

SCHEDULE B-2 EASEMENT NOTES

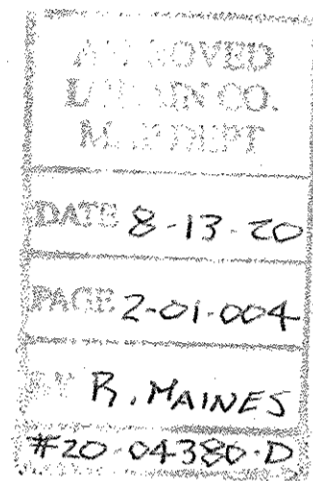
22. Loan Agreement and Purchase Agreement by and between The City of Lorain (the Grantor) and Gumina-Spitzer J.V. (the Grantee) for the redevelopment of the Property (known as Parcel 3 in the Title Commitment) with the following agreements and covenants. a.) Devote the Property to, and only to and in accordance with the uses specified in the City of Lorain Urban Renewal Project (Project No. Ohio R-133). Approved by the City Council by Ordinance No. 224-71 passed on December 20, 1971. This agreement and covenant terminated on December 20, 2011. b.) Not discriminate upon the basis of race, color, creed or national origin in the sale, lease, or rental or in the use or occupancy of the Property or any improvements erected or to be erected thereon, or any part thereof. Said agreement is attached to the deed and made a part hereof, said agreement shall survive the recording of the deed and shall be valid and enforceable. Recorded in O.R. Volume 108, Page 762 of Lorain County Records. (Affects Parcel 3 of subject property)

23. 5 Ft. wide easement for lines for the distribution of electric current, including communication facilities, for from Gumina-Spitzer J.V. to Ohio Edison Company. Recorded in O.R. Volume 128, Page 218 of Lorain County Records. (Affects subject property - plotted and shown hereon)

24. Reservation to The Baltimore and Ohio Railroad Company, its successors and assigns, from The City of Lorain, the right to use and to authorize others to use Parcels "A" (a.k.a. Tract 1 of Parcel 4) and "B" (a.k.a. Tract 2 of Parcel 4), or any portion thereof, as a way from and to the tracks and property of said B&O R.R. Co. or adjacent thereto, to and from any public street or streets connecting with said Parcels, or either of them, and further reserving the right to maintain, repair, renew and use railroad tracks now constructed across. Recorded in Deed Volume 217, Page 551 of Lorain County Records. (Along north side subject property - plotted and shown hereon)

25. Lease (Parcels 1, 2 and 3) by and between The Lorain Port Authority, Lessor, and Ariel on Broadway, LLC, Lessee. Lease termination date is the earlier of 40 years after the Leasing Date or the date the Project is transferred to the Lessee. Recorded in Instrument No. 2017-0656901 of Lorain County Records. (Affects subject property - not plotted)

26. Memorandum of Lease (Parcels 1, 2 and 3) by and between The Lorain Port Authority, Lessor, and Ariel on Broadway, LLC, Lessee. Filed for record on December 29, 2017. Recorded in Instrument No. 2017-0656902 of Lorain County Records. (Affects subject property - not plotted)

