

BOUNDARY SURVEY

FOR

WALCO ENTERPRISES

SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 06.

C1
 L=174.19' (C.) 174.72' (R)
 R=11460.00' (R&U)
 CH=174.19' 174.71' (R)
 S 80°06'30" W
 Δ=00°52'15"
 T=87.10'

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 TITLE COMMITMENT NO. 29091
 EFFECTIVE DATE: NOVEMBER 9, 2018 AT 7:59 A.M.
 REVISED DATE: DECEMBER 5, 2018 AT 12:36 P.M.
SCHEDULE B - SECTION II:

ITEMS 1 - 10, OF SAID TITLE COMMITMENT DO NOT RELATE TO SPECIFIC EASEMENTS OR RESERVATIONS ON THE SUBJECT PARCEL(S).

ITEM 11: RIGHTS OF THE PUBLIC IN THAT PORTION OF THE SUBJECT PREMISES LYING WITHIN THE LIMITS OF CLEVELAND-SANDUSKY ROAD (LIBERTY BLVD), APPLIES A PUBLIC RIGHT-OF-WAY ALONG CLEVELAND-SANDUSKY ROAD (LIBERTY AVE).

ITEM 12: OF SAID TITLE COMMITMENT DO NOT RELATE TO SPECIFIC EASEMENTS OR RESERVATIONS ON THE SUBJECT PARCEL(S).

ITEM 13: EASEMENT FOR HIGHWAY PURPOSES FROM HOLIDAY INN MOTEL INC. TO THE STATE OF OHIO, FILED SEPTEMBER 2, 1955, AS RECORDED IN DEED VOLUME 639, PAGE 366 OF THE LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS, WHICH AFFECT INSURED PREMISES. (AS TO PARCEL NO. 2) DOES NOT APPEAR TO DIRECTLY AFFECT SUBJECT PARCEL, HOWEVER SUBJECT PARCEL HAS AN ACCESS EASEMENT THAT TERMINATES AT HIGHWAY EASEMENT, AS SHOWN HEREON.

ITEM 14: EASEMENT/RIGHT OF WAY FROM HOLIDAY INN AND MOTEL, INC. TO OHIO EDISON COMPANY, AND OHIO CORPORATION FILED JANUARY 16, 1963, AS RECORDED IN DEED VOLUME 840, PAGE 128 OF THE LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS, WHICH AFFECT INSURED PREMISES.

RESERVES A CENTERLINE EASEMENT (NO WIDTH GIVEN) TO OHIO EDISON COMPANY TO CONSTRUCT AND MAINTAIN POLES AND TELECOMMUNICATION LINES ON LANDS OWNED BY HOLIDAY INN AND MOTEL, INC. PARCEL AS RECORDED IN VOLUME 443, PAGE 83 OF THE LORAIN COUNTY RECORDS, THIS EASEMENT DOES NOT APPEAR TO AFFECT SUBJECT PARCEL DIRECTLY, HOWEVER SUBJECT PARCEL POWER IS SUPPLIED FROM THIS UTILITY POLE LINE.

ITEM 15: EASEMENT/RIGHT OF WAY FROM HOLIDAY INN AND MOTEL, INC. TO OHIO EDISON COMPANY, AND OHIO CORPORATION FILED SEPTEMBER 9, 1969, AS RECORDED IN DEED VOLUME 1161, PAGE 958 OF THE LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS, WHICH AFFECT INSURED PREMISES. RESERVES A BLANKET EASEMENT TO OHIO EDISON COMPANY ACROSS THE ENTIRE PROPERTY OF HOLIDAY INN AND MOTEL, INC. PARCEL AS RECORDED IN VOLUME 443, PAGE 83 OF THE LORAIN COUNTY RECORDS TO CONSTRUCT AND MAINTAIN WOOD POLES FOR THE DISTRIBUTION OF ELECTRICAL ENERGY, APPEARS TO AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.

