of said Northeast one-quarter (1/4) and which is one thousand seven hundred eighty-eight and thirty hundredths (1788.30) feet Southeasterly and which center line makes an angle, measured from North to West, with the East line of said Northeast one-quarter (1/4) of sixty-three (63) degrees and forty-three and one-fourth (43 1/4) minutes; thence Southeasterly on said center line of Monroe Street one hundred forty and fifty hundredths (140.50) feet; thence Southwesterly on a line at right angle to said center line of Monroe Street two hundred sixty (260) feet; thence Southerly to a point on the South line of said Northeast one-quarter (1/4) (said South line being determined by a stone monument which is one thousand three hundred sixty-seven and sixty hundredths (1367.60) feet West of a bronze disk monument at the Southeast corner of said Northeast one-quarter (1/4) and an iron pipe at the Southwest corner of said Northeast one-quarter (1/4) which is two hundred twenty-nine (229) feet West of said stone monument; thence Westerly on said south line of said Northeast one-quarter (1/4) two hundred fifty-one (251) feet; thence Northerly to a point two hundred fifty-two and fifty hundredths (252.50) feet Southwesterly of the center line of Monroe Street (this center line being determined by the bronze disk monument given as the place of beginning and a bronze disk monument on the West line of said Northeast one-quarter (1/4) which is the present center line of Flanders Road) said distance being measured on a line at right angle to said center line of Monroe Street at a point one hundred forty and eighty hundredths (140.80) feet Northwesterly of the bronze disk monument given as the starting point; thence Northeasterly to a point on said center line of Monroe Street one hundred forty and eighty hundredths (140.80) feet Northwesterly of the bronze disk monument; thence Southeasterly on the said centerline of Monroe Street a distance of one hundred forty and eighty hundredths (140.80) feet to the place of beginning, subject to all legal highways, excepting therefrom the following three parts thereof bounded and described as follows:

A. Commencing at a bronze disk monument in the center line of Monroe Street (the said center line of Monroe Street being determined by the said monument and another bronze disk monument which defines the point of intersection of the said center line of Monroe Street, and the center line of Talmadge Road, which point of intersection is the East line of the said Section thirteen (13), and distant Southeasterly seventeen hundred eighty-eight and thirty hundredths (1788.30) feet from the first monument herein referred to, the said center line of Monroe Street, forming an angle of sixty-three (63) degrees, forty-three (43) minutes, and fifteen (15) seconds, measured from North to North-west, with the said East line of section thirteen (13); thence Southeasterly along the said centerline of Monroe Street, a distance of eighty and fifty hundredths (80.50) feet to the POINT OF BEGINNING; continuing thence Southeasterly, along the said center line of Monroe Street, a distance of sixty (60) feet; thence Southwesterly, along a line drawn normal to the said center line of Monroe Street, a distance of two hundred sixty (260) feet; thence a deflection angle of twenty-five (25) degrees and fifty-three (53) minutes, with the last described line produced, a distance of forty (40) feet; thence Westerly along a line drawn normal to the last described line, a distance of sixty (60) feet; thence Northerly along a line drawn normal to the last described line, a distance of fifty-three and seventy-nine hundredths (53.79) feet; thence Northeasterly, along a line that deflects to the right, or east, forming a deflection angle of twenty-five (25) degrees and fifty-three (53) minutes, with the last described line produced, a distance of two hundred seventy-three and seventy-nine hundredths (273.79) feet, more or less, to the place of beginning. Subject to legal highways.

B. Commencing at a stone monument which is one thousand three hundred sixty-seven and sixty hundredths (1367.60) feet West of a bronze disk monument at the Southeast corner of said Northeast one-quarter (1/4) on the South line of the Northeast one-quarter (1/4) of Section thirteen (13), Town nine (9) South, Range six (6) East, in Sylvania Township, Lucas County, Ohio; thence Westerly along said South line a distance of two hundred twenty-nine and no hundredths (229.00) feet to an iron pipe and the true point of beginning; thence Northerly by an angle of eighty-nine (89) degrees, fifty-three (53) minutes measured West to North, a distance of two hundred sixty-five and no hundredths (265.00) feet; thence Westerly parallel to the South line of said Northeast one-quarter (1/4) a distance of two hundred fifty and ninety-one hundredths (250.91) feet, more or less, to a point which is two hundred sixty-five and no hundredths (265.00) feet North of the said South line; thence Southerly a distance of two hundred sixty-five and no hundredths (265.00) feet to a point on the South line of said Northeast one-quarter (1/4); thence East along the South line of said Northeast one-quarter (1/4), a distance of two hundred fifty-one and no hundredths (251.00) feet to the point of true beginning. Containing 1.527 acres, more or less.