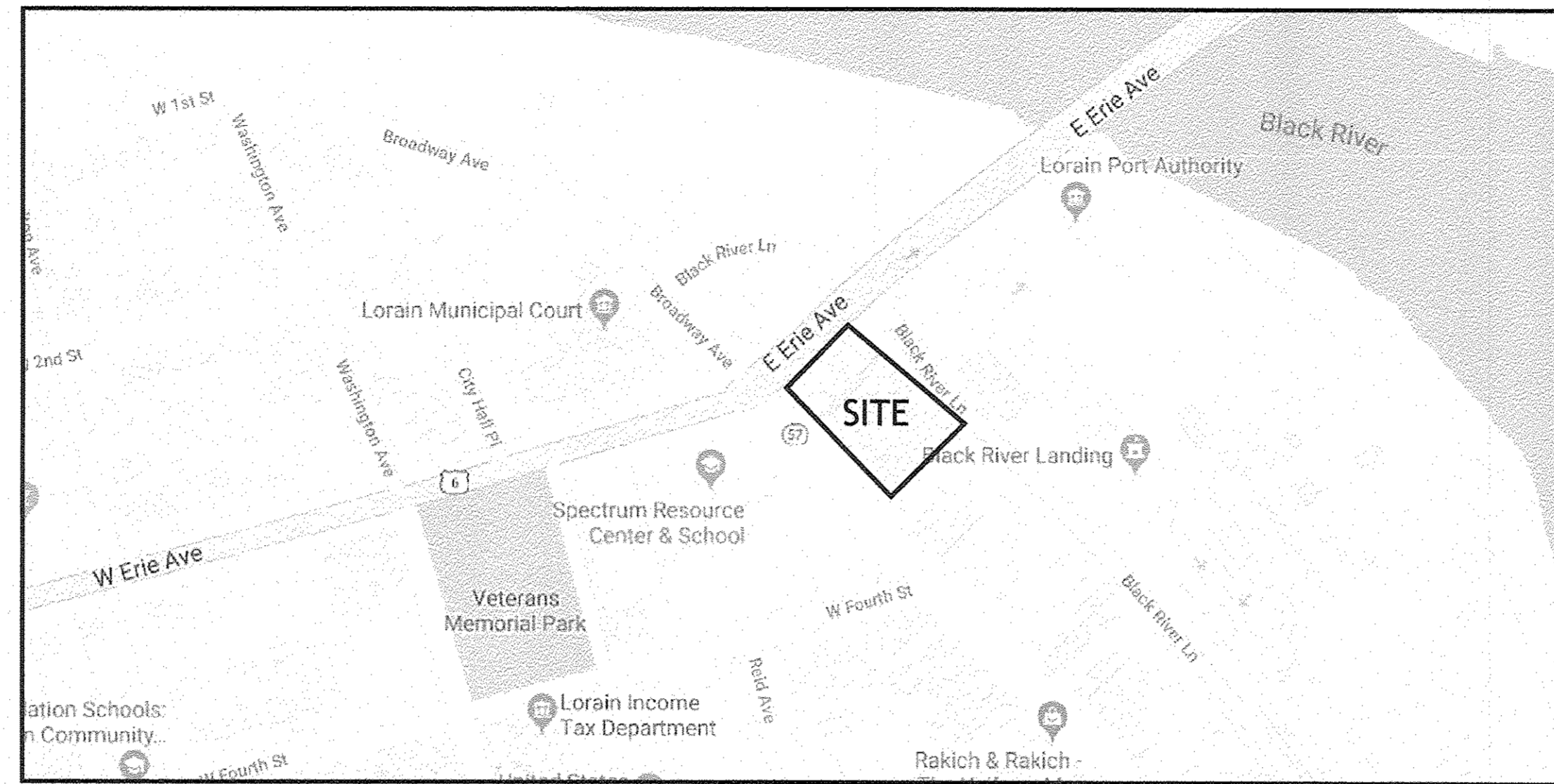


02-01-004-101-089

GENERAL SURVEY NOTES:

- This survey was made in accordance with laws and/or Minimum Standards of the State of Ohio.
- The basis of bearing for this survey is the record bearing for the centerline of Broadway (N 43° 35' 00" W), as shown in the City of Lorain Urban Renewal Project prepared by the City of Lorain - Dept. of Engineering (Lorain Survey Scan #47243), as shown hereon.
- The property described hereon is the same as the property described in the Old Republic National Title Insurance Company File No. 81318911 with an effective date being the date of August 1, 2018 at 7:29 a.m. and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property. Updated Title Commitment: File No. 81318911DTDN dated July 10, 2020 at 7:29 a.m.
- Said described property is located within an areas having a zone designations "X" (areas determined to be outside of the 0.2% annual chance flood) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39093C0108D, with a date of identification of August 19, 2008, in Lorain County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to Broadway, a dedicated public street, and has indirect access to Black River Lane, a dedicated public street, by way of ingress/egress easement.
- The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces. Site is currently under construction and parking spaces are not marked at this time.
- Site is currently under construction.
- There are no proposed changes in street right of way lines, according to the City of Lorain. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands inventory located at www.fws.gov/wetlands. No markers indicating a delineation of wetlands have been observed during the completion of this survey.
- The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
- Subject property surveyed is the same property as described by the Title Commitment and is contiguous.
- Subject property forms a mathematically closed loop and contains no gaps, gores or overlaps.

VICINITY MAP



ZONING INFORMATION

Zoning District: B-2 Central Business District

Current Use: Hotel and Event Center

Setbacks:
 Front: No Minimum or established setback line
 Side: No Minimum
 Rear: No Minimum

Minimum Lot Area: No Minimum
 Minimum Lot Width: No Minimum

Maximum lot coverage: No Maximum

Existing Building Height at highest point: 54 ft.
 Maximum Building Height: No Maximum

Existing Square Footage of building: 13,994 s.f.

Minimum Number of Parking Spaces Required:
 1 space per guest room, plus 1 space for each 2 employees.

