

GENERAL NOTES

- The Subject Property has direct access to Griswold Road, which is a public right-of-way.
- The bearing of S 00°30'00" E (PER DEED), as shown on the East line of the Subject Property, was used as the basis of bearing for the purpose of this survey.
- The address of 503 Griswold Road was posted on site of the Subject Property.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- There is no visible evidence of earth moving on the Subject Property, current or proposed.
- There is no visible evidence on site of use as a sanitary landfill, currently or previously.
- There is no visible evidence on site of use as a cemetery, currently or previously.
- Surveyor is aware of no changes in street right-of-way lines, either completed or proposed. Surveyor observed no evidence of recent street or sidewalk construction or repairs.
- Subject Property APN: 06-23-016-102-042, contains 49,017 SQ. FT. OR 1.1253 ACRES, more or less. Owner: BEF REIT INC AN OHIO CORP.
- This Survey Map correctly represents the facts found on the ground at the time of the survey.
- There are no discrepancies between the boundary lines of the Subject Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment.
- The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/- 0.1 foot.
- The boundary lines of the Subject Property are contiguous with the boundary lines of all adjoining streets, highways, right-of-way and easements, public or private, as described in their most recent respective legal descriptions of record.
- The Parcels shown on this survey, including the insured easement parcels, are contiguous with no gaps or gores.
- The property is located North of the intersection of Griswold Road and Tilton Street.
- All utilities appear to enter the Subject Property via a public right-of-way except as shown hereon.
- The Subject Property appears to drain into a public right-of-way except as shown hereon.

ZONING INFORMATION

The source of Zoning Information: <http://www.cityofelyria.org> the website for the City of Elyria, OH. Contact Info: (440) 324-3664

The Current Zoning Classification is: "B-D" BUSINESS DOWNTOWN DISTRICT

The current use is allowed.

-Parking Space Table

| Type | Count |
|-------------------------|-------|
| Regular parking spaces | 62 |
| Handicap parking spaces | 4 |
| Total parking spaces | 66 |

The current parking requirements are: 1 regular space per 150 square feet; Handicapped: Per ADA Requirements.

Min. Lot Area: N/A; Min. Frontage: N/A; Min. Lot Width: N/A; Max. Bldg. Coverage: N/A

-Building Setback Requirements

Front: 0 Feet
Street Side: 0 Feet
Interior Side: 0 Feet
Rear: 20 Feet

-Building Height Restrictions: 75 Ft.

Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Elyria, OH and the applicable zoning codes.

NOTES CORRESPONDING TO SCHEDULE B

11. Terms, Conditions, Easements and Provisions as set forth in the Deed of Easement recorded in Volume 569, Page 666. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON.
12. Easement Buried Plant, in favor of Alltel Ohio Incorporated, an Ohio Corporation, for the purposes therein contained, including the terms, conditions, easements and provisions as set forth in said instrument; as recorded in Volume 940, Page 275. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON.
13. Easement in favor of Ohio Edison Company, an Ohio Corporation, for the purposes therein contained, including the terms, conditions, easements and provisions as set forth in said instrument; as recorded in Volume 975, Page 766. ILLEGIBLE DOCUMENT PROVIDED. CANNOT PLOT.
14. Terms, Conditions, Provisions and other matters as set forth in the Warranty Deed recorded in Instrument No: 2014-0495224. ABUTS THE SUBJECT TO THE SOUTH.
15. Temporary Easement in favor of the State of Ohio, Department of Transportation, for the purposes therein contained, including the terms, conditions, easements and provisions as set forth in said instrument; as recorded in Instrument No: 2014-0495225. DOES NOT AFFECT SUBJECT PROPERTY. NOT PLOTTED.
16. Easement in favor of the Ohio Edison Company, an Ohio Corporation, for the purposes therein contained, including the terms, conditions and provisions as set forth in said instrument; as recorded in Volume 1057, Page 445. DOES NOT AFFECT SUBJECT PROPERTY. APPROXIMATE LOCATION PLOTTED FOR REFERENCE.
17. Terms, Conditions and Provisions as set forth in the Easement as recorded in Volume 1135, Page 577. AFFECTS SUBJECT PROPERTY. PROPERTY IS SUBJECT TO TERMS CONTAINED THEREIN.
18. Terms, Conditions and Provisions as set forth in the Easement as recorded in Volume 1135, Page 580. AFFECTS SUBJECT PROPERTY. PROPERTY IS SUBJECT TO TERMS CONTAINED THEREIN.
19. Terms, Conditions, Provisions and other matters as set forth in the License as recorded in Volume 1135, Page 584. AFFECTS SUBJECT PROPERTY. PROPERTY IS SUBJECT TO TERMS CONTAINED THEREIN.
20. Underground Easement in favor of Ohio Edison Company, an Ohio Corporation, for the purposes therein contained, including the terms, conditions, easements and provisions as set forth in said instrument; as recorded in Volume 1139, Page 43. AFFECTS SUBJECT PROPERTY. PLOTTED HEREON.

