

1 TITLE DESCRIPTION

Situated in the City of Middletown Heights, County of Cuyahoga and State of Ohio and known as being part of Original Middletown Township Section No. 14, bounded and described as follows:
Beginning at a point in the centerline of Bagley Road, distant South 89 deg. 40' 40" West, 523.89 feet from the intersection with the centerline of Engle Road;
Thence South 01 deg. 17' 20" East, 14.21 feet to a point on the Southwesterly line of a parcel of land conveyed to Cuyahoga County Board of Commissioners by deed recorded in Volume 13814, Page 641 of Cuyahoga County Records to the principal place of beginning;
Thence continuing South 01 deg. 17' 20" East, 1594.58 feet to an iron pin set on the Westerly line of a parcel of land conveyed to Peter Borscheg by deed recorded in Volume 954, Page 50 of Cuyahoga County Records;
Thence along the Westerly line of said land conveyed to Peter Borscheg, South 89 deg. 00' 50" West, 94.99 feet to a point witnessed by an iron pin found 0.53 feet South and 0.31 feet East;
Thence North 01 deg. 17' 20" West, 1562.91 feet to a point on the Southerly line of said Bagley Road witness by an iron pin found 0.17 feet West;
Thence along the Southerly line of said Bagley Road along the arc of a curve deflecting to the left, a distance of 94.99 feet, said arc having a radius of 989.58 feet, and a chord which bears North 88 deg. 01' 00" East, a distance of 94.99 feet to an iron pin set at the principal place of beginning and containing 9,405.99 square of land according to a survey by Sampson & Hill, Inc.
Being also described as:
Beginning at a point in the centerline of Bagley Road distant South 89 deg. 40' 40" West, 523.89 feet from its intersection with the centerline of Engle Road;
Thence South 01 deg. 17' 20" East, 1594.58 feet to a point in the Westerly line of a parcel of land conveyed to Peter Borscheg by deed recorded in Volume 950, Page 46 of Cuyahoga County Records;
Thence South 89 deg. 00' 50" West along the Westerly line of said land conveyed to Peter Borscheg, 94.99 feet to a point;
Thence North 01 deg. 17' 20" West, 1506.87 feet to a point in the centerline of Bagley Road;
Thence North 89 deg. 40' 40" East along the centerline of Bagley Road 88 feet to the beginning, and containing 3,502.7 acres of land, according to the survey of Warren, J. Root, Civil Engineer and Surveyor.

Excepting from the above described premises that part conveyed to the Board of County Commissioners, for the widening of Bagley Road 80 feet from the centerline of said Bagley Road, to the centerline of said Bagley Road, as shown on the plat of said Bagley Road, and being more particularly described as follows:
Situated in the City of Middletown Heights, County of Cuyahoga, State of Ohio and known as being part of Original Middletown Township Section No. 14, being part of the land conveyed to Victoria Penzance by deed recorded in Volume 11810, Page 59 of Cuyahoga County Records and known as Auditor's Permanent Parcel No. 3173-5-5 and being further described as follows:
Beginning at the intersection of the Southerly line of Bagley Road as heretofore established 60 feet wide and the Easterly line of land conveyed to Victoria Penzance as aforesaid;
Thence S. 67.30° W. along said Easterly line of land so conveyed to Victoria Penzance, 11.21 feet to the proposed Southerly line of Bagley Road to an iron pin;
Thence Northwesterly along said proposed Southerly line of Bagley Road and being a curved line deflecting to the left an arc distance of 66.67 feet, said arc having a radius of 1186 square feet, and a chord which bears 88° 54' 52" W. 95.00 feet;
Thence N. 07.46° E. along said Westerly line of land so conveyed to Victoria Penzance, 13.98 feet to the Southerly line of Bagley Road 80 feet wide;
Thence S. 88° 15' 21" E. along said Southerly line of Bagley Road 95.00 feet to the place of beginning and containing about 1186 square feet of land.
Bearings given herein are to an assumed meridian and are used to include angles only.

The property described above is the same property that is described in Schedule A of First American Title Insurance Company, File No. NCS-605921OH2D-PHX1, having an effective date of May, 06, 2013 at 7:30 a.m.

8 ZONING INFORMATION

According to Any Kern, with the City of Middletown Heights, State of Ohio (skasz@middletownheights.com), the subject property is zoned as follows with corresponding standards:
Zoning Classification: GB (General Business)
Permitted Uses: Yes, (Ord. 1991-87, Passed 10-6-91)
Building setbacks: Front: 57', Side: 57', Rear: 10'
Floor Space Area Ratio: Not more than 25% of the total area of the parcel being developed.
Parking Ratio:
Drive-in: 36 spaces per 1,000 sq. ft. of gross floor area
Carport: 12 spaces per 1,000 sq. ft. of gross floor area
Shed: 20 spaces per 1,000 sq. ft. of gross floor area
(All setback lines graphically depicted herein are oriented with the assumption that the information should be verified with the City of Middletown Heights before use.)

