

LOCATION MAP

SURVEYOR NOTES

- 1. NORTH AND BEARING SYSTEM BASED UPON NAD 83 (2011), OHIO NORTH
- VERTICAL DATUM BASED ON NAVD 88.
- 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WE OBTAINED THROUGH A CERTIFIED TITLE COMMITMENT CONDUCTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1101-2411124 DATED APRIL 3, 2018 AT 7:30 A.M.
- ALL UNDERGROUND UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE. NO CERTIFICATION IS MADE OR IMPLIED THAT THE UTILITIES SHOWN ARE CORRECT OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
- 4. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE LORAIN COUNTY REGISTER OF DEEDS.
- 5. ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ACCESS TO THE SUBJECT PARCEL IS AVAILABLE ALONG <u>ABBE ROAD</u>, <u>SR 301</u> (<u>PUBLIC</u>). NO ROADWAY IMPROVEMENT PLANS WERE DISCLOSED TO CESO DURING THE SURVEY.
- 7. UTILITIES IN THE FORM OF WATER, ELECTRIC, NATURAL GAS, TELEPHONE, CABLE, STORM SEWER, SANITARY SEWER ARE ALL LOCATED EITHER ON THE SUBJECT PROPERTY OR WITHIN THE PUBLIC RIGHT-OF-WAY ADJOINING SAID PARCEL.
- 8. STRUCTURES ARE AS SHOWN HEREON, NO EVIDENCE OF RECENT EARTHWORK AND RECENT BUILDING CONSTRUCTION.

10. EVIDENCE OF WETLAND DELINEATION AREAS WERE EVIDENT AT THE TIME OF THE

- 9. NO EVIDENCE THAT SUBJECT PROPERTY IS BEING USED AS A SANITARY LANDFILL
- SURVEY AND SHOWN HEREON. 11. THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE.
- 13. PARCEL IS LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 39093C0129D, EFFECTIVE DATE: 08/19/2008 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 14. SITE LOCATION: LAT 41.467046°, LONG -82.075348°
- 15. THERE CURRENTLY EXIST NO IMPROVED PARKING SPACES ON SITE.
- 16. THE CURRENT ZONING OF THE SUBJECT PARCEL IS SHOWN BELOW:

C-3 GENERAL COMMERCIAL, ZONING INFORMATION DERIVED FROM VILLAGE OF SHEFFIELD WEBSITE, http://www.sheffieldvillage.com/building.htm . NO ZONING REPORT OR LETTER PROVIDED TO SURVEYOR PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TABLE A ITEM 6(a)(b).

NORTH: C-3 GENERAL COMMERCIAL SOUTH: C-3 GENERAL COMMERCIAL EAST: C-3 GENERAL COMMERCIAL WEST: C-3 GENERAL COMMERCIAL

MINIMUM LOT SIZE: 30,000 sq.ft.

MINIMUM LOT WIDTH: 150 feet

SIDE: 20 feet REAR: 20 feet FRONT PARKING: 20 feet SIDE PARKING: 5 feet REAR PARKING: 5 feet

UTILITY COMPANIES

Ohio Edison Electric: 76 South Main Street Akron, OH 44308 Phone: (330) 436-4122 Columbia Gas of Ohio PO Box 2318 Columbus, OH 43216-2318

Phone: (800) 344-4077 CenturyLink 665 Lexington Avenue Mansfield, OH 44907 Phone: (800) 283-4237

Village of Sheffield Water Department 4480 Colorado Avenue Sheffield Village, OH 44054 Phone: (440) 949-6155

Sanitary: Village of Sheffield Services Department 4480 Colorado Avenue Sheffield Village, OH 44054 Phone: (440) 949-6155

Village of Sheffield Services Department 4480 Colorado Avenue Sheffield Village, OH 44054 Phone: (440) 949-6155

Cable:CenturyLink 665 Lexington Avenue Mansfield, OH 44907 Phone: (800) 283-4237

TITLE COMMITMENT LEGAL DESCRIPTION **Title Commitment 1101-2411124**

PARCEL 4:

BOUNDED AND DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM THE FOLLOWING:

PARCEL HEREIN DESCRIBED:

SOUTHERLY PROPERTY LINE TO STA. 12+70.64,

SURVEYOR NO. 4936. PPN: 03-00-007-101-029

AND BOUNDED AND DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM THE FOLLOWING:

CONTAINS 329 SQUARE FEET, MORE OR LESS.

FEET LEFT; THENCE NORTH 88° 08' 58" EAST

FEET RIGHT: THENCE SOUTH 22° 25' 03" WEST

SURVEYOR NO. 4936, PPN: 03-00-007-101-035

0300007101004 and 0300007101035

FEET, MORE OR LESS.

SOUTH 00° 59' 39" FAST

PPN: 03-00-007-101-004

PARCEL 6

ACRE OF LAND.