Parking Spaces shown: 0
 (including 0 Handicap) - Parking garage under repair

Zoning information has been provided by a Zoning Report by EMG, dated October 9, 2018, Project No. 134263.18R000-001.259

LIST OF POSSIBLE ENCROACHMENTS

- 8 inch wide masonry wall along southeast property line
- Concrete drive

SURVEYOR'S CERTIFICATE

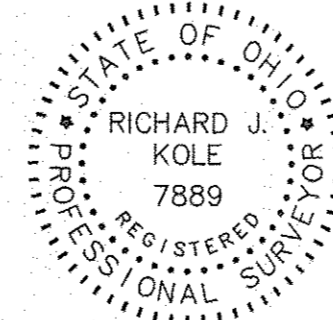
To Ariel on Broadway, LLC, a limited liability company, organized and existing under the laws of the State of Ohio, as to Leasehold Interest, The Lorain Port Authority, a port authority and body corporate and politic duly created, organized and existing under the laws of the State of Ohio, as to Fee Simple Interest, Chemical Bank (Lender), and/or its respective successors or assigns, as their interest may appear, and Old Republic National Title Insurance Company:

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 terms 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 20 of Table A thereof.

The field work was completed on October 3, 2018.

Richard J. Kole
 Richard J. Kole, Professional Surveyor No. 7889

Date of Plat or Map: October 9, 2018
 Revision No. 1: July 23, 2020



RECORD LEGAL DESCRIPTION (from commitment)

Leasehold Interest by virtue of the Lease recorded as Lorain county instrument No. 2017-0656901 and Memorandum of Lease recorded as Lorain County Recorder Instrument No. 2017-0656902 and further being described as follows:

Parcel No. 1:

Situated in the City of Lorain, County of Lorain, and State of Ohio and known as parts of Original Black River Township Lots Nos. 4 and 5, Tract No. 1, that portion lying in Original Lot 5, also being known as part of Lot 55 of Original Charleston Village, as shown by the plat recorded in Volume "F", Page 420 of Lorain County Records, and together forming a parcel of land bounded and described as follows:

Beginning at an iron pin at the intersection of the easterly line of Broadway (formerly known as Elyria Street) with the southerly line of East Erie Avenue (formerly known as Main Street); Thence southerly in the easterly line of Broadway, a distance of 80 feet; Thence easterly in a line parallel with and 80 feet distant southerly at right angles from the southerly line of East Erie Avenue, a distance of 160 feet; Thence northerly at right angles to the southerly line of East Erie Avenue, 80 feet to the southerly line of East Erie Avenue; Thence westerly in said southerly line of East Erie Avenue, 160 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Parcel No. 2:

Situated in the City of Lorain, County of Lorain, and State of Ohio know as parts of Original Black River Township Lots Nos. 4 and 5, Tract No. 1, that portion lying in Original Lot No. 5, also being known as part of Lot No. 55 of Original Charleston Village, as shown by the plat recorded in Volume "F", Page 420 of Lorain County Records, and together forming a parcel of land bounded and described as follows:

Beginning at a point in the southerly line of East Erie Avenue at the northeasterly corner of lands conveyed to The Argyle Company by deed dated January 19, 1925, and recorded in Volume 204, Page 497 of Lorain County Deed Records, said point being 160 feet easterly along the southerly side of East Erie Avenue from the intersection of said southerly line of East Erie Avenue with the easterly line of Broadway; Thence southerly right angles to said southerly line of East Erie Avenue and along the easterly line of said land conveyed as aforesaid to The Argyle Company, a distance of 80 feet to the southeasterly corner of said land so conveyed; Thence easterly parallel with the southerly line of East Erie Avenue to the westerly line of the right-of-way of the Baltimore & Ohio Railroad; Thence northerly along said westerly right-of-way to the southerly line of East Erie Avenue, and thence westerly along the southerly line of East Erie Avenue to the place of beginning, be the same more or less, but subject to all legal highways.

Parcel No. 3:

Situated in Original Lot No. 4, Tract No. 1 of the Black River Township, now in the City of Lorain County of Lorain, and State of Ohio and being known as Permanent Parcel Nos. 02-01-004-101-003, -004, -005, -006, -007, -008, and part of -009, all of which is located within the boundaries of Lorain "C" Urban Renewal Area, Project Ohio R-133, and being further bounded and describe as the follows:

Beginning at the intersection of the East line of Broadway (99 feet wide) and the South line of East Erie Avenue (66 feet wide); Thence southerly, South 43 deg. 35' 00" East in said East line of Broadway, a distance of 80 feet to a point, said point hereafter referred to as the principal place of beginning of the land herein described;

Thence easterly, North 46 deg. 25' 00" East, a distance of 169.43 feet to a point in the westerly curved right-of-way line of Riverfront Place (25 feet wide); Thence southerly along the West line of Riverfront Place in the arc of a curve deflecting right, a distance of 200.31 feet to a point in the North line of Parcel #4-A, said curve data is as follows:

Delta: 04 deg. 03' 10"
 Tangents: 100.20
 Radius: 2831.93'
 Chord: 200.28'
 Chord Bearing: South 50 deg. 08' 11" East

Thence westerly, South 46 deg. 25' 00" West in said North line of Parcel 4-A, a distance of 192.29 feet to a point in the East line of Broadway; Thence northerly, North 43 deg. 35' West in said East line of Broadway, a distance of 199 feet to a point, being the principal place of beginning and containing within said described bounds 0.826 acres of land, be the same more or less, but subject to all legal highways.