C. Commencing at a stone monument which is one thousand three hundred sixty-seven and sixty hundredths (1367.60) feet West of a bronze disk monument at the Southeast corner of said Northeast one-quarter (1/4) on the South line of the Northeast one-quarter (1/4) of Section thirteen (13), Town nine (9) South, Range six East, in Sylvania Township, Lucas County, Ohio; thence Westerly along said South line a distance of two hundred twenty-nine and no hundredths (229.00) feet to an iron pipe; thence Northerly by an angle of eighty-nine (89) degrees, fifty-three (53) minutes measured West to North, a distance of two hundred sixty-five and no hundredths (265.00) feet; thence Westerly parallel to the South line of said Northeast one-quarter (1/4) a distance of one hundred twenty-eight and sixty-one hundredths (128.61) feet, to a point which is two hundred sixty-five and no hundredths (265.00) feet North of the said South line to a point of beginning; thence continuing Westerly along said line North eighty-nine (89) degrees, fifty-three (53) minutes West one hundred twenty-two and thirty hundredths (122.30) feet; thence North zero (00) degrees, one (1) minute, fourteen (14) seconds East one hundred sixty-eight and thirty-four hundredths (168.34) feet; thence South eighty-nine (89) degrees, fifty-eight (58) minutes, forty-six (46) seconds East one hundred thirty-eight and ninety-six hundredths (138.96) feet, thence along the West line of an existing twenty-five (25) foot access easement forty and nine tenths (40.9) feet; thence North eighty-nine (89) degrees, fifty-eight (58) minutes, forty-six (46) seconds West sixteen and seventy-six hundredths (16.76) feet; thence South zero (00) degrees, one (1) minute, fourteen (14) seconds West one hundred twenty-seven and sixty-four hundredths (127.64) feet to the point of beginning. Containing .489 acres, more or less.

Parcel 2:

Parcel A:

That part of the Northeast 1/4 of Section 13, Town 9 South, Range 6 East, in Sylvania Township, Lucas County, Ohio, bounded and more fully described as follows:

Commencing at a stone monument which is 1367.60 feet West of a bronze disk monument at the Southeast corner of said Northeast 1/4 on the South line of the Northeast 1/4 of Section 13, Town 9 South, Range 6 East in Sylvania Township, Lucas County, Ohio;

Thence Westerly along said South line a distance of 229.00 feet to an iron pipe and the true point of beginning;

Thence Northerly by an angle of 89 degrees 53' measured West to North, a distance of 265.00 feet;

Thence Westerly parallel to the South line of said Northeast 1/4, a distance of 250.91, feet more or less, to a point which is 265.00 feet North of the said South line;

Thence Southerly a distance of 265.00 feet to a point on the South line of said Northeast 1/4;

Thence East along the South line of said Northeast 1/4, a distance of 251.00 feet to the true point of beginning. Subject to all legal highways.

Parcel B:

Access easement recorded in Deed No. 79-529-D04 and amended as Deed No. 99-103-B07 and described as follows: Part of the Northeast 1/4 of Section 13, Town 9 South, Range 6 East, Sylvania township, Lucas County, Ohio, bounded and described as follows: Commencing at a point on the centerline of Monroe Street that is 1263.80 feet Northwesterly along said centerline from the East line of said Section 13, Thence South 31 degrees 04 minutes 08 seconds West, a distance of 40.00 feet to a point on the Southwesterly line of Monroe Street, said point being the point of BEGINNING; Thence continuing South 31 degrees 04 minutes 08 seconds West, a distance of 252.10 feet to a point; Thence South 84 degrees 31 minutes 52 seconds West, a distance of 21.67 feet to a point; Thence North 58 degrees 55 minutes 52 seconds West, a distance of 146.59 feet to a point; Thence North 31 degrees 04 minutes 08 seconds East, a distance of 50.00 feet to a point; Thence South 58 degrees 55 minutes 52 seconds East, a distance of 127.00 feet to a point; Thence North 31 degrees 04 minutes 08 seconds East, a distance of 215.00 feet to a point on the Southwesterly line of Monroe Street; Thence South 58 degrees 55 minutes 52 seconds East along the Southwesterly line of Monroe Street, a distance of 37.00 feet to the point of BEGINNING; containing 0.368 acres of land, more or less.