ITEM 16: EASEMENT/RIGHT OF WAY FROM RICHARD F. KONIK AND MARY J. KONIK TO OHIO EDISON COMPANY, AN OHIO CORPORATION FILED NOVEMBER 12, 1976, AS RECORDED IN DEED VOLUME 1161, PAGE 958 OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS, WHICH AFFECT INSURED PREMISES. RESERVES A CENTERLINE EASEMENT (NO WIDTH GIVEN) TO OHIO EDISON COMPANY TO CONSTRUCT AND MAINTAIN POLES, WIRES, GUYS, AND ANCHORS FOR THE PURPOSE OF DISTRIBUTION OF ELECTRIC CURRENT, INCLUDING TELEPHONE AND TELEGRAPH, APPEARS TO AFFECT SUBJECT PROPERTY, AS SHOWN HEREON.

ITEM 17: SEWER AGREEMENT FROM MARY KONIK TO HOLIDAY INN AND MOTEL, INC., FILED MAY 25, 1993, AS RECORDED IN OFFICIAL RECORD VOLUME 710, PAGE 467 OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS, WHICH AFFECT INSURED PREMISES. RESERVES AN EASEMENT TO HOLIDAY INN AND MOTEL, INC. (NOW ADJACENT PPN: 01-00-006-102-022) TO CONSTRUCT AND MAINTAIN A SEPTIC SEWER SYSTEM, APPEARS TO AFFECT SUBJECT PARCEL, AS SHOWN HEREON. SPECIFIC SEWER EQUIPMENT SHOWN FROM EXISTING EVIDENCE FOUND IN THE FIELD AND RECORD INFORMATION FROM O.R. VOLUME 710, PAGE 467.

ITEM 18: EASEMENT BETWEEN IVAN I. MILITIEV AKA IVAN MILITIEV, MARINELA MILITIEV AND K AND K REALTY GROUP, LLC, AN OHIO LIMITED LIABILITY CORPORATION, FILED AUGUST 9, 2002, AS RECORDED IN INSTRUMENT NO. 20020847939 OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS WHICH AFFECT INSURED PREMISES. RESERVES A 40 FOOT WIDE EASEMENT TO K AND K REALTY GROUP, LLC FOR THE PURPOSE OF INGRESS AND EGRESS OVER MILITIEV PARCEL (NOW ADJACENT PPN: 01-00-006-102-060), ALSO RESERVES A 20 FOOT WIDE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SANITARY SEWER, DOES NOT APPEAR TO AFFECT SUBJECT PARCEL, AS SHOWN HEREON.

ITEM 19: EASEMENT FROM IVAN MILITIEV AND MARINELA MILITIEV TO IVAN MILITIEV AND MARINELA MILITIEV, FILED JULY 26, 2004, AS RECORDED IN INSTRUMENT NO. 20020847939 OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS WHICH AFFECT INSURED PREMISES. RESERVES A 10 FOOT WIDE EASEMENT EASTERLY OF THE COMMON PROPERTY LINE BETWEEN THE TWO MILITIEV PARCELS, EASEMENT WAS FOR THE PURPOSE OF A DRIVE TO MAINTAIN CURRENT SEPTIC TANK DISCHARGE LINES/UTILITY LINES, APPEARS TO AFFECT SUBJECT PARCEL, AS SHOWN HEREON.

ITEM 20: EASEMENT FROM IVAN MILITIEV AND MARINELA MILITIEV TO IVAN MILITIEV AND MARINELA MILITIEV, FILED JULY 26, 2004, AS RECORDED IN INSTRUMENT NO. 20020847937 OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS WHICH AFFECT INSURED PREMISES. RESERVES A 10 FOOT WIDE EASEMENT EASTERLY OF THE COMMON PROPERTY LINE BETWEEN THE TWO MILITIEV PARCELS, EASEMENT WAS FOR THE PURPOSE OF INGRESS AND EGRESS, APPEARS TO AFFECT THE SUBJECT PARCEL, AS SHOWN HEREON.