SITUATED IN THE TOWNSHIP OF SHEFFIELD NOW VILLAGE OF SHEFFIELD LAKE, COUNTY

OF LORAIN AND SATE OF OHIO, AND KNOWN AS AND BEING PART OF LOT NO. 7, AND IS

CREEK ROAD, SO CALLED, IN THE CENTER OF SAID HIGHWAY: THENCE IN A NORTHERLY

DIRECTION IN THE HIGHWAY 8 RODS: THENCE EASTWARD AT RIGHT ANGLES WITH THE

WITH THE CENTER OF THE HIGHWAY 8 RODS; THENCE WESTWARD AT RIGHT ANGLES TO

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, AND ALSO

KNOWN AS BEING PART OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY DIOCESE

BEGINNING AT THE IRON BAR FOUND AT THE SOUTHWEST CORNER OF O.L. 7: THENCE

NORTH 00° 59' 39" WEST 1286,31 FEET ALONG THE WEST LINE OF O.L. 7. SAID LINE ALSO

BEING THE EXISTING CENTERLINE OF S.R. 301 (ABBE ROAD) TO THE P.C. OF THE NEW

RADIUS OF 5729.58 FEET, AN ARC OF 467.21 FEET, A CHORD OF 467.09 FEET AND A

CHORD BEARING NORTH 01° 20' 31" EAST TO THE P.T. OF SAID NEW RIGHT OF WAY

SAID NEW CENTERLINE TO AN ANGLE POINT, SAID ANGLE POINT ALSO BEING THE

INTERSECTION OF SAID NEW CENTERLINE OF S.R. 301 (ABBE ROAD) AND THE NEW

CENTERLINE AT STATION 9+26.81; THENCE NORTH 03° 40' 41" EAST 73.19 FEET ALONG

CENTERLINE OF S.R. 611 (COLORADO AVENUE); THENCE NORTH 00° 59' 39" WEST 402.61

FEET ALONG THE NEW CENTERLINE OF S.R. 301 TO STATION 14+02.61; THENCE SOUTH 89°

00' 21" WEST 25.00 FEET TO A POINT AT STA. 14+02.61, 25.00 FEET LEFT ON THE EXISTING

THENCE NORTH 88° 08' 58" EAST 80.01 FEET TO STA, 14+03.81, 55.00 FEET RIGHT: THENCE

132.00 FEET ALONG THE NEW EASTERLY RIGHT OF WAY LINE OF S.R. 301 TO STA. 12+71.81.

55.00 FEET RIGHT: THENCE SOUTH 88° 08' 58" WEST 80.01 FEET ALONG THE GRANTORS'

25.00 FEET LEFT: THENCE NORTH 00° 59' 39" WEST 132.00 FEET ALONG THE EXISTING

TO THE TRUE POINT OF BEGINNING AND CONTAINING 10.560 SQUARE FEET OF LAND.

THIS DESCRIPTION IS BASED ON A SURVEY MADE BY BRYAN E. MCCOY, REGISTERED

OR LESS. NET CONTAINING 6,600 SQUARE FEET, MORE OR LESS.

CENTERLINE OF S.R. 301, SAID LINE ALSO BEING ALONG THE WESTERLY LINE OF O.L. 7.

MORE OR LESS, INCLUDING PRESENT ROAD WHICH OCCUPIES 3,960 SQUARE FEET, MORE

SITUATED IN THE TOWNSHIP OF SHEFFIELD, NOW VILLAGE OF SHEFFIELD LAKE, COUNTY

OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING SITUATED IN ORIGINAL LOT NO. 7,

SHEFFIELD TOWNSHIP LORAIN COUNTY, OHIO NOW IN THE VILLAGE OF SHEFFIELD LAKE,

BEGINNING AT THE SOUTHEAST CORNER OF LAND IN SAID LOT DEEDED BY GEORGE G.

CLEVELAND, OHIO BY DEED DATED OCTOBER 6TH, 1922, AND RECORDED IN VOL. 185, AT

PAGE -- LORAIN COUNTY DEED RECORDS: THENCE NORTH IN THE EAST LINE OF LAND SO

CONTINUATION OF THE NORTH LINE OF SAID PROPERTY 7.175 FEET; THENCE SOUTH IN A

LINE PARALLEL WITH THE FIRST DESCRIBED LINE, 132 FEET TO AN IRON PIN; THENCE

WEST 7,175 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.021 OF AN ACRE OF

SITUATED IN THE TOWNSHIP OF SHEFFIELD, NOW VILLAGE OF SHEFFIELD, COUNTY OF

BOUNDED AND DESCRIBED AS FOLLOWS: ON THE WEST BY A LINE IN THE CENTER OF THE

HIGHWAY NORTH BY A LINE PARALLEL TO THE SOUTH LINE OF THE GRANTED PREMISES

AND 180 FEET THEREFROM AND SOUTH BY THE SCHOOL HOUSE ROAD BEING 121 FEET

ON THE ROAD AND 180 FEET ON THE EAST AND WEST LINES AND CONTAINING 1/2 OF AN

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, AND ALSO

KNOWN AS BEING PART OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY DIOCESE