ALSO:

Access easement recorded in Deed No. 79-529-E03 and amended in Deed No. 98-604-B06 and described as follows: Part of the Northeast 1/4 of Section 13, Town 9 South, Range 6 East, Sylvania Township, Lucas County, Ohio, bounded and described as follows: Commencing at a point on the centerline of Monroe Street that is 1447.80 feet Northwesterly along said centerline from the East line of said Section 13; Thence at right angles to the centerline of Monroe Street South 31 degrees 04 minutes 08 seconds West, a distance of 305.00 feet; Thence at right angles to the last described line and parallel with the centerline of Monroe Street South 58 degrees 55 minutes 52 seconds East, a distance of 44.66 feet to a 5/8" bar and the point of beginning; Thence South 05 degrees 08 minutes 58 seconds West, a distance of 234.77 feet to a 5/8" bar; Thence North 84 degrees 41 minutes 02 seconds West, a distance of 69.37 feet to a 5/8" bar; Thence South 05 degrees 08 minutes 58 seconds West, a distance of 25.00 feet to a 5/8" bar; Thence South 54 degrees 41 minutes _____ seconds East, a distance of 94.37 feet to a 5/8" bar; Thence North 05 degrees 08 minutes 58 seconds East, a distance of 247.70 feet to a 5/8" bar that is 305.00 feet Southwest of the centerline of Monroe Street; Thence North 58 degrees 55 minutes 52 seconds West and parallel with the centerline of said Monroe Street, a distance of 27.80 feet to the point and containing 8077.63 square feet or .185 acres, more or less. Subject to legal highways.

Parcel C:

In the Northeast 1/4 of Section 13, Town 9 South, Range 6 East, in Sylvania Township, Lucas County, Ohio, more particularly described as follows: Commencing at a point on the centerline of Monroe Street 1402.80 feet Northwesterly of the East line (as measured along the centerline of Monroe Street) of the aforementioned Section 13; Thence continuing North 64 degrees 06 minutes 50 seconds West along the centerline of said Monroe Street, a distance of 25.00 feet; Thence South 25 degrees 53 minutes 10 seconds West at right angles to the centerline of Monroe Street, a distance of 412.97 feet; Thence South 00 degrees 02 minutes 00 seconds East, a distance of 173.24 feet, more or less, to a point which is 320.01 feet North of the South line of the aforementioned Northeast 1/4 of Section 13; Thence South 89 degrees 51 minutes 40 seconds East, a distance of 69.37 feet to a set P.K. Nail and the true point of beginning; Thence South 00 degrees 02 minutes 00 seconds East, a distance of 85.00 feet; Thence North 89 degrees 51 minutes 40 seconds West, a distance of 204.37 feet; Thence South 00 degrees 02 minutes 00 seconds East, a distance of 25.00 feet; Thence South 89 degrees 51 minutes 40 seconds East, a distance of 229.37 feet; Thence North 00 degrees 02 minutes 00 seconds West, a distance of 110.00 feet to a point which is 320.01 feet North of the South line of the aforementioned Northeast 1/4 of Section 13; Thence along said line North 89 degrees 51 minutes 40 seconds West, a distance of 25.00 feet to the true point of beginning. Containing 0.978 acres of land, more or less. Subject to legal highways.

Parcel 3:

