

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 EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WAS OBTAINED THROUGH A CERTIFIED TITLE COMMITMENT CONDUCTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1101-2411124 DATED APRIL 3, 2016 AT 7:30 A.M.
- 3. 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.
- 6. ACCESS TO THE SUBJECT PARCEL IS AVAILABLE ALONG ABBE ROAD, SR 301 (PUBLIC). 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.
- 9. NO EVIDENCE THAT SUBJECT PROPERTY IS BEING USED AS A SANITARY LANDFILL.
- 10. EVIDENCE OF WETLAND DELINEATION AREAS WERE EVIDENT AT THE TIME OF THE SURVEY AND SHOWN HEREON.
- 11. THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE.
- 12. 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.
- 13. SITE LOCATION: LAT 41.467046°, LONG -82.075348°
- 14. THERE CURRENTLY EXIST NO IMPROVED PARKING SPACES ON SITE.
- 15. THE CURRENT ZONING OF THE SUBJECT PARCEL IS SHOWN BELOW:

ZONING CLASSIFICATION OF EXISTING PROPERTY:
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)(ii).

ZONING OF ADJACENT PROPERTIES:
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
SETBACKS:
FRONT: 50 feet
SIDE: 20 feet
REAR: 20 feet
FRONT PARKING: 20 feet
SIDE PARKING: 5 feet
REAR PARKING: 5 feet

UTILITY COMPANIES

- Electric: Ohio Edison
76 South Main Street
Akron, OH 44308
Phone: (330) 438-4122
- Gas: Columbia Gas of Ohio
PO Box 2318
Columbus, OH 43216-2318
Phone: (800) 344-0077
- Phone: CenturyLink
665 Lexington Avenue
Mansfield, OH 44907
Phone: (800) 283-4237
- Water: 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
- Storm: 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 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 EAST TO THE SOUTHERLY LINE OF A PARCEL OF LAND HERETOFORE DEEDED TO JOSEPH SCHREMBES, 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 SOUTHEASTERN 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 (SOMETIMES CALLED COLORADO AVENUE), A DISTANCE OF ABOUT 211.24 FEET.

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 2.864 ACRES OF LAND, AS SHOWN BY SURVEY MADE BY RAY E. HOLLIS, REGISTERED ENGINEER AND SURVEYOR, AUGUST 11, 1950.

EXCEPTING THEREFROM THE FOLLOWING:
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 78 & 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 14+02.61; THENCE NORTH 14° 16' 38" WEST 11.06 FEET TO A POINT AT STA. 14+02.61, 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° 00' 00" EAST TO STA. 161+05.21, 60.00 FEET LEFT; THENCE SOUTH 01° 24' 20" EAST 59.38 FEET ALONG THE GRANTORS' EASTERLY PROPERTY LINE TO STA. 161+11.36, 5.38 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 ZROBILA AND BISHOP JOSEPH SCHREMBES, A DISTANCE OF 548.40 FEET TO AN IRON PIN FOUND SET IN BISHOP SCHREMBES 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 206.53 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 MORE OR LESS.

PPN: 03-00-007-101-025

PARCEL 4:
SITUATED IN THE TOWNSHIP OF SHEFFIELD NOW VILLAGE OF SHEFFIELD LAKE, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS AND BEING PART OF LOT NO. 7, AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING 258 FEET NORTH FROM THE INTERSECTION OF THE BUCK AND FRENCH 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 CENTER OF THE HIGHWAY 10 RODS; THENCE IN A SOUTHERLY DIRECTION PARALLEL WITH THE CENTER OF THE HIGHWAY 8 RODS; THENCE WESTWARD AT RIGHT ANGLES TO SAME 10 RODS TO THE PLACE OF BEGINNING, CONTAINING 80 RODS OF LAND.