FLOOD NOTE

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 39093C0138D, which bears an effective date of 8/19/2008 and IS NOT in a Special Flood Hazard Area. By telephone, call dated 11/23/2016 to the National Flood Insurance Program (800-638-6620) 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.

STATEMENT OF ENCROACHMENTS

The Surveyor did not observe any visible encroachments at the time of survey.

SURVEY DESCRIPTION

Situated in the Township of Elyria, County of Lorain and State of Ohio, being a part of Original Lot 16 of Brace Tract of said Township and being a part of that tract of land conveyed to BEF REIT Inc. Official Record Volume 1223, Page 762, Lorain County Records and being more particularly described as follows:

BEGINNING at a 3/4" iron pin stamped "KS ASSOC RW" found in the northerly line of Griswold Avenue (as now established) for the northwest corner of Parcel 18 HDV LOT 57-19.42 as conveyed to the Ohio Department of Transportation in File No. 2014-0495224, Lorain County Records;

THENCE leaving Griswold Avenue, North 00°30'00" West, a distance of 300.00 feet to the northwest corner of the BEF REIT, Inc. tract, from which a 3/4" pipe was found 25.0 feet north;

THENCE along the north line of said tract, North 89°30'00" East, a distance of 165.00 feet to the northeast corner of said tract, from which a 3/4" pipe was found 25.0 feet north;

THENCE South 00°30'00" East, a distance of 295.00 feet to a 2" iron pin with aluminum cap found in the north line of Griswold Avenue for the northeast corner of the aforementioned Parcel 18 tract;

THENCE along the northerly lines of Griswold Avenue and Parcel 18, the following three (3) courses:

- 1) South 89°30'00" West, a distance of 96.69 feet to a 3/4" iron pin found stamped "KS ASSOC RW;"
- 2) South 00°30'00" East, a distance of 5.00 feet to a 3/4" iron pin found stamped "KS ASSOC RW;"
- 3) South 89°30'00" West, a distance of 68.32 feet to the POINT OF BEGINNING.

Having an area of 1.1253 acres (49,017 square feet) of land, more or less.

The property described hereon is the same property described in Stewart Title Guaranty Company's Commitment for Title Insurance Commitment File No. 1600015602000, having an effective date of October 25, 2016.

SEARCHED
INDEXED
SERIALIZED
FILED
NOV 17 2016
L.S. MAINES
#17-03618-D

06-23-016-102-042

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without the Matthews Company, Inc. and LMS Surveying, LTD's prior written consent. The Matthews Company, Inc. and LMS Surveying, LTD expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and LMS Surveying, LTD will not include the providers of any third party reports in the Surveyor's Certification.

LEGAL DESCRIPTION

Land Situated in the Township of Elyria, County of Lorain, State of Ohio: Being Part of Original Lot 16 of Brace Tract of said Township, bounded and described as follows:

Beginning at a point in the centerline of Griswold Road, at the Southwesterly corner of lands leased to Sweden House International, Inc., by lease dated June 8, 1972, and recorded in Lease Volume 90, Page 847 of Lorain County Record of Leases. Thence in the centerline of Griswold Road, South 89° 30' West, a distance of 165.00 feet to a point. Thence North 0° 30' West, passing through an iron pin set 30.00 feet from said centerline, a distance of 335.00 feet to an iron pin set. Thence North 89° 30' East, a distance of 165.00 feet to an iron pin set in the Westerly line of lands leased to Sweden House International, Inc. as aforesaid. Thence in said line, South 0° 30' East, a distance of 335.00 feet to a point in the centerline of Griswold Road, passing through an iron pin set 30.00 feet Northerly therefrom and the place of beginning of lands herein described. Containing within said bounds 1.2689 acres of land, more or less.