Commencing at a stone monument which is one thousand three hundred sixty-seven and sixty hundredths (1367.60) feet West of a bronze disk monument at the Southeast corner of said Northeast one-quarter (1/4) on the South line of the Northeast one-quarter (1/4) of Section thirteen (13), Town nine (9) South, Range six (6) East, in Sylvania Township, Lucas County, Ohio; thence Westerly along said South line a distance of two hundred twenty-nine and no hundredths (229.00) feet to an iron pipe; thence Northerly by an angle of eighty-nine (89) degrees, fifty-three (53) minutes measured West to North, a distance of two hundred sixty-five and no hundredths (265.00) feet; thence Westerly parallel to the South line of said Northeast one-quarter (1/4) a distance of one hundred twenty-eight and sixty-one hundredths (128.61) feet, to a point which is two hundred sixty-five and no hundredths (265.00) feet North of the said South line to a point of beginning; thence continuing Westerly along said line North eighty-nine (89) degrees, fifty-three (53) minutes West one hundred twenty-two and thirty hundredths (122.30) feet; thence North zero (00) degrees, one (1) minute, fourteen (14) seconds East one hundred sixty-eight and thirty-four hundredths (168.34) feet; thence South eighty-nine (89) degrees, fifty-eight (58) minutes, forty-six (46) seconds East one hundred thirty-eight and ninety-six hundredths (138.96) feet, thence along the West line of an existing twenty-five (25) foot access easement forty and nine tenths (40.9) feet; thence North eighty-nine (89) degrees, fifty-eight (58) minutes, forty-six (46) seconds West sixteen and seventy-six hundredths (16.76) feet; thence South zero (00) degrees, one (1) minute, fourteen (14) seconds West one hundred twenty-seven and sixty-four hundredths (127.64) feet to the point of beginning. Containing .489 acres, more or less.

EXCEPTION TABLE

First American Title Insurance Company Commitment No.: 1614925 Effective Date: October 20, 2016 at 8:00 a.m. (Revised 12/07/2016)					
Schedule B Section I Item #	Grantor	Grantee	Description	Recording	Affect
13	Lemuel E. Oldfield & George W. F. Oldfield	The Toledo Edison Company	Electric Easement	Vol. 884, Pg. 387	As Shown
14	Thomas A. & Mary O. Dudley	State of Ohio	Highway Easement	Vol. 1786, Pg. 532	As Shown
15	Fanchon L. Schmitt	The Toledo Edison Company	Electric Easement	Vol. 1790, Pg. 149	As Shown
16	Fanchon L. Schmitt	The Toledo Edison Company	Electric Easement	Vol. 1947, Pg. 573	As Shown
17	Fanchon L. Schmitt	The Toledo Edison Company	Electric Easement	Vol. 1999, Pg. 956	As Shown
18	Fanchon L. Schmitt	The Toledo Edison Company	Easement Grant and Agreement	Vol. 1999, Pg. 275	Does Not Affect
19	Fanchon L. Schmitt	The Toledo Edison Company	Electric Easement	Vol. 2003, Pg. 575	As Shown
20	C.G. & S. Company	Bellevue Investors West Company	Sanitary Sewer & Access Easement	Deed 79-529-D04	As Shown
20a	James M. & Melinda A. Schwerkoske	Bellevue Investors West Company	Amended Easements	Deed 99-103-B07	As Shown
21	Monroe Street Investors	Bellevue Investors West Company	Sanitary & Access Easement	Deed 79-529-E03	As Shown
21a	HK&H Company, LLC	Bellevue Investors West Company	Amended Easement	Deed 98-604-B06	As Shown
22	Illegible	Columbia Gas of Ohio, Inc.	Gas Line Easement	Deed 80-488-E04	Illegible
23	Bellevue Investors West Company	Donald J. Finnegan, Jr.	Sign, Utility & Parking Easement	Deed 93-546-C09	As Shown & Blanket Easement
24	Bellevue Investors West Company	Donald J. Finnegan, Jr.	Access Easement	Deed 93-546-D02	As Shown
25	Donald J. Finnegan, Jr.	Bellevue Investors West Company	Access Easement	Deed 93-546-D07	As Shown
26	Bellevue Investors West Company	Monroe Street Special, Inc.	Access Easement	Deed 95-495-D07	As Shown
27	Bellevue Investors West Company	Monroe Street Special, Inc.	Parking & Utility Easement	Deed 95-495-D11	Blanket Easement East of Building 5215
28	Monroe Street Special, Inc.	Bellevue Investors West Company	Parking, Access & Utility Easement	Deed 95-495-E05	Blanket Easement South of Building 5215
29	Agreement Between Monroe Street Special, Inc. and Bellevue Investors West Company	Bellevue Investors West Company	Rooftop Maintenance Easement	Deed 95-496-A01	For Building 5215
30	Lease Covenants between Bellevue Investors West Company (Declarant) and Bed, Bath & Beyond (Tenant)			20051005-0074623	Does Not Affect
31	Monroe Street Special, Inc.	Buckeye Cablevision, Inc.	Telecommunications Easement	20060927-0064838	As Shown
32	Access Easement Agreement between HK&H Company, LLC and Monroe Street Special, Inc.		Access Easement	20061207-0081406	per Exhibit C, includes only building 5215
33	Monroe Street Special, Inc., Bellevue Investors West Co. & HK&H Company LLC		Confirmation of Benefitted Property	20061208-0081725	Not Plottable
34	George J. Gradwohl & John Damico	Lake Shore Power Company	Electric Easement	Vol. 819, Pg. 563	Does Not Affect (Esmt. is in Section 29)
34a	Lake Shore Power Co.	Toledo Edison Co.	Transfer of Easements	Vol. 904, Pg. 449	Not Plottable
35	DJF Holdings, Ltd.	Sylvania Township	Restrictions of Property Use	20081027-0052606	Not Plottable
36	Monroe Street Special, Inc.	Buckeye Cablevision, Inc.	Telecommunications Easement	201507027-0026518	As Shown