BEGINNING AT THE IRON BAR FOUND AT THE SOUTHWEST CORNER OF O.L. 7; THENCE

NORTH 00° 59' 39" WEST 1286.31 FEET ALONG THE WEST LINE OF O.L. 7, SAID LINE ALSO

CURVE NO. 6 AT STATION 4+59.60, THENCE ALONG THE NEW RIGHT OF WAY CENTERLINE

BEARING NORTH 01° 20' 31" EAST TO THE P.T. OF SAID NEW RIGHT OF WAY CENTERLINE

CENTERLINE TO AN ANGLE POINT, SAID ANGLE POINT ALSO BEING THE INTERSECTION OF

SAID NEW CENTERLINE OF S.R. 301 (ABBE ROAD) AND THE NEW CENTERLINE OF S.R. 611

(COLORADO AVENUE); THENCE NORTH 00° 59' 39" WEST 523.61 FEET ALONG THE NEW

CENTERLINE OF S.R. 301 TO STATION 15+23.61; THENCE SOUTH 89° 00' 21" WEST 25.00

FEET TO A POINT AT STA, 15+23.61, 25.00 FEET LEFT ON THE EXISTING CENTERLINE OF

THENCE NORTH 00° 59' 39" WEST 5.00 FEET ALONG THE EXISTING CENTERLINE OF S.R.

301 SAID LINE ALSO BEING ALONG THE WESTERLY LINE OF O.L. 7 TO STA. 15+28.61, 25.00

NORTHERLY PROPERTY LINE TO STA. 15+30,04, 70,70 FEET RIGHT; THENCE SOUTH 04° 04'

21" EAST 5.00 FEET ALONG THE NEW EASTERLY RIGHT OF WAY LINE OF S.R. 301 TO STA 15+25.05, 70.96 FEET RIGHT: THENCE SOUTH 88° 08' 58" WEST 95.98 FEET TO THE TRUE

POINT OF BEGINNING AND CONTAINING 479 SQUARE FEET OF LAND, MORE OR LESS, INCLUDING PRESENT ROAD WHICH OCCUPIES 150 SQUARE FEET, MORE OR LESS, NET

THIS DESCRIPTION IS BASED ON A SURVEY MADE BY BRYAN E. MCCOY, REGISTERED

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, AND ALSO

KNOWN AS BEING PART OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY DIOCESE

BEGINNING AT THE IRON BAR FOUND AT THE SOUTHWEST CORNER OF O.L. 7; THENCE

NORTH 00° 59' 39" WEST 1286.31 FEET ALONG THE WEST LINE OF O.L. 7, SAID LINE ALSO

CURVE NO. 6 AT STATION 4+59.60; THENCE ALONG THE NEW RIGHT OF WAY CENTERLINE

5729.58 FEET, AN ARC OF 467.21 FEET, A CHORD OF 467.09 FEET AND A CHORD BEARING

NORTH 01° 20' 31" EAST TO THE P.T. OF SAID NEW RIGHT OF WAY CENTERLINE AT

STATION 9+26,81; THENCE NORTH 03° 40' 41" EAST 73,19 FEET ALONG SAID NEW

BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

NORTHEASTERLY ALONG SAID CURVE NO. 6 BEING CONCAVE TO THE EAST AND HAVING A

CENTERLINE TO AN ANGLE POINT, SAID ANGLE POINT ALSO BEING THE INTERSECTION OF

SAID NEW CENTERLINE OF S.R. 301 (ABBE ROAD) AND THE NEW CENTERLINE OF S.R. 611

CENTERLINE OF S.R. 301: THENCE SOUTH 89° 00' 21" WEST 25,00 FEET TO A POINT ON THE

THENCE NORTH 00° 59' 39" WEST 121,00 FEET ALONG THE EXISTING CENTERLINE OF S.R.

301, SAID LINE ALSO BEING ALONG THE WESTERLY LINE OF O.L. 7 TO STA. 15+23.61, 25.00

FEET ALONG THE NEW EASTERLY RIGHT OF WAY LINE OF S.R. 301 TO STA. 14+50.00, 75.00

95.98 FEET TO STA. 15+25.05, 70.96 FEET RIGHT; THENCE SOUTH 04° 04' 21" EAST 75.16

50.34 FEET ALONG SAID NEW RIGHT OF WAY LINE TO STA, 14+03.81, 55.00 FEET RIGHT;

THENCE SOUTH 88° 08' 58" WEST 80.01 FEET TO THE TRUE POINT OF BEGINNING AND

WHICH OCCUPIES 3630 SQUARE FEET, MORE OR LESS. NET CONTAINS 7860 SQUARE

THIS DESCRIPTION IS BASED ON A SURVEY MADE BY BRYAN E. MCCOY, REGISTERED

The property address and tax parcel identification number listed herein are provided solely for

Parcel No.: 0300007101007 and 0300007101029 and 0300007101025 and 0300007101031 and

nformational purposes, without warranty as to accuracy or completeness.