EXCEPTING THE FOLLOWING:

Situated in the City of Elyria, County of Lorain and State of Ohio, and known as being part of Original Elyria Township Lot 16 Brace Tract. Also being part of the land conveyed to BEF REIT INC. as recorded in Official Record Volume 1223, Page 762 of the Lorain County Records, and being a parcel of land lying on the left side of the centerline of right of way and construction of Griswold Road (width varies), being more definitely described as follows: Beginning for the parcel herein described at a "KS ASSOC" capped iron pin in a monument box found at the intersection of the centerline of right of way and construction of Tilton Street (75 feet wide) and the centerline of right of way and construction of Griswold Road Station, 59+32.90; 1)Thence, along the centerline of right of way and construction of Griswold Road, South 8 degrees 14 minutes 38 seconds West, 138.21 feet to a point at the southeasterly corner of land conveyed to Sandusky Vending Limited Partnership as recorded in Instrument No. 20070231566 of the Lorain County Records, said point being in the centerline of right of way and construction of Griswold Road Station 57+94.68; 2)Thence, along Sandusky Vending Limited Partnership's easterly line, North 01 degrees 45 minutes 22 seconds West, 35.00 feet to an iron pin set at 35.00 feet left of centerline of right of way and construction of Griswold Road Station 57 +94.68; 3)Thence, leaving Sandusky Vending Limited Partnership's easterly line, North 88 degrees 14 minutes 38 seconds East, 68.32 feet to an iron pin set at 35.00 feet left of centerline of right of way and construction of Griswold Road Station 58 +63.00; 4)Thence, North 01 degrees 45 minutes 22 seconds West, 5.00 feet to an iron pin set at 40.00 feet left of centerline of right of way and construction of Griswold Road Station 58+63.00; 5) Thence, North 88 degrees 14 minutes 38 seconds East, 96.69 feet to an iron pin set in the westerly line of land conveyed to Billy S. Rowland, Trustee as recorded in instrument No. 20080156007 of the Lorain County Records, said iron pin being 40.00 feet left of centerline of right of way and construction of Griswold Road Station 59+59.69; 6)Thence, along Billy S. Rowland, Trustee's westerly line, South 01 degrees 45 minutes 04 seconds East, 40.00 feet to point in the centerline of right of way and construction of Griswold Road Station 59+59.70; 7) Thence, along the centerline of right of way and construction of Griswold Road, South 88 degrees 14 minutes 38 seconds West, 26.80 feet to the point of beginning and enclosing an area of 0.1437 acres, more or less. The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap stamped "ODOT R/W & KS Assocs, Inc." Horizontal control for this survey was provided by ODOT. The basis of bearings for this survey is Ohio State Plane, North Zone NAD83 (CORS96) Grid North based on GPS observations. The stations referred to herein are from the centerline of right-of-way and construction of Griswold Road as found on ODOT Right-of-Way Plan LOR 57-19.42.

The above described area is contained within Lorain County Permanent Parcel Number 06-23-016-102-025.

The property described hereon is the same property described in Stewart Title Guaranty Company's Commitment for Title Insurance Commitment File No. 1600015602000, having an effective date of October 25, 2016.

