

TITLE COMMITMENT INFORMATION

THE PROPERTY HERON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS-101643-CH2, HAVING A COMMITMENT DATE OF AUGUST 5, 2020.

RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LORAIN, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" IRON REBAR WITH ALUMINUM CAP AT THE INTERSECTION OF THE CENTERLINE OF NOVAK ROAD AND THE CENTERLINE OF MAIN STREET; THENCE S 89°45'02" W A DISTANCE OF 30.09' TO A FOUND MAG NAIL; THENCE S 04°34'45" E A DISTANCE OF 3.62' TO A SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "OH 8541"; THENCE S 09°51'52" E A DISTANCE OF 26.76' TO A SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "OH 8541"; THENCE S 89°56'17" W A DISTANCE OF 279.30' TO A SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "OH 8541"; THENCE N 00°48'38" E A DISTANCE OF 325.23' TO A SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "OH 8541"; THENCE N 89°49'48" E A DISTANCE OF 276.87' TO A FOUND PINCHED TOP PIPE; THENCE S 04°27'27" E A DISTANCE OF 296.51' TO A FOUND 1" IRON REBAR WITH ALUMINUM CAP; WHICH IS THE POINT OF BEGINNING.

CONTAINING 2.160 ACRES OF LAND, MORE OR LESS

NOTES CORRESPONDING TO SCHEDULE B

- 20 - PIPE LINE RIGHT OF WAY FROM ALBERT CORDY TO THE BUCKEYE PIPE LINE COMPANY RECORDED NOVEMBER 15, 1912 IN/AS VOLUME 127, PAGE 10 OF LORAIN COUNTY RECORDS. (AFFECTS, BLANKET IN NATURE)
21 - PIPE LINE RIGHT OF WAY FROM AUGUSTA SCHOTT TO THE OHIO FUEL GAS COMPANY RECORDED MAY 29, 1935 IN/AS VOLUME 275, PAGE 322 OF LORAIN COUNTY RECORDS. (AFFECTS, BLANKET IN NATURE)
22 - RESTRICTIONS CONTAINED IN THE DEED FROM CLAY C. NIXON AND WILDA NIXON TO JOSEPH STANISLAWSKI JR. AND JENNIE STANISLAWSKI RECORDED DECEMBER 21, 1937 IN/AS VOLUME 288, PAGE 362 OF LORAIN COUNTY RECORDS. (DOES NOT AFFECT)
23 - RIGHT OF WAY CONTAINED IN THE DEED FROM CLAY C. NIXON TO ROSS C. STUART AND HAZEL E. STUART RECORDED DECEMBER 20, 1941 IN/AS VOLUME 314, PAGE 368 OF LORAIN COUNTY RECORDS. (AFFECTS PARCELS 1 & 2, BLANKET IN NATURE)
24 - RESERVATION CONTAINED IN THE DEED FROM CLAY C. NIXON SOMETIMES KNOWN AS C.C. NIXON TO OTIS SAYLES AND MARTHA SAYLES RECORDED SEPTEMBER 20, 1944 IN/AS VOLUME 335, PAGE 410 OF LORAIN COUNTY RECORDS. (AFFECTS PARCELS 3, 4 & 5, CONTAINS NO PLOTTABLE ITEMS)
25 - RESERVATION CONTAINED IN THE DEED FROM CLAY C. NIXON SOMETIMES KNOWN AS C.C. NIXON TO JOHN M. MCKEAN AND HELEN F. MCKEAN RECORDED SEPTEMBER 20, 1944 IN/AS VOLUME 335, PAGE 411 OF LORAIN COUNTY RECORDS. (AFFECTS PARCEL 6, CONTAINS NO PLOTTABLE ITEMS)
26 - RESERVATION CONTAINED IN THE DEED FROM ARNOLD PORTER AND VIRGINIA M. PORTER TO OTIS SAYLES AND MARTHA SAYLES RECORDED SEPTEMBER 12, 1950 IN/AS VOLUME 498, PAGE 377 OF LORAIN COUNTY RECORDS. (AFFECTS PARCEL 6, CONTAINS NO PLOTTABLE ITEMS)
27 - PIPE LINE RIGHT OF WAY FROM HUGO BUCHHOLZ, ET AL TO THE BUCKEYE PIPE LINE COMPANY RECORDED JUNE 25, 1962 IN/AS VOLUME 824, PAGE 695 OF LORAIN COUNTY RECORDS. (AFFECTS PARCELS 8, 9 & 10, BLANKET IN NATURE)
28 - ROADSIDE RIGHT OF WAY FROM OTIS SAYLES AND MARTHA SAYLES, ET AL TO COLUMBIA GAS OF OHIO, INC. RECORDED AUGUST 11, 1965 IN/AS VOLUME 912, PAGE 494 OF LORAIN COUNTY RECORDS. (AFFECTS, PLOTTED AND SHOWN)