Property Address: State Route 611 & State Route 301 Sheffield, OH

CONTAINING 11490 SQUARE FEET OF LAND, MORE OR LESS, INCLUDING PRESENT ROAD

(COLORADO AVENUE): THENCE NORTH 00° 59' 39" WEST 402.61 FEET ALONG THE NEW

EXISTING CENTERLINE OF S.R. 301 TO STATION 14+02.61, 25.00 FEET LEFT, SAID POINT

BEING THE EXISTING CENTERLINE OF S.R. 301 (ABBE ROAD) TO THE P.C. OF THE NEW

SURVEYOR NO. 4936. AND FURTHER EXCEPTING THEREFROM THE FOLLOWING:

BEING PART OF SECTION 3. ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 7. AND ALSO

OF CLEVELAND AS RECORDED IN VOLUME 118, PAGE 102 OF THE LORAIN COUNTY

RECORDER'S OFFICE, AND MORE FULLY DESCRIBED AS FOLLOWS:

S.R. 301, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN

FEET LEFT; THENCE NORTH 88° 08' 58" EAST 95.71 FEET ALONG THE GRANTORS'

AT STATION 9+26.81: THENCE NORTH 03° 40' 41" EAST 73.19 FEET ALONG SAID NEW

NORTHEASTERLY ALONG SAID CURVE NO. 6 BEING CONCAVE TO THE EAST AND HAVING A

RADIUS OF 5729.58 FEET, AN ARC OF 467.21 FEET, A CHORD OF 467.09 FEET AND A CHORD

BEING THE EXISTING CENTERLINE OF S.R. 301 (ABBE ROAD) TO THE P.C. OF THE NEW

BEING PART OF SECTION 3, ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 7, AND ALSO

OF CLEVELAND AS RECORDED IN VOLUME 189, PAGE 517 OF THE LORAIN COUNTY

RECORDER'S OFFICE, AND MORE FULLY DESCRIBED AS FOLLOWS:

AND 121 FEET DISTANT THEREFROM AND EAST BY A LINE PARALLEL WITH THE WEST LINE

LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING A PART OF LOT NUMBER 7 AND

MILLER, AND WIFE TO THE RIGHT REVEREND JOSEPH SCHREMBS, BISHOP OF

DEEDED, 132 FEET TO THE NORTHEAST CORNER THEREOF; THENCE EAST IN A

CENTERLINE OF S.R. 301, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE

CURVE NO. 6 AT STATION 4+59.60; THENCE ALONG THE NEW RIGHT OF WAY CENTERLINE

NORTHEASTERLY ALONG SAID CURVE NO. 6 BEING CONCAVE TO THE EAST AND HAVING A

BEGINNING 258 FEET NORTH FROM THE INTERSECTION OF THE BUCK AND FRENCH

CENTER OF THE HIGHWAY 10 RODS; THENCE IN A SOUTHERLY DIRECTION PARALLEL

BEING PART OF SECTION 3, ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 7, AND ALSO

OF CLEVELAND AS RECORDED IN VOLUME 187, PAGE 277 OF THE LORAIN COUNTY

RECORDER'S OFFICE, AND MORE FULLY DESCRIBED AS FOLLOWS:

SAME 10 RODS TO THE PLACE OF BEGINNING, CONTAINING 80 RODS OF LAND.

PARCEL 1:

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN AND STATE OF OHIO: AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 7 OF SHEFFIELD TOWNSHIP, AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF ABBE ROAD DISTANT 548.40 FEET SOUTHERLY FROM THE NORTH LINE OF SAID ORIGINAL LOT NO. 7 OF SHEFFIELD TOWNSHIP, AS MEASURED ALONG SAID CENTER LINE: THENCE DUE FAST IN THE SOUTHERLY LINE OF A PARCEL OF LAND HERETOFORE DEEDED TO JOSEPH SCHREMBS, BISHOP OF CLEVELAND, TITLE TO WHICH IS NOW IN THE GRANTEE OF THIS DEED, A DISTANCE OF 172.17 FEET, TO AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF SAID PARCEL. WHICH POINT IS THE PRINCIPAL PLACE OF BEGINNING OF THE LANDS HEREBY CONVEYED.

THENCE CONTINUING DUE EAST AND IN THE SOUTHERLY LINE OF A PARCEL OF LAND COMPRISING ABOUT 2.6122 ACRES, HERETOFORE CONVEYED BY THE GRANTORS TO EDWARD F. HOBAN, BISHOP OF CLEVELAND, WHICH DEED IS OF RECORD IN VOLUME 500 PAGE 343, LORAIN COUNTY DEED RECORDS, A DISTANCE OF 206.53 FEET, TO A POINT, WHICH IS IN THE CENTER OF A COUNTY DITCH. SAID LINE PASSES THROUGH AN IRON PIN

FOUND SET 3.30 FEET OFF THE CENTER OF SAID COUNTY DITCH. THENCE SOUTH 0° 08' WEST, ALONG THE APPROXIMATE CENTER LINE OF SAID COUNTY DITCH, ABOUT 180.24 FEET, TO THE CENTER LINE OF THE LORAIN-AVON ROAD

THENCE SOUTH 76° 52' WEST, ALONG THE CENTER LINE OF SAID LORAIN-AVON ROAD (ALSO KNOWN AS COLORADO AVENUE), A DISTANCE OF ABOUT 211.24 FEET.