ITEM 21: EASEMENT TO CLASS CORRIDOR, LLC, FILED SEPTEMBER 29, 2005, AS RECORDED IN INSTRUMENT NO. 20050101140; ASSIGNMENT REFERENCING THE CABLE SIDE OF LIBERTY AVENUE RECORDED AS INSTRUMENT NO. 20050118685; AND ASSIGNMENT REFERENCING THE NON CABLE SIDE OF LIBERTY AVENUE RECORDED AS INSTRUMENT NO. 20140524746 OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS WHICH AFFECT INSURED PREMISES. RESERVES AN EASEMENT TO CLASS CORRIDOR, LLC, FOR TELECOMMUNICATION/FIBER LINES TO BE INSTALLED AND MAINTAINED, DOES NOT APPEAR TO AFFECT SUBJECT PARCEL, NOT SHOWN.

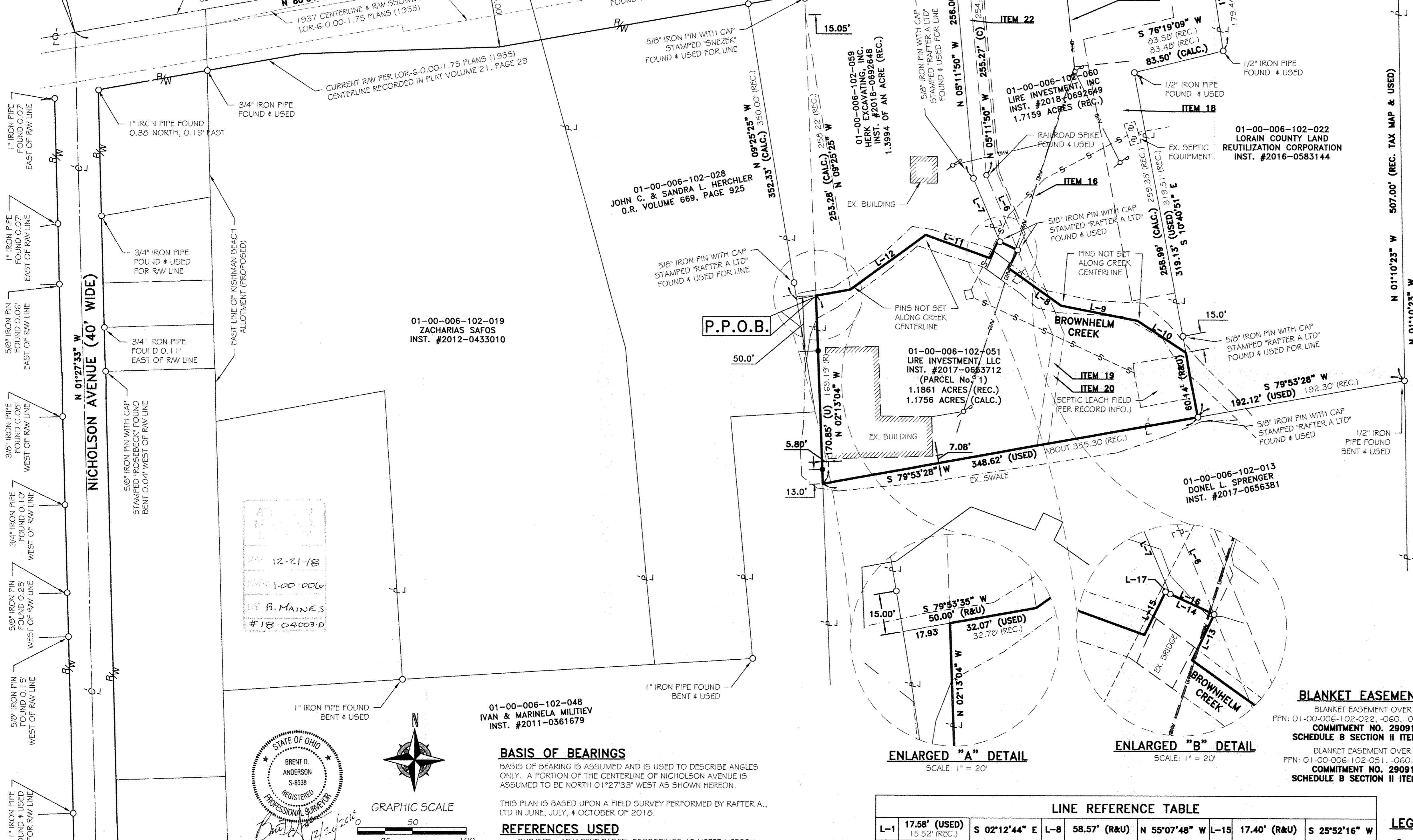
ITEM 22: EASEMENT IN THE INSTRUMENT FROM KENNETH E. KARNOW, JR. AND LANA L. KARNOW TO KENNETH E. KARNOW, JR. AND LANA L. KARNOW, FILED JULY 22, 2009, AS RECORDED IN INSTRUMENT NO. 20090261952 OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS WHICH AFFECT INSURED PREMISES. RESERVES A 24 FOOT WIDE ACCESS EASEMENT TO KENNETH E. KARNOW JR. AND LANA L. KARNOW FOR THE PURPOSE OF ACCESS OVER THE GRANTOR PARCEL, APPEARS TO AFFECT THE SUBJECT PARCEL, AS SHOWN HEREON.