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

10 - Roadside Right of Way from Ohio E. Penzance et al. to Columbia Gas of Ohio, Inc., dated November 4, 1974, filed for record in Cuyahoga County Public Records in Volume 15942, Page 515 of Cuyahoga County Records (AT-165) IS THIS SCHEDULE PROPERTY - PLOTTED AND SHOWN HEREON?

7 POSSIBLE ENCROACHMENTS

Subject Building extends into the 75' Front Building Setback Per Zoning by distances of 1.2 feet and 0.7 feet, as shown herein.

6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES

5 FLOOD INFORMATION

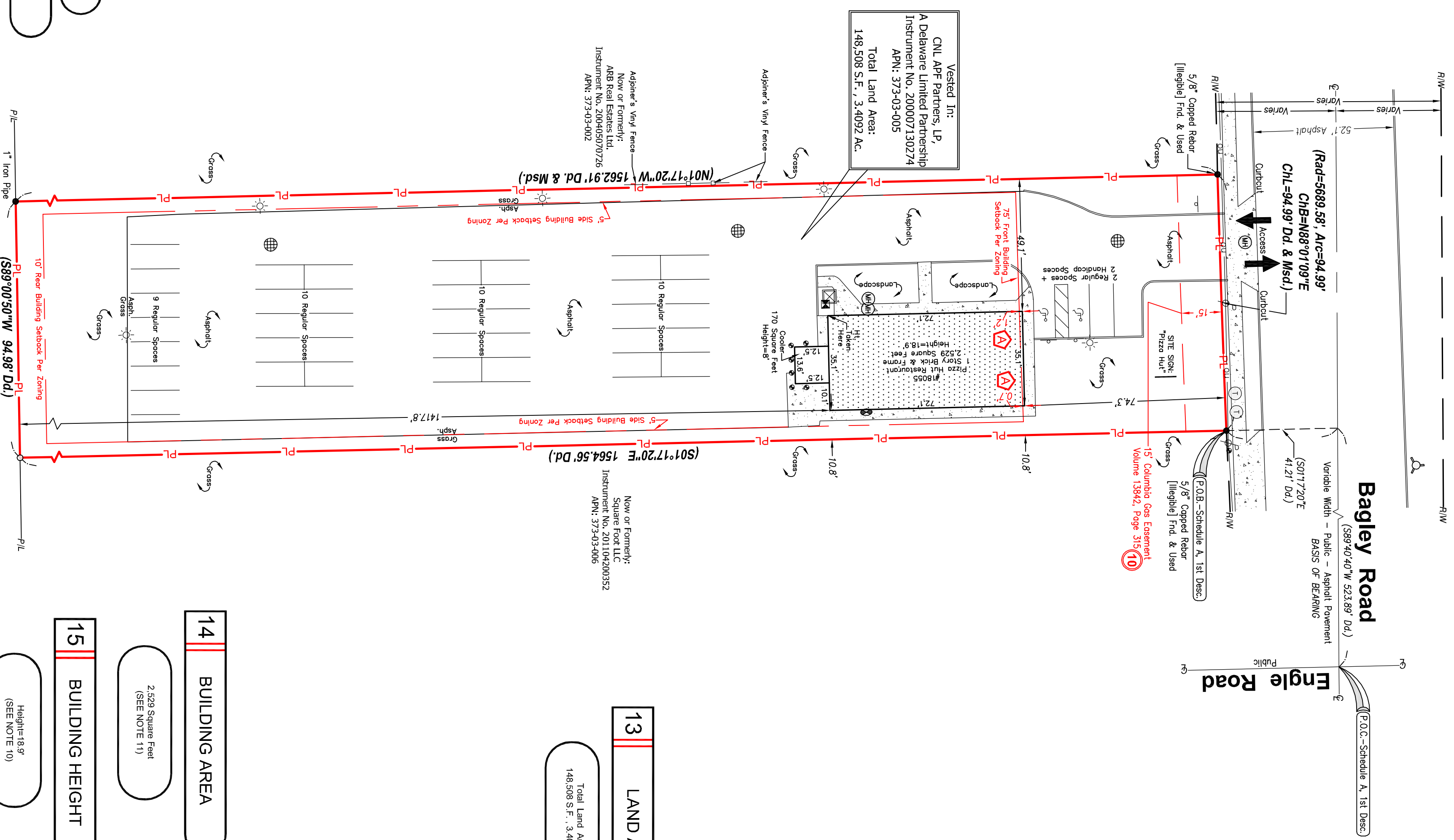
By related map location and graphic plotting only, the subject property appears to be floodplain according to the Flood Insurance Rate Map for the County of Cuyahoga, Community Panel No. 3803520277E, Effective Date 12/03/2010.