THENCE NORTH 0° 06' WEST AND ALONG THE EASTERLY LINES OF PARCELS OF LAND NOW OR FORMERLY OWNED BY ALEXANDER AND ELIZABETH TARYAN AND HENRY AND ROSE KELLING, A DISTANCE OF 228,28 FEET, TO THE PLACE OF BEGINNING, AND CONTAINING WITHIN SAID BOUNDARIES, 9664 ACRES OF LAND, AS SHOWN BY SURVEY MADE BY RAY E. HOLLIS, REGISTERED ENGINEER AND SURVEYOR, AUGUST 11, 1950.

EXCEPTING THEREFROM THE FOLLOWING:

(SOMETIMES CALLED COLORADO AVENUE).

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, AND PART OF SECTION 3. ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 7, TOWN 7N, RANGE 17W, AND BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 12-WD

BEING A PARCEL OF LAND LYING ON THE LEFT SIDE OF THE CENTERLINE OF A SURVEY. MADE BY THE DEPARTMENT OF TRANSPORTATION, AND RECORDED IN BOOK 46, PAGES 76 & 77 OF THE RECORDS OF LORAIN COUNTY AND BEING LOCATED WITHIN THE FOLLOWING DESCRIBED POINTS IN THE BOUNDARY THEREOF:

BEGINNING AT THE IRON BAR FOUND AT THE SOUTHWEST CORNER OF O.L. 7; THENCE NORTH 00° 59' 39" WEST 1286.31 FEET ALONG THE WEST LINE OF O.L. 7, SAID LINE ALSO BEING THE EXISTING CENTERLINE OF S.R. 301 (ABBE ROAD) TO THE P.C. OF THE NEW CURVE NO. 6 AT STATION 4+59.60; THENCE ALONG THE NEW RIGHT OF WAY CENTERLINE NORTHWESTERLY ALONG SAID CURVE NO. 6 BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 5729.58 FEET, AN ARC OF 467.21 FEET, A CHORD OF 467.09 FEET AND A CHORD BEARING NORTH 01° 20' 31" EAST TO THE P.T. OF SAID NEW RIGHT OF WAY CENTERLINE AT STATION 9+26.81; THENCE NORTH 03° 40' 41" EAST 73.19 FEET ALONG SAID NEW CENTERLINE TO AN ANGLE POINT, SAID ANGLE POINT ALSO BEING THE INTERSECTION OF SAID NEW CENTERLINE OF S.R. 301 (ABBE ROAD) AND THE NEW CENTERLINE OF S.R. 611 (COLORADO AVENUE); THENCE NORTH 75° 43' 22" EAST 154.10 FEET ALONG SAID NEW CENTERLINE OF S.R. 611 TO STATION 159+02.48; THENCE NORTH 14° 16' 38" WEST 13.06 FEET TO A POINT AT STA. 159+02.48, 13.06 FEET LEFT ON THE PRE-1942 CENTERLINE OF S.R. 611, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00° 54' 38" WEST 48.25 FEET ALONG THE GRANTORS' WESTERLY PROPERTY LINE TO STA. 159+13.63, 60.00 FEET LEFT; THENCE NORTH 75° 43' 22" EAST 32.16 FEET ALONG THE NEW S.R. 611 NORTHERLY RIGHT OF WAY LINE TO THE P.C. AT STATION 159+45.80, 60.00 FEET LEFT; THENCE CONTINUING ALONG SAID NEW S.R. 611 RIGHT OF WAY LINE ALONG A CURVE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 7.579.44 FEET. A DELTA OF 01° 20' 44". AN ARC OF 178.00 FEET, A CHORD OF 178.00 FEET, AND A CHORD BEARING NORTH 75° 03' 00" EAST TO STA. 161+25.21, 60.00 FEET LEFT; THENCE SOUTH 01° 24' 23" EAST 56.35 FEET ALONG THE GRANTORS' EASTERLY PROPERTY LINE TO STA. 161+11.36, 5.36 FEET LEFT; THENCE SOUTH 77° 20' 31" WEST 208.83 FEET ALONG THE PRE-1942 CENTERLINE OF S.R. 611, TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING AND CONTAINING 10.594 SQUARE FEET OF LAND, MORE OR LESS, INCLUDING PRESENT ROAD WHICH OCCUPIES 8,380 SQUARE FEET, MORE OR LESS. NET CONTAINS 2,214 SQUARE FEET, MORE OR LESS. THIS DESCRIPTION IS BASED ON A SURVEY MADE BY BRYAN E. MCCOY, REGISTERED SURVEYOR NO. 4936.