ZONING NOTES: (Sylvania Township)

Zoned: C-2 (Highway and General Commercial District)

Setbacks:

Front: 35' min. from R-O-W
Rear: 20' min.
Side: 10' min.

Abutting Residential:

Side: 30' min.
Rear: 30' min.
On Major Roadway*: 120' min. from Centerline (Monroe St.)

Lot Width: 60' min.

Lot Area: 5000 s.f.

Building Height: 45' max

Accessory Height: 45' max

* = The construction, reconstruction, or enlargement of any structure shall not be permitted closer to the centerline of the right-of-way and shall meet the required setbacks.

GENERAL NOTES:

The indicated boundary, as shown, is based on the legal description from First American Title Insurance Company, commitment number 1614925 dated October 20, 2016 at 8:00 a.m. Revised 12/07/2016.

There is no evidence of earth moving, building construction or building additions.

There is no evidence of recent street or sidewalk construction. There are currently no proposed changes to street right-of-way lines.

There is no evidence of the site being used as a solid waste dump, sump or sanitary landfill.

ELEVATION NOTES:

Flood Insurance Rate Map (FIRM)
#39095C0059F dated March 16, 2016
indicates the subject property lies outside Zone X which is outside the 100 year flood zone.

PARKING NOTES:

Regular Spaces: 361
Handicap Spaces: 18
Total Spaces: 379

For commercial uses required spaces are based on the type of business and square footage of each business which were unavailable at this time.

Available Handicap Spaces: 18
Required Handicap Spaces: 8

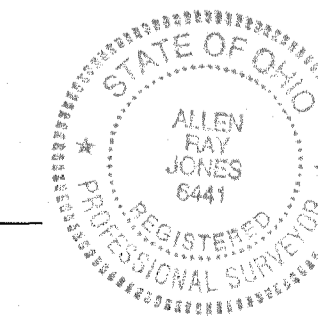
SURVEYOR'S CERTIFICATION

To Midland Title & Escrow, Ltd, Waterford Bank, N.A., First American Title Insurance Company and PMA2 Investors, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a)(1), 8, 9, 11, 13, 14 and 19 of Table A thereof.

The field work was completed on (November 28, 2016).

A. Ray Jones P.S.
A. Ray Jones, P.S.
Professional Surveyor No. 6441
ray@wbsurving.com



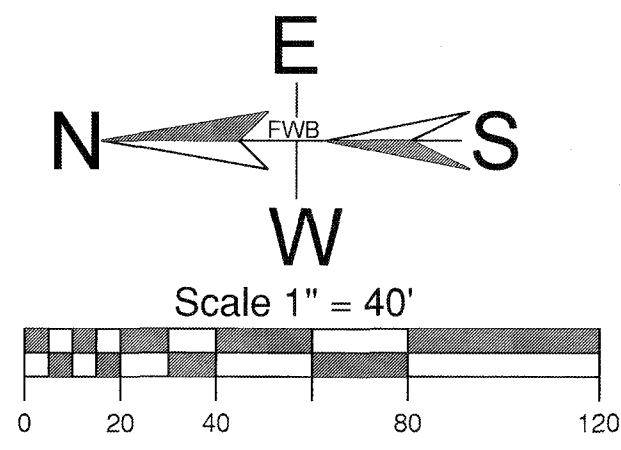
ALTA/NSPS LAND TITLE SURVEY
for PMA2 Investors, LLC
of #5215 Monroe Street and #5217 Monroe Street
Part of the Northeast 1/4 of Section 13, Town 9 South, Range 6 East,
Sylvania Township, Lucas County, Ohio