Approved CDS Surveyor



4154 VFC ROAD, SEW. OH 44224
Info@SavationLandSurveying.com
Phone: (330) 975-8800

19 SURVEY DRAWING



2 TITLE INFORMATION

The Title Description and the Schedule B items herein are from a title commitment prepared by First American Title Insurance Company, File No.: NCS-605921OH2D-PHX1, having an effective date of May, 06, 2013 at 7:30 a.m.

10 BASIS OF BEARINGS

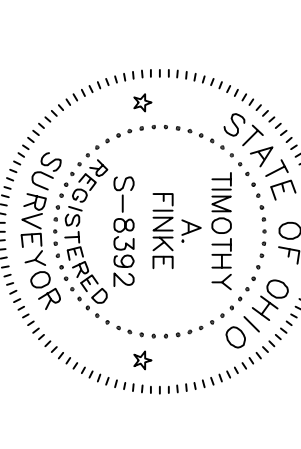
The meridian for all bearings shown herein is the centerline of Bagley Road, known as being South 89°40'40" West, per instrument No. 200007138274 of Cuyahoga County Records.

9 LEGEND

R/W	- Right-of-Way
PL	- Adjacent Property Line
CL	- Centerline
—	- Subject Property Line
P.O.B.	- Point of Beginning
P.O.C.	- Point of Commencement
⊗	- Schedule B Section II Item
-	- Rectus
/	- Acute angle
\	- Obtuse angle
○	- Chord Length
○	- Chord Bearing
○	- Calculated
○	- Measured
○	- (Reserved) Arched
○	- 58" Iron Pin w/ Cap Seal
○	- Stamped "TRIME 3832"
○	- Light Pole
○	- Adjacent Vinyl Fence
○	- Concrete Area
○	- Overhead Utilities
○	- Utility Pole
○	- Building Area
○	- No parking Area