PPN: 03-00-007-101-031

PARCEL 2:

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN AND STATE OF OHIO: BEING KNOWN AS PART OF ORIGINAL LOT NO. 7 OF SHEFFIELD VILLAGE AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF ABBE ROAD AND THE NORTH LINE OF ORIGINAL LOT NO. 7 OF SHEFFIELD VILLAGE; THENCE SOUTH 89° 56' EAST IN THE NORTH LINE OF ORIGINAL LOT NO. 7 A DISTANCE OF 172.17 FEET TO AN IRON PIN, SAID PIN IS THE PRINCIPLE PLACE OF BEGINNING; THENCE SOUTH 0° 06' EAST IN THE EAST LINE OF LANDS NOW OR FORMERLY OWNED BY JOSEPH AND ANNA ZBORELA AND BISHOP JOSEPH SCHREMBS, A DISTANCE OF 548.40 FEET TO AN IRON PIN FOUND SET IN BISHOP SCHREMBS SOUTH EAST CORNER: THENCE DUE EAST A DISTANCE OF 206.53 FEET TO A POINT: IN THE CENTER OF A COUNTY DITCH, SAID LINE PASSES THRU AN IRON PIN FOUND SET 3.30 FEET OFF THE CENTER OF THE COUNTY DITCH; THENCE NORTH 0° 08' EAST IN THE CENTERLINE OF THE COUNTY DITCH A DISTANCE OF 548.15 FEET TO A POINT IN THE NORTH LINE OF ORIGINAL LOT NO. 7: THENCE NORTH 89° 56' WEST IN THE NORTH LINE OF ORIGINAL LOT NO. 7 A DISTANCE OF 208.66 FEET TO AN IRON PIN OR THE PRINCIPLE PLACE OF BEGINNING SAID LINE PASSES THRU AN IRON PIN FOUND SET 3.5 FEET OFF THE CENTER LINE OF THE COUNTY DITCH. ENCLOSING A PARCEL OF LAND CONTAINING 2.6122 ACRES, AS SURVEYED BY RAY E. HOLLIS, REGISTERED ENGINEER AND SURVEYOR.

PPN: 03-00-007-101-007

PARCEL 3:

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 7 AND BOUNDED AND DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWESTERLY CORNER OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO, 7; THENCE SOUTH 0° 59' 39" EAST ALONG THE WESTERLY LINE OF ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 7, SAID LINE IS ALSO THE OLD CENTERLINE OF S.R. 301 (ABBE ROAD), A DISTANCE OF 548.40 FEET TO THE NORTHWESTERLY CORNER OF PARCEL NO. 14-WD CONVEYED TO THE STATE OF OHIO BY DEED AS RECORDED IN O.R. VOLUME 445, PAGE 750 OF LORAIN COUNTY RECORDS: THENCE NORTH 88° 08' 58" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 80.01 FEET TO THE NEW EASTERLY RIGHT OF WAY LINE OF S.R. 301 AND THE PRINCIPAL PLACE OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 88° 08' 58" EAST A DISTANCE OF 92.18 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO THE DIOCESE OF CLEVELAND BY DEED AS RECORDED IN VOLUME 697, PAGE 511 OF LORAIN COUNTY DEED RECORDS; THENCE SOUTH 0° 59' 39" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 117.29 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND CONVEYED TO THE STATE OF OHIO BY DEED AS RECORDED IN O.R. VOLUME 697, PAGE 511 OF LORAIN COUNTY RECORDS; THENCE SOUTH 88° 08' 58" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 92.18 FEET TO THE NEW EASTERLY RIGHT OF WAY LINE OF S.R. 301; THENCE NORTH 0° 59' 39" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 117.29 FEET TO THE PRINCIPAL PLACE OF BEGINNING, AND CONTAINING 0.2482 OF AN ACRE OF LAND ACCORDING TO A

SURVEY BY JAMES A. RESAR, OHIO REGISTERED SURVEYOR NO. 6361, BE THE SAME

PPN: 03-00-007-101-025

MORE OR LESS

SCHEDULE B - SECTION II Title

Commitment 1101-2411124 SUBJECT TO THE ITEMS AS CONTAINED IN A WARRANTY DEED FILED FOR RECORD IN VOLUME 697, PAGE 511 ON JUNE 21, 1957 OF LORAIN COUNTY RECORDS.

NO SURVEY ITEMS TO BE ADDRESSED

- SUBJECT TO THE ITEMS AS CONTAINED IN A WARRANTY DEED FILED FOR RECORD IN VOLUME 500, PAGE 343 ON OCTOBER 10, 1950 OF LORAIN COUNTY RECORDS. - NO SURVEY ITEMS TO BE ADDRESSED
- APPURTENANT RIGHTS OF INGRESS AND EGRESS AS CONTAINED IN THE DEEDS TO THE STATE OF OHIO RECORDED IN OR VOLUME 456, PAGE 809 AND OR VOLUME 456, PAGE 811
 - OR VOLUME 456, PAGE 811 DESCRIBES AREAS THAT ARE THE EXCEPTIONS TO

AREA TO PARCEL 1. THE RESDUAL AREA CITED IN THIS DOCUMENT WOULD BE

- OR VOLUME 456, PAGE 809 IS THE SAME PARCEL DESCRIBED AS THE EXCEPTION

AS-SURVEYED DESCRIPTION **Title Commitment 1101-2411124**

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO AND BEING PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT 7:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7 AND A 1" IRON PIN IN A MONUMENT BOX