"ALTA/NSPS LAND TITLE SURVEY"

503 Griswold Road
Elyria, OH 44035

Surveyor's Certification

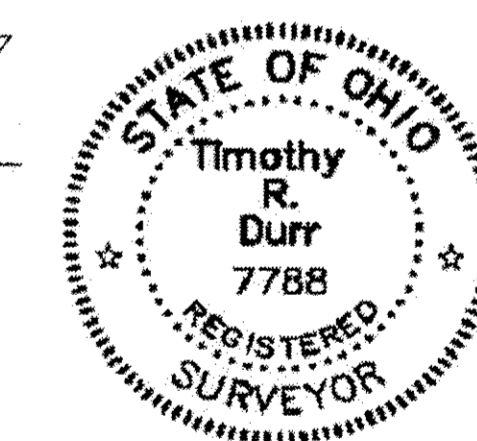
To: Stewart Title Guaranty Company and The Matthews Company, Inc.

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 and 20 of Table A thereof. The fieldwork was completed on 11/11/2016.

Date of Plat or Map: 01/31/2017

Timothy R. Durr P.S.
PS No.: 7788
IN THE STATE OF: OHIO
DATE OF SURVEY: 11/11/2016

LMS SURVEYING LTD
PO. Box 65 Shores Center, OH 44774
Phone: 330-329-4812 / Fax: 330-259-1529



"ALTA / NSPS LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.®

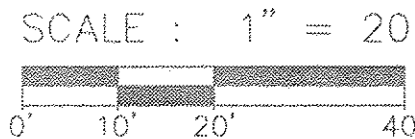
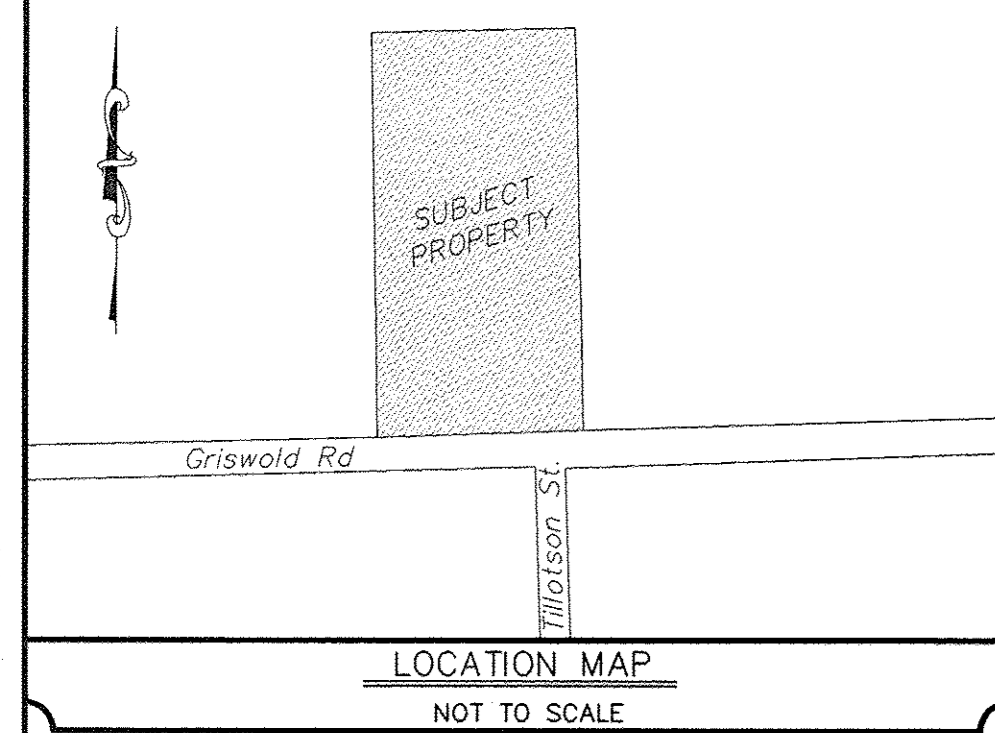
17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themattthewscompany.com

| MARK | DATE | REVISION | BY | APVD |
|------|------------|------------------------|----|------|
| 1 | 01/31/2017 | ADD SURVEY DESCRIPTION | SF | TD |