EXCEPTING THEREFROM THE FOLLOWING:
SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, AND ALSO BEING PART OF SECTION 3, ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 7, AND ALSO KNOWN AS BEING PART OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY DIOCESE OF CLEVELAND AS RECORDED IN VOLUME 187, PAGE 277 OF THE LORAIN COUNTY RECORDER'S OFFICE, AND MORE FULLY DESCRIBED AS FOLLOWS:

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 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 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 00° 59' 39" WEST 402.61 FEET ALONG THE NEW CENTERLINE OF S.R. 301 TO STATION 14+02.61; THENCE SOUTH 89° 56' WEST 11.06 FEET TO A POINT AT STA. 14+02.61, 13.06 FEET LEFT ON THE EXISTING CENTERLINE OF S.R. 301, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THENCE NORTH 88° 08' 58" EAST 80.01 FEET TO STA. 14+03.81, 55.00 FEET RIGHT, THENCE SOUTH 00° 59' 39" EAST 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' SOUTHERLY PROPERTY LINE TO STA. 12+70.84, 25.00 FEET LEFT; THENCE NORTH 00° 59' 39" WEST 132.00 FEET ALONG THE EXISTING CENTERLINE OF S.R. 301, SAID LINE ALSO BEING ALONG THE WESTERLY LINE OF O.L. 7, TO THE TRUE POINT OF BEGINNING AND CONTAINING 10,660 SQUARE FEET OF LAND, MORE OR LESS, INCLUDING PRESENT ROAD WHICH OCCUPIES 3,960 SQUARE FEET, MORE OR LESS. NET CONTAINING 6,600 SQUARE FEET, MORE OR LESS.

THIS DESCRIPTION IS BASED ON A SURVEY MADE BY BRYAN E. MCCOY, REGISTERED SURVEYOR NO. 4936. PPN: 03-00-007-101-029

PARCEL 5:
SITUATED IN THE TOWNSHIP OF SHEFFIELD, NOW VILLAGE OF SHEFFIELD LAKE, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING SITUATED ALONG THE WEST LINE OF LOT 7, SHEFFIELD TOWNSHIP LORAIN COUNTY, OHIO NOW IN THE VILLAGE OF SHEFFIELD LAKE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LAND IN SAID LOT 7 DEEDED BY GEORGE G. MILLER AND WIFE TO THE RIGHT REVEREND JOSEPH SCHREMBES, BISHOP OF 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 DEEDED, 132 FEET TO THE NORTHEAST CORNER THEREOF; THENCE EAST IN A CONTINUATION OF THE NORTH LINE OF SAID PROPERTY 1.175 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 LAND.

PPN: 03-00-007-101-004

PARCEL 6:
SITUATED IN THE TOWNSHIP OF SHEFFIELD, NOW VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT NUMBER 7 AND 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 121 FEET DISTANT THEREFROM AND EAST BY A LINE PARALLEL WITH THE WEST LINE 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 ACRE OF LAND.

EXCEPTING THEREFROM THE FOLLOWING:

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, AND ALSO BEING PART OF SECTION 3, ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 7, AND ALSO KNOWN AS BEING PART OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY DIOCESE OF CLEVELAND AS RECORDED IN VOLUME 189, PAGE 517 OF THE LORAIN COUNTY RECORDER'S OFFICE, AND MORE FULLY DESCRIBED AS FOLLOWS:

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 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 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 00° 59' 39" WEST 523.61 FEET ALONG THE NEW CENTERLINE OF S.R. 301 TO STATION 15+23.61; THENCE SOUTH 89° 01' 21" WEST 25.00 FEET TO A POINT AT STA. 15+23.61, 25.00 FEET LEFT ON THE EXISTING CENTERLINE OF S.R. 301, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

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 FEET LEFT; THENCE NORTH 88° 08' 58" EAST 80.01 FEET ALONG THE GRANTORS' 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, 70.98 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 CONTAINS 329 SQUARE FEET, MORE OR LESS.

THIS DESCRIPTION IS BASED ON A SURVEY MADE BY BRYAN E. MCCOY, REGISTERED SURVEYOR NO. 4936, AND FURTHER EXCEPTING THEREFROM THE FOLLOWING:
SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN, STATE OF OHIO, AND ALSO BEING PART OF SECTION 3, ORIGINAL SHEFFIELD TOWNSHIP LOT NO. 7, AND ALSO KNOWN AS BEING PART OF A PARCEL OF LAND NOW OR FORMERLY OWNED BY DIOCESE OF CLEVELAND AS RECORDED IN VOLUME 118, PAGE 102 OF THE LORAIN COUNTY RECORDER'S OFFICE, AND MORE FULLY DESCRIBED AS FOLLOWS:

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 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 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 00° 59' 39" WEST 402.61 FEET ALONG THE NEW CENTERLINE OF S.R. 301 TO STATION 14+02.61, 25.00 FEET LEFT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