ITEM 23A: DECLARATION OF ACCESS AND UTILITY EASEMENT AND MAINTENANCE AGREEMENT BY LIRE INVESTMENTS, INC. FILED MAY 17, 2018, AS RECORDED IN INSTRUMENT NO. 20180672598 OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS, WHICH AFFECT INSURED PREMISES. RESERVES A 24 FOOT WIDE ACCESS/UTILITY EASEMENT AND MAINTENANCE AGREEMENT TO LIRE INVESTMENTS, INC. THIS DOCUMENT APPEARS TO SUPERCEDE ITEM 22, APPEARS TO AFFECT THE SUBJECT PARCEL, AS SHOWN HEREON.

ITEM 23B: DECLARATION OF AMENDMENT BY LIRE INVESTMENTS, INC. FILED NOVEMBER 7, 2018, AS RECORDED IN INSTRUMENT NO. 20180672598 OF LORAIN COUNTY RECORDS, APPEARS CERTAIN CONDITIONS, WHICH AFFECT INSURED PREMISES. RESERVES A 24 FOOT WIDE ACCESS, UTILITY, AND SIGN EASEMENT AND MAINTENANCE AGREEMENT TO LIRE INVESTMENTS, INC. THIS DOCUMENT APPEARS TO SUPERCEDE ITEM 23A, APPEARS TO AFFECT THE SUBJECT PARCEL, AS SHOWN HEREON.

P.O.B.

P.P.O.B.



ENLARGED "A" DETAIL
 SCALE: 1" = 20'

ENLARGED "B" DETAIL
 SCALE: 1" = 20'

BLANKET EASEMENTS

BLANKET EASEMENT OVER
 PPN: 01-00-006-102-022, -060, -059, #-051
 COMMITMENT NO. 29091
 SCHEDULE B SECTION II ITEM 15

BLANKET EASEMENT OVER
 PPN: 01-00-006-102-051, -060, #-059
 COMMITMENT NO. 29091
 SCHEDULE B SECTION II ITEM 17

LINE REFERENCE TABLE									
L-1	17.58' (USED) 15.52' (REC.)	S 02°12'44" E	L-8	58.57' (R&U)	N 55°07'48" W	L-15	17.40' (R&U)	S 25°52'16" W	
L-2	12.05'	N 79°40'22" E	L-9	71.11' (R&U)	N 79°00'58" W	L-16	17.76'	N 65°24'33" W	
L-3	41.00' (R&U)	N 79°40'22" E	L-10	52.67' (USED) 56.56' (REC.)	N 57°04'50" W	L-17	1.91'	N 65°24'33" W	
L-4	40.24'	S 05°11'50" E	L-11	62.18' (R&U)	N 70°23'25" W	L-18	50.00' (R&U)	S 79°53'35" W	
L-5	42.65'	S 05°11'50" E	L-12	85.00' (USED) 84.95' (REC.)	S 54°19'07" W				
L-6	74.01' (USED) 74.02' (REC.)	S 22°54'31" E	L-13	18.45' (R&U)	N 25°57'24" E				
L-7	62.78'	S 22°54'31" E	L-14	19.67' (R&U)	N 65°24'33" W				