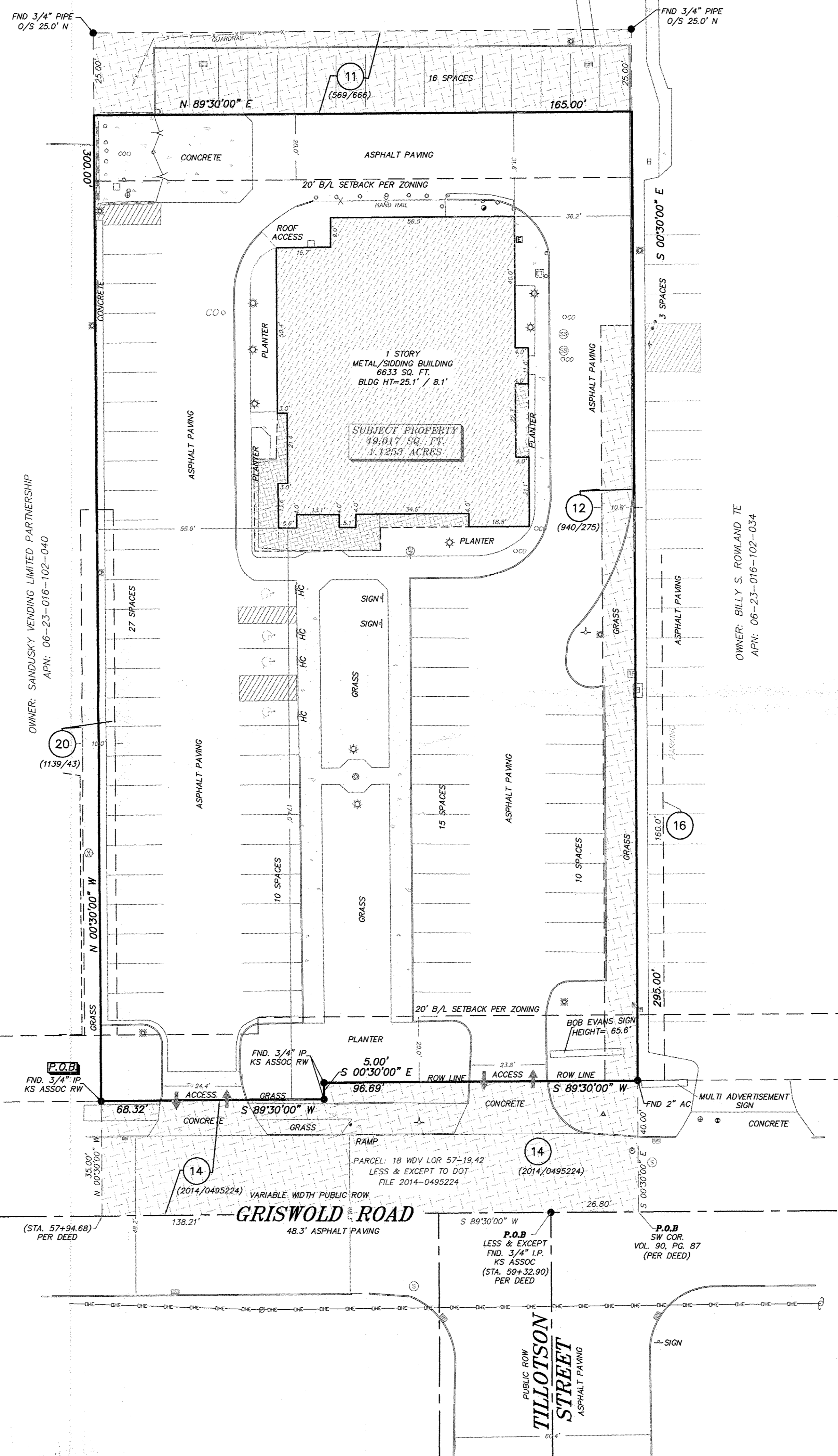
TBD

503 Griswold Road
Elyria, OH 44035

| | |
|------------------|-----------------|
| SCALE: 1" = 20' | CHKD./APVD: ERH |
| DATE: 11/11/2016 | APPROVED: TDR |
| DWN. BY: FC | |
| CHKD. BY: HN | ID# 22 |