F.W.B., INC.
CIVIL ENGINEERS - SURVEYORS
5225 SECOR ROAD
TOLEDO, OHIO 43623
(419) 473-1491 Fax: (419) 473-0506
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Revisions

Date:	Issued For:
11-30-16	Added Adjacent Properties & Title Changes
12-07-16	New Title Report

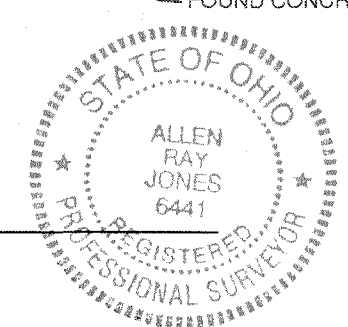
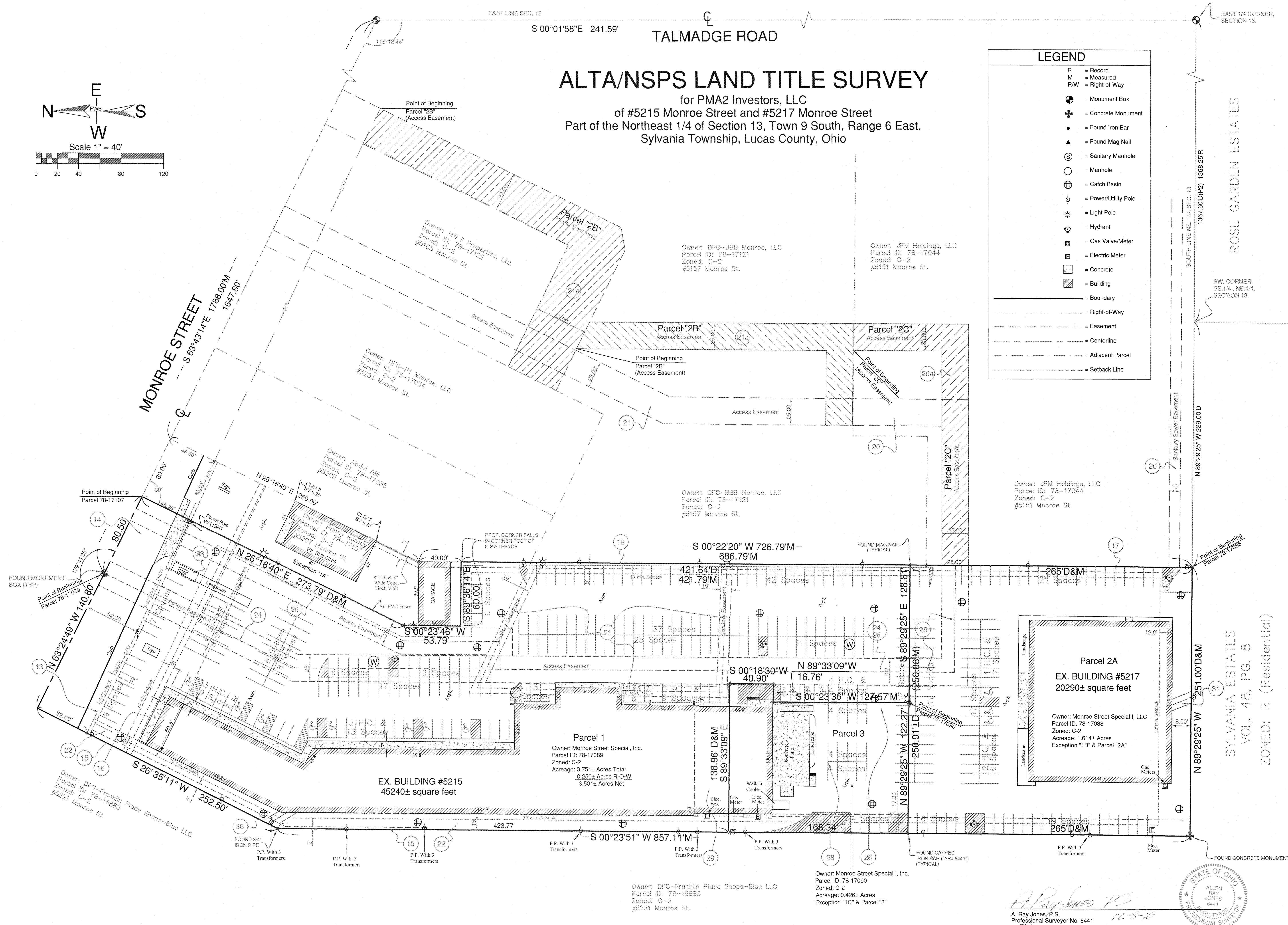
Drawing By: _____
WTC
Checked By: _____
ARJ
Issue Date: _____
11-29-2016
Sheet No. _____
1 of 2
Survey No. _____
16-192
Scale: _____
Scale 1" = 40'