THENCE SOUTH 89°31'53" EAST, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 172.20 FEET TO A 5/8" IRON PIN SET WITH CAP MARKED "CESO" AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO STATE OF OHIO (PPN: 03-00-007-101-033) AS RECORDED IN VOLUME 456, PAGE 799 OF THE LORAIN COUNTY RECORDER'S RECORDS, SAID CORNER ALSO BEING THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE CONTINUE SOUTH 89°31'53" EAST ALONG THE NORTH LINE OF LOT 7, A DISTANCE OF 208.66 FEET TO A 5/8" IRON PIN SET WITH CAP MARKED "CESO" AT THE NORTHWEST CORNER OF A RECORD 1.00 ACRE PARCEL CONVEYED TO WILLIAM & JUDY A FERNER (PPN: 03-00-007-101-009) AS RECORDED IN VOLUME 972, PAGE 518 & VOLUME 1419, PAGE 880 OF THE LORAIN COUNTY RECORDER'S

THENCE SOUTH 00°56'42" WEST, ALONG THE WEST LINE OF SAID 1.00 ACRE FERNER PARCEL (PPN: 03-00-007-101-009), A WEST LINE OF A 1.54 ACRE PARCEL CONVEYED TO WILLIAM & JUDY A FERNER (PPN: 03-00-007-101-050) AS RECORDED IN VOLUME 972, PAGE 518 & VOLUME 1419, PAGE 880 AND A WEST LINE OF A RECORD 0.88 ACRE PARCEL CONVEYED TO ABIGAIL D. GUILMETTE & LORI DEAN GUILMETTE (PPN: 03-00-007-101-059) AS RECORDED IN INSTRUMENT NO. 2016-0589806. A DISTANCE OF 675.57 FEET TO A 5/8" IRON PIN SET WITH CAP MARKED "CESO" AT THE SOUTHWEST CORNER OF SAID GUILMETTE PARCEL AND THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO AVE. (S.R. 611) (WIDTH VARIES):

THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF COLORADO AVE AND ALONG A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 178.77 FEET AND HAVING A RADIUS OF 7,579.44 FEET WITH A CHORD BEARING SOUTH 76°38'45" WEST, 178.76 FEET AND A CENTRAL ANGLE OF 01°21'05"

THENCE SOUTH 77°19'17" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 32.17 FEET TO A 5/8" IRON PIN SET WITH CAP MARKED "CESO" AT THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO STATE OF OHIO (PPN: 03-00-007-101-061) AS RECORDED IN VOLUME 697, PAGE 511 OF THE LORAIN COUNTY RECORDER'S RECORDS;

THENCE NORTH 00°36'59" EAST, ALONG THE EAST LINE OF SAID STATE OF OHIO PARCEL AND LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 59.53 FEET TO THE NORTHEAST CORNER THEREOF AND A 5/8" IRON PIN SET WITH CAP MARKED "CESO":

THENCE SOUTH 89°44'36" WEST, ALONG THE NORTH LINE OF SAID STATE OF OHIO PARCEL, A DISTANCE OF 92.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ABBE ROAD (S.R. 301) (WIDTH VARIES) AND A 5/8" IRON PIN SET WITH CAP MARKED "CESO";

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ABBE ROAD THE FOLLOWING THREE COURSES: NORTH 00°36'20" EAST, A DISTANCE OF 249.31 FEET;

NORTH 24°01'34" EAST, A DISTANCE OF 50.32 FEET:

NORTH 02°28'27" WEST, A DISTANCE OF 75.17 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED STATE OF OHIO PARCEL (PPN: 03-00-007-101-033) AND A 5/8" IRON PIN SET WITH CAP MARKED "CESO":

THENCE NORTH 89°45'18" EAST, ALONG SAID SOUTH LINE AND LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 76.19 FEET TO THE SOUTHEAST CORNER OF SAID STATE OF OHIO PARCEL (PPN:

THENCE NORTH 00°36'59" EAST, ALONG THE EAST LINE OF SAID STATE OF OHIO PARCEL (PPN) 03-00-007-101-033) A DISTANCE OF 295.75 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 4.0672 ACRES, MORE OR LESS AS SURVEYED AND DESCRIBED BY STEVEN W. CLUTTER, PS-7655 FOR AND ON BEHALF OF CESO, INC. IN OCTOBER 2017.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NAD 83 (2011), OHIO NORTH.