LEGEND:

- IRON PIN/PIPE FOUND AS NOTED
- REBAR SET WITH CAP STAMPED "RAFTER A LTD" YELLOW = CORNER PIN, GREEN = LINE PIN
- RAILROAD SPIKE FOUND

BASIS OF BEARINGS

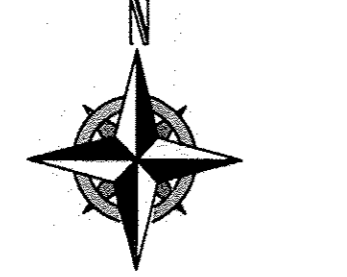
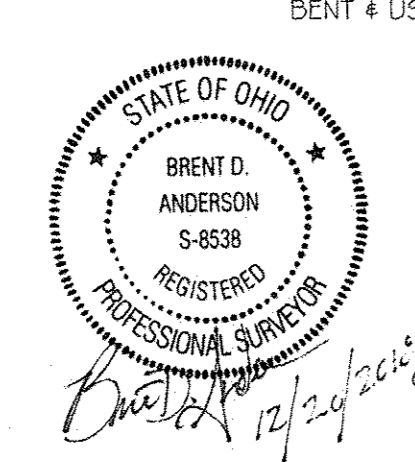
BASIS OF BEARING IS ASSUMED AND IS USED TO DESCRIBE ANGLES ONLY. A PORTION OF THE CENTERLINE OF NICHOLSON AVENUE IS ASSUMED TO BE NORTH 01°27'33" WEST AS SHOWN HEREON.

THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY RAFTER A., LTD IN JUNE, JULY, & OCTOBER OF 2018.

REFERENCES USED

- SUBJECT & ADJACENT PARCEL RECORDINGS AS LISTED HEREON.
- LORAIN COUNTY TAX MAPS (CURRENT AND 1962 MAPS).
- NICHOLSON AVENUE DEDICATION PLAT VOLUME 43, PAGE 07.
- CENTERLINE LOCATION PLAN LOR-6 (0.00-1.75) PLAT VOLUME 21, PAGE 29.
- PLAT OF SURVEY PREPARED BY GARY E. PENFOUND, PS 4457 FOR CITY TITLE COMPANY ON MAY 26, 1970.
- PLAT OF SURVEY PREPARED BY M.G. HURA, PS 4712 IN AUGUST OF 1997.
- PLAT OF SURVEY PREPARED BY PHILIP A. ROSEBECK, PS 6696 FOR LUCY IDOL SCHOOL, INC. IN DECEMBER OF 1996.
- PLAT OF SURVEY PREPARED BY RICHARD D. CARLSON, PS 7496 FOR IVAN & MARINELA MILITIEV ON OCTOBER 26, 2001.
- PLAT OF SURVEY PREPARED BY THOMAS M. SNEZEK, PS 7051 FOR IVAN & MARINELA MILITIEV ON JUNE 23, 2004.
- PLAT OF SURVEY PREPARED BY THOMAS M. SNEZEK, PS 7051 FOR KARNOW TRUCKING COMPANY ON MARCH 9, 2007.

APPROVED
 12-21-18
 BY B. MAINES
 #18-04003 D



REV.	BY	DATE	DESCRIPTION
1	JSR	11-20-2018	ISSUE TO CLIENT
2	JSR	12-17-2018	ADDED TITLE REPORT INFORMATION
3	JSR	12-20-2018	ADDED P.P.O.B.

BOUNDARY SURVEY
 SITUATED IN THE CITY OF VERMILION, COUNTY OF LORAIN, AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL BROWNHELM TOWNSHIP LOT NUMBER 6.

WALCO ENTERPRISES
 685 VERMILION ROAD
 VERMILION, OHIO 44089

RAFTER A, LTD
 LAND SURVEYING & ENGINEERING

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 www.RafterA.com

10980 LaGrange Road
 Elyria, Ohio 44035

DRAWN BY: BDA
 JOB No: 2126-18

CHECKED BY: RAF
 SHEET 1 of 1

01-00-006-102-051