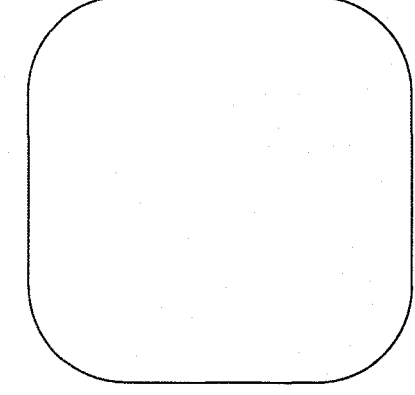
ALTA/NSPS LAND TITLE SURVEY

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Part of the Northeast 1/4 of Section 13, Town 9 South, Range 6 East,
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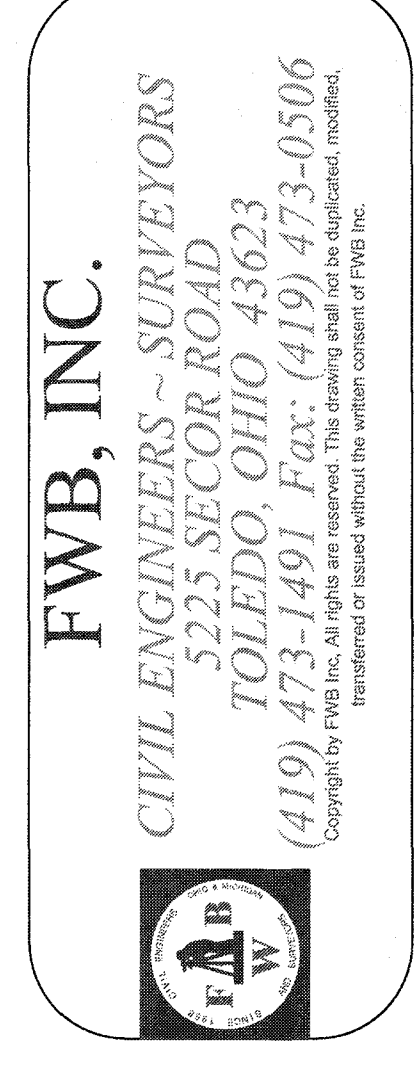
LEGEND	
R	= Record
M	= Measured
R/W	= Right-of-Way
⊕	= Monument Box
⊕	= Concrete Monument
•	= Found Iron Bar
▲	= Found Mag Nail
⊙	= Sanitary Manhole
⊕	= Manhole
⊕	= Catch Basin
⊕	= Power/Utility Pole
⊕	= Light Pole
⊕	= Hydrant
⊕	= Gas Valve/Meter
⊕	= Electric Meter
▭	= Concrete
▭	= Building
---	= Boundary
---	= Right-of-Way
---	= Easement
---	= Centerline
---	= Adjacent Parcel
---	= Setback Line



A. Ray Jones, P.S.
Professional Surveyor No. 6441
ray@hwsurveng.com



FWB, INC.
CIVIL ENGINEERS - SURVEYORS
5225 SECOR ROAD
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(419) 473-1491 Fax: (419) 473-0506
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ALTANSPPS LAND TITLE SURVEY
for PMA2 Investors, LLC
of #5215 Monroe Street and #5217 Monroe Street
Part of the Northeast 1/4 of Section 13, Town 9 South, Range 6 East,
Sylvania Township, Lucas County, Ohio

Revisions	
Date:	Issued For:
11-30-16	Added Adjacent Properties & Title Changes
12-07-16	New Title Report

Drawing By: WTC
Checked By: ARJ
Issue Date: 11-29-2016
Sheet No.: 2 of 2
Survey No.: 16-192
Scale: Scale 1" = 40'

ROSE GARDEN ESTATES

SYLVANIA ESTATES
VOL. 48, PG. 8
ZONED: R (Residential)