GETGO & RISER FOOD COMPANY ABBE RD (SR 301) & COLORADO AVE (SR 611) SHEFFIELD VILLAGE, OHIO

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A PROFESSIONAL SURVEYOR, DULY LICENSED IN THE STATE OF OHIO, HEREBY CERTIFIES TO GIANT EAGLE. INC., ECHO REALTY, LP, GETGO PORTFOLIO II, L.P., AND ITS OR THEIR SUCCESSORS AND ASSIGNS (THE "OWNER"), AND ANY OF THEIR FEE OR LEASEHOLD LENDERS (THE "BANK"), ANDFIRST AMERICAN TITLE INSURANCE COMPANY (THE "TITLE COMPANY") THAT (I) THE SURVEY (THE "SURVEY"), DATED APRIL 18, 2018, IDENTIFIED AS GIANT EAGLE ALTA/NSPS LAND TITLE SURVEY AND PREPARED BY THE UNDERSIGNED, IS AN ACCURATE SURVEY OF THE PROPERTY (THE "PROPERTY") SHOWN THEREON, (II) THE PROPERTY LINES SHOWN THEREON ARE CONSISTENT WITH THE PROPERTY LINES SHOWN ON THE RECORDED PLAN OF WHICH THE PROPERTY IS A PART, (III) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, STRUCTURES AND OTHER PHYSICAL CONDITIONS PRESENTLY EXISTING, (IV) THE SURVEY SHOWS THE EXACT LOCATION OF ALL RIGHTS OF WAY. EASEMENTS, BUILDING LINES AND OTHER CONDITIONS APPEARING OF RECORD OR APPARENT FROM AN INSPECTION OF THE PROPERTY, INCLUDING THE MEAN HIGH WATER LINE OF ANY BODIES OF WATER LOCATED ON THE PROPERTY, (V) EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO ENCROACHMENTS OR ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS OF ANY KIND UPON ANY RIGHTS OF WAY, EASEMENTS. BUILDING LINES OR ADJOINING PROPERTY LINES, (VI) THERE ARE NO ENCROACHMENTS OF THE PROPERTY LINES OF THE PROPERTY UPON ANY ADJOINING PROPERTY LINES, (VII) NO PART OF THE PROPERTY IS LOCATED IN ANY AREA DESIGNATED AS IN A FLOOD-PRONE AREA UNDER THE NATIONAL FLOOD INSURANCE PROGRAM, (VIII) ALL ROADS AND RIGHTS OF WAY IDENTIFIED ON THE SURVEY ARE PUBLICLY ACCEPTED AND OPEN, (IX) ALL BUILDING AND SET-BACK LINES CREATED BY ANY COVENANT, RESTRICTION, LAW ORDINANCE OR REGULATION AFFECTING THE PROPERTY ARE SHOWN ON THE SURVEY. (X) IN THE ABSENCE OF OBSERVABLE EVIDENCE, THE SURVEYOR HAS NOTED ON THE SURVEY ANY PERSONAL KNOWLEDGE THAT HE/SHE MAY HAVE WITH RESPECT TO THE PROPERTY OR CONTIGUOUS PROPERTY WHICH MAY BE RELEVANT TO OWNER IN EVALUATING SAID PROPERTY, AND (XI) THE SURVEY FULFILLS THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS MOST RECENTLY ESTABLISHED AND ADOPTED AND MEETS THE ACCURACY STANDARDS DESCRIBED THEREIN.

THE UNDERSIGNED UNDERSTANDS THAT OWNER AND BANK ARE RELYING UPON THE CONTENTS OF THIS CERTIFICATION IN MAKING DECISIONS WITH RESPECT TO THE ACQUISITION OF THE PROPERTY AND IN MAKING A LOAN SECURED BY OR AFFECTING THE PROPERTY. THE OWNER, THE BANK AND THE TITLE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, MAY RELY UPON THE CERTIFICATIONS CONTAINED HEREIN FOR ALL PURPOSES.

STEVEN W. CLUTTER, P.S. 7655 175 MONTROSE WEST AVE, SUITE 400

AKRON, OH 44321

APPROVED LORAN CO. NEADERE 16-60-18 ⁻³-00-007 R. MAINES #18.03821

03-00-007-101-065

TITLE CERTIFICATION:

TO: RISER FOODS COMPANY, GETGO PORTFOLIO II, LP AND FIRST AMERICAN TITLE INSURANCE COMPANY IT'S

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 1-5, 6(a),7(a)(b), 8, 9, 10 11, 13, 14, 16-19 and 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER 2017.

DATE OF PLAT OR MAP: 04/18/2018

CESO, INC. 175 Montrose West Ave. Suite 400 Akron, OH 44321

DRAWN:

NE Corner Abbe Rd (SR 301) at Colorado Ave (SR 611) Original Sheffield Twp., Lot 7 Village of Sheffield Lorain County, Ohio SCALE: na DATE: April 18, 2018

754520

1 OF 2

SHEET NO .:

SURVEYOR'S ALTA/NSPS LAND

SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTEREST MAY APPEAR.



ALTA/NSPS LAND TITLE SURVEY

DESIGN: JOB NO.: na

W W W . C E S O I N C . C O M

gre CHECKED:

W:\PROJECTS\GIANT EAGLE\754520 - GIANT EAGLE SHEFFIELD, OH\04-SURVEY\PLAN\754520 GIANT EAGLE SHEFFIELD OH_SURVEY.DWG - 6/1/2018 7:33 AM