RECORD LEGAL DESCRIPTION (from commitment)

Parcel No. 4: (new parcel but new legal description required prior to transfer)
 Situated in Original Lot No. 4, Tract No. 1 of the Black River Township, now in the City of Lorain County of Lorain, and State of Ohio and being further described as a parcel of land deeded to the City of Lorain through Vol. 217, Page 551 of Lorain County Records:

Tract 1 of Parcel 4:
 Beginning at the intersection of the present southwesterly right of way line of the Baltimore and Ohio Railroad Company with its southerly line of Erie Ave, said point of intersection being a distance 160.24 feet from the easterly line of Broadway measured N45° 32'E along the southerly line of Erie Ave;

Thence N45° 32'E a distance of 25.35 feet along the southerly line of Erie Ave to a point distant 8 feet, measured radially, from the original center line of said Railroad Company;

Thence southerly parallel to and distant 8 feet from said original centerline, by a curve to the right with a radius of 2856.93 feet, a distance of 611.1 feet to a point;

Thence continuing parallel to and distant 8 feet from said original centerline, S41° 35'E, a distance of 223.0 feet to a point;

Thence continuing parallel to and distant 8 feet from said original centerline, by a curve to the right with a radius of 6603.12 feet, a distance of 74.9 feet to a point;

Thence continuing parallel and distant 8 feet from said original centerline, S40° 56'E, a distance of 11.0 feet a point;

Thence S36° 07'E a distance of 298.25 feet to a point on the present right of way line of said Railroad Company, said point being also the intersection of said right of way with the southerly line of property conveyed by C. W. Davis to the Real Estate and Improvement Company of Baltimore;

Thence with the present right of way line of said Railroad Company, in a northerly direction parallel to and distant 33 feet from said original centerline, by a curve to the left with a radius of 2695.52 feet, a distance of 10.0 feet to a point;

Thence, continuing with said right of way line, parallel to and distant 33.0 feet from said original centerline, N40° 56' W a distance of 298.3 feet to a point;

Thence continuing with said right of way line parallel to and distant 33.0 feet from said original centerline, by a curve to the left with a radius of 6578.12 feet, a distance of 74.6 feet to a point; Thence continuing with said right of way line, parallel to and distant 33.0 feet from said original centerline, N41° 35' W, a distance of 223.0 feet to a point;

Thence continuing with said right of way line parallel to and distant 33.0 feet from said original centerline by a curve to the left with a radius of 2831.93 feet, a distance of 609.9 feet to the point of beginning, containing 0.601 acres of land more or less.

Tract 2 of Parcel 4:

Beginning at the northeasterly corner of Parcel A were said corner is in the south line of East Erie Ave., 185.59 feet distant on a bearing of N45° 32'E, from the intersection of the south line of East Erie Avenue and the east line of Broadway;

Thence along the south line of East Erie Ave. N45° 32'E for a distance of 17.68 feet;

Thence S44° 28'E for a distance of 123.74 feet to a point which is in a line parallel to and 8 feet westerly from the original centerline of Baltimore and Ohio Railroad Company's right of way described in V 88, page 541, Lorain County Records of Deeds;

Thence northwesterly along the dividing line of Parcel A by the line of a curve to the left with a radius of 2856.93 feet for a distance of 124.98 feet to the place of beginning, contains 1037 square feet more or less.

Exempting from the prior descriptions of Parcels 1 & 2 the lands described in dedication plat Volume 80, Page 47 of the Lorain County Recorder's office, contains 0.4770 acres more or less.

LAND AREA:

DEED: N/A
 CALCULATED: 1.1451 ACRES
 N/A
 49,882 SQ. FT

No.	REVISIONS	Date
--	ALTA/NSPS LAND TITLE SURVEY	10/3/18
1	UPDATED TITLE COMMITMENT (ADDED PARCEL 4 - TRACT 1 and 2)	7/23/20

COORDINATED BY:

510 E Memorial Road, Suite A-1
 Oklahoma City, OK 73114
 800.411.2010
 www.bvna.com

ALTA/NSPS LAND TITLE SURVEY

301 BROADWAY
 CITY OF LORAIN
 COUNTY OF LORAIN
 STATE OF OHIO

Prepared by

RIMKOLE & ASSOC. CORP.

surveyors • consultants • planners • utilities • esp

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