OWNER: ASHOK PATEL
APN: 06-23-016-102-045



| SYMBOL LEGEND | |
|------------------------------|------------------------------|
| ⊗ A.C. PAD | ⊗ GROUND LIGHT |
| ⊗ AIR VALVE | ⊗ GROUND ROD |
| ⊗ AUTO-SPRINKLER | ⊗ GUARD POST |
| ⊗ BENCHMARK | ⊗ SEWER MH |
| ⊗ BORE HOLE | ⊗ STORM SEWER MH |
| ⊗ BUSH | ⊗ HANDICAPPED PARKING |
| ⊗ CLEAN OUT | ⊗ IRON GRATE |
| ⊗ ELEC. METER | ⊗ LIGHT POLE |
| ⊗ ELEC. PED. | ⊗ MAIL BOX |
| ⊗ ELEC. TRANS. | ⊗ MONITOR WELL |
| ⊗ FIRE HYDRANT | ⊗ MON. FOUND TUB |
| ⊗ FIRE RISER | ⊗ PIPELINE MARKER |
| ⊗ FLAG POLE | ⊗ POWER MH |
| ⊗ GAS METER | ⊗ POWER POLE |
| ⊗ GAS VALVE | ⊗ PROPANE TANK |
| ⊗ GATE | ⊗ GENERATOR |
| ⊗ BARBED WIRE | ⊗ CHAINLINK FENCE |
| ⊗ ROAD CENTERLINE | ⊗ OVERHEAD ELECTRIC LINE |
| ⊗ STOCKADE FENCE | ⊗ SUBJECT BOUNDARY LINE |
| ⊗ UNDERGROUND COMMUNICATIONS | ⊗ UNDERGROUND ELECTRIC |
| ⊗ UNDERGROUND SANITARY SEWER | ⊗ UNDERGROUND STORM SEWER |
| ⊗ ROAD SIGN | ⊗ SANITARY SETBACK |
| ⊗ BLDG. - BUILDING LINE | ⊗ BOULEVARD BRNG. - BEARING |
| ⊗ C/L - CENTER LINE | ⊗ CONC. - CONCRETE |
| ⊗ DIA. - DIAMETER | ⊗ DIST. - DISTANCE |
| ⊗ ESM. - EASEMENT | ⊗ FINISHED FLOOR |
| ⊗ FENCE | ⊗ FLOW LINE |
| ⊗ GEN. - GENERATOR | ⊗ GAS REGULATOR |
| ⊗ HANDICAPPED | ⊗ MEASURED DIMENSION |
| ⊗ MARKER | ⊗ POINT OF BEGINNING |
| ⊗ T.V. PED. | ⊗ UTILITY CABINET |
| ⊗ UTILITY POLE | ⊗ POINT OF COMMENCEMENT |
| ⊗ WATER METER | ⊗ POINT OF MEASUREMENT |
| ⊗ WATER MH | ⊗ POINT OF TERMINATION |
| ⊗ WATER VALVE | ⊗ PLANTER |
| ⊗ ADJ./PLAT LINE | ⊗ EASEMENT LINE |
| ⊗ RET. - RETAINING WALL | ⊗ SANITARY STAT. - STATUTORY |
| ⊗ TOP OF RIV. - TRANSFORMER | ⊗ TYP. - TYPICAL |
| ⊗ UTILITY CABINET | ⊗ UNDERGROUND |
| ⊗ WITH UNDERGROUND SERVICE | |

"ALTA / NSPS LAND TITLE SURVEY"
PREPARED FOR:
THE MATTHEWS COMPANY Inc.
17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-2840
www.themattthewscompany.com

LMS SURVEYING LTD
P.O. Box 45 Shanon Center, OH 44274
Phone: 330-329-6812 / Fax: 330-239-1529

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and LMS Surveying, LTD's prior written consent. The Matthews Company, Inc. and LMS Surveying, LTD expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and LMS Surveying, LTD will not include the providers of any third party reports in the Surveyor's Certification.

| | |
|---------------------------------------|-----------------|
| TBD | |
| 503 Griswold Road Elyria, OH 44035 | |
| SCALE: 1" = 20' | CHKD/AP'VD: ERH |
| DATE: 11/11/2016 | APPROVED: TDR |
| DWN. BY: FC | |
| CHKD. BY: HN | ID#: 22 |