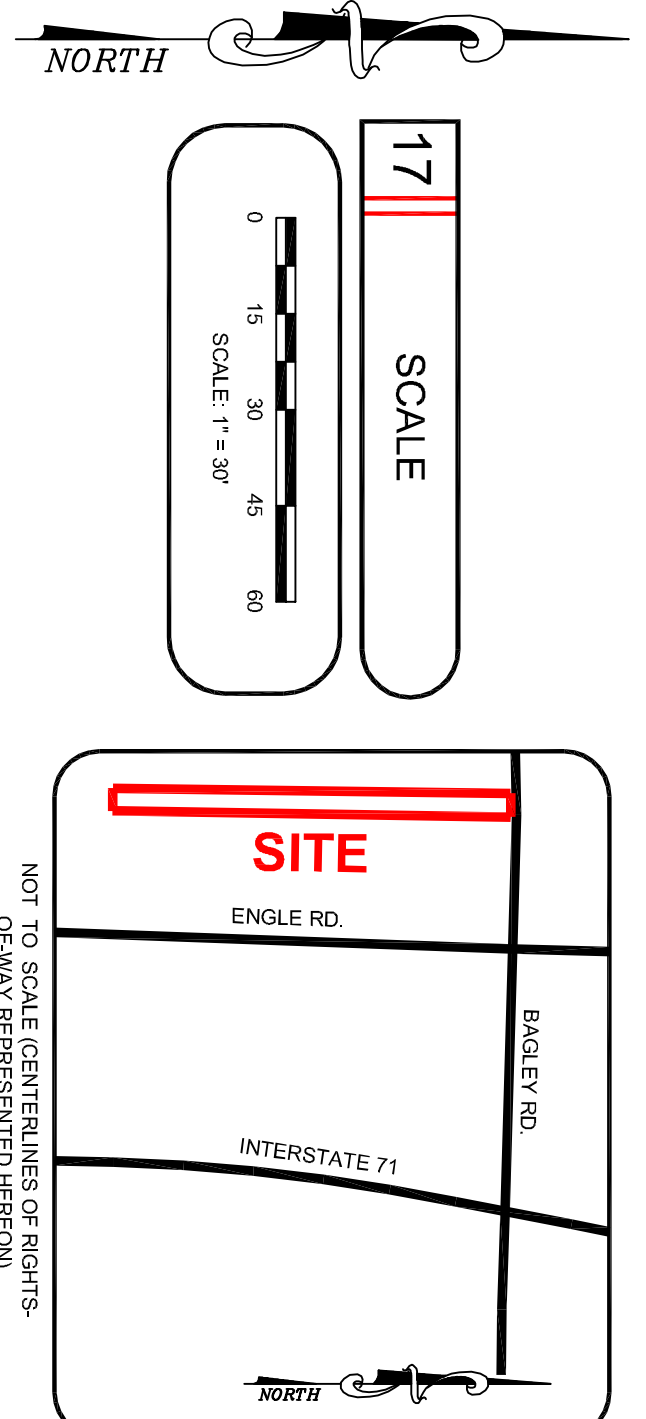
4 SURVEYOR CERTIFICATION

TO: AR Capital, LLC, Regent Bank, ARC CAREHOLDING, LLC and First American, The Insurance Company,
Ohio Registered Professional Surveyor No. 63882
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Ohio Revised Code, Chapter 473, and the rules and regulations of the Board of Surveying and Mapping of the State of Ohio. All data and figures are included items 1, 2, 3, 4, 8(a), 7(b), 7(d), 8, 9, 11(a), 13, 14, 16, 18, 21, 22 to the extent possible, graphically depict on survey drawing the zoning setback lines, and 24 (graphically depict in relation to the subject tract or property any other statements or conditions benefiting the surveyed property and address in record and are included in this survey as part of the schedule A, 1, 2, 3, 4, 8(a), 7(b), 7(d), 8, 9, 11(a), 13, 14, 16, 18, 21, 22 to the extent possible. The date when completed on June 17, 2013.

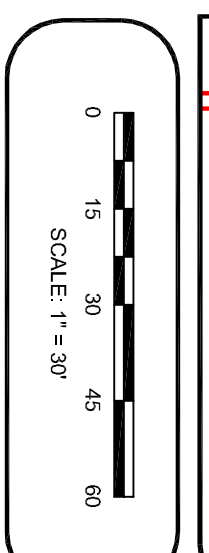


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16 VICINITY MAP



17 SCALE



11 SURVEYOR'S NOTES

- This survey is based on information shown on a title report prepared by First American, The Insurance Company, File No.: NCS-605921OH2D-PHX1, having an effective date of May, 06, 2013 at 7:30 a.m. and all Schedule B exceptions in said the report have been addressed. The surveyor did not detect this property and has relied on said title report for all matters of record.
- Subject tract has three driveway access to Bagley Road, being a public right-of-way.
- No observable evidence of earth moving work, or building construction.
- No observable evidence of any changes in street right-of-ways or recent street sidewalk construction or repair.
- No observable evidence of site use as a solid waste dump, stump or sanitary landfill.
- All statements within the certification, and other references located elsewhere herein, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.
- All rebar set are 5/8 inch in diameter, 30 inches in length with a yellow plastic cap marked "TRIME 3832".
- This survey does not provide a determination or opinion concerning the location or existence of wellheads, latrines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the stability of the subject tract for any intended uses, purpose or development.
- Any dedication made herein or therein is made to the parties certified to on this survey. It is not transferable to additional dedications or subsequent owners.
- The point of height measurement on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
- The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
- The surveyor did not observe any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on this survey.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appearances are shown.
- ATTA Item No. 23 as requested by the client "To the extent possible, graphically depict on survey drawing the zoning setback lines."
- ATTA Item No. 24 as requested by the client "Graphically depict in relation to the subject tract or property any other statements or servitudes benefiting the surveyed property and address in record and are included in this survey as part of the schedule A, 1, 2, 3, 4, 8(a), 7(b), 7(d), 8, 9, 11(a), 13, 14, 16, 18, 21, 22 to the extent possible."

KEY TO ALTA-SURVEY

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18 ALTA/CASM Land Title Survey

This survey prepared in accordance with the Minimum Standards Requirements by ALTA/ACSM Land Title Surveys (Effective February 23, 2011)

This Work Coordinated By: **COMMERCIAL DUE DILIGENCE SERVICES**

1700 South Broadway, Big E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

Drawn By: TAF	Date: 7/08/2013
Surveyor: TAF	Revison: QC Comments
Ref. No.: 1280	Date:
Approved By: TAF	Revision:
Date:	Date:
Field Date: 6/17/2013	Revision:
Scale: 1" = 30'	Date:

Prepared For:
NCS-605921OH2D-PHX1
Asset No.: 947

20 PROJECT ADDRESS

18055 Bagley Road
Middletown Heights, OH 44130
(Cuyahoga County)
Project Name:
Project Code:
CDS Project Number:
13-06-08879