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 LEFT; THENCE NORTH 88° 08' 58" EAST 80.01 FEET TO STA. 15+25.05, 70.98 FEET RIGHT; THENCE SOUTH 04° 04' 21" EAST 75.16 FEET ALONG THE NEW EASTERLY RIGHT OF WAY LINE OF S.R. 301 TO STA. 14+50.00, 75.00 FEET RIGHT; THENCE SOUTH 22° 25' 00" WEST 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 CONTAINING 11490 SQUARE FEET OF LAND, MORE OR LESS, INCLUDING PRESENT ROAD WHICH OCCUPIES 3630 SQUARE FEET, MORE OR LESS. NET CONTAINS 7860 SQUARE FEET, MORE OR LESS.

THIS DESCRIPTION IS BASED ON A SURVEY MADE BY BRYAN E. MCCOY, REGISTERED SURVEYOR NO. 4936. PPN: 03-00-007-101-035

The property address and tax parcel identification number listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness.

Property Address: State Route 611 & State Route 301 Sheffield, OH
Parcel No.: 0300007101007 and 0300007101029 and 0300007101025 and 0300007101031 and 0300007101004 and 0300007101035

SCHEDULE B - SECTION II Title
Commitment 1101-2411124

- (10) SUBJECT TO THE ITEMS AS CONTAINED IN A WARRANTY DEED FILED FOR RECORD IN VOLUME 897, PAGE 511 ON JUNE 21, 1957 OF LORAIN COUNTY RECORDS.
- NO SURVEY ITEMS TO BE ADDRESSED
- (11) SUBJECT TO THE ITEMS AS CONTAINED IN A WARRANTY DEED FILED FOR RECORD IN VOLUME 897, PAGE 543 ON OCTOBER 10, 1950 OF LORAIN COUNTY RECORDS.
- NO SURVEY ITEMS TO BE ADDRESSED
- (12) 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 809 IS THE SAME PARCEL DESCRIBED AS THE EXCEPTION AREA TO PARCEL 1. THE RESIDUAL AREA CITED IN THIS DOCUMENT WOULD BE PARCEL 1.
 - OR VOLUME 456, PAGE 811 DESCRIBES AREAS THAT ARE THE EXCEPTIONS TO PARCEL 4 & 6.

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 FOUND;

THENCE SOUTH 89°13'15" EAST, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 172.20 FEET TO AN 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°13'15" EAST ALONG THE NORTH LINE OF LOT 7, A DISTANCE OF 206.56 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 RECORDS;

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°36'58" EAST, ALONG THE EAST LINE OF SAID STATE OF OHIO PARCEL AND LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 19.53 FEET TO THE NORTHEAST CORNER THEREOF AND A 5/8" IRON PIN SET WITH CAP MARKED "CESO";

THENCE SOUTH 89°43'36" WEST, ALONG THE NORTH LINE OF SAID STATE OF OHIO PARCEL, A DISTANCE OF 92 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;

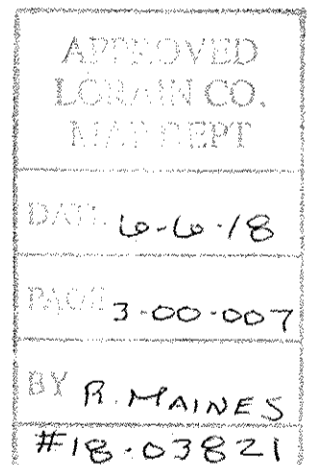
NORTH 24°01'34" EAST, A DISTANCE OF 50.32 FEET;

NORTH 02°28'27" WEST, A DISTANCE OF 76.17 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: 03-00-007-101-033);

THENCE NORTH 00°59'39" 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 4.0572 ACRES, MORE OR LESS AS SURVEYED AND DESCRIBED BY STEVEN W. CLUTTER, PS-7655 FOR AND ON BEHALF OF CESO, INC. IN OCTOBER 2017.

BASED ON BEARINGS FOR THIS DESCRIPTION IS NAD 83 (2011), OHIO NORTH.



03-00-007-101-065

ALTA/NSPS LAND TITLE SURVEY
GETGO & RISER FOOD COMPANY
ABBE RD (SR 301) & COLORADO AVE (SR 611)
SHEFFIELD VILLAGE, OHIO

SURVEYOR'S CERTIFICATE