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SEE PAGE 2 OF 3 FOR SURVEY DRAWING

MEASURED DESCRIPTION

Situated in The Village of Grafton, County of Lorain and State of Ohio, Being part of Original Eaton Township Lots 99 and 100. Also being part of Vacated Novak Road, vacated by Ordinance no. 05-101, also being described as follows:

Parcel No. 1
Commencing at the Southerly line of said Lot No. 99 as measured along said Southerly line of Lot No. 99 from its point of intersection with the center line of Main Street;
thence S 89°55'08" W a distance of 219.09' to the point of beginning;
thence S 89°56'23" W a distance of 55.00' to a point;
thence N 00°48'39" E a distance of 155.00' to a point;
thence S 89°56'23" W a distance of 55.00' to a point;
thence S 00°48'39" W a distance of 155.00' to a point;
which is the point of beginning.
Containing 0.195 acres of land, more or less.

Parcel No. 2
Commencing at a point and iron pin set in the South line of said Original Eaton Township Lot No. 99;
thence N 89°56'23" E a distance of 55.00' to the point of beginning;
thence N 00°48'39" E a distance of 155.00' to a point;
thence N 89°56'23" E a distance of 55.00' to an iron pin set;
thence S 89°56'23" W a distance of 55.00' to a point;
thence S 00°48'39" W a distance of 155.00' to a point;
which is the point of beginning.
Containing 0.195 acres of land, more or less.

Parcel No. 3
Commencing at the intersection of the centerline of Novak Road and the centerline of Main Street;
thence N 04°27'27" W a distance of 196.51' to the point of beginning;
thence S 89°46'12" W a distance of 256.06' to an iron pin set;
thence N 00°48'45" E a distance of 100.00' to an iron pin set;
thence N 89°49'48" E a distance of 246.86' to an iron pin set;
thence S 04°27'27" E a distance of 100.00' to a point;
which is the point of beginning.
Containing 0.578 acres of land, more or less.

Parcel No. 4
Commencing at the centerline of Main Street;
thence N 04°49'37" W a distance of 125.44' to the point of beginning;
thence S 88°56'23" W a distance of 152.66' to an iron pin;
thence N 00°02'23" E a distance of 30.00' to an iron pin;
thence S 89°56'23" W a distance of 110.00' to an iron pin;
thence N 00°02'23" E a distance of 454.80' to a point;
thence N 89°10'23" E a distance of 221.17' to a point;
thence S 04°50'57" E a distance of 486.79' to a point;
which is the point of beginning.
Containing 2.620 acres of land, more or less.

Parcel No. 5
Commencing at the centerline of the Main Street at its intersection with the Southerly line of Original Lot No. 99;
thence N 04°27'27" W a distance of 93.27' to the point of beginning;
thence S 87°14'29" W a distance of 155.60' to an iron pin;
thence S 00°48'39" E a distance of 39.29' to an iron pin;
thence S 89°52'40" W a distance of 152.57' to a point;
thence N 04°27'27" W a distance of 32.17' to a point;
which is the point of beginning.
Containing 0.137 acres of land, more or less.

Parcel No. 6
Commencing at the centerline of the Main Street at its intersection with the Southerly line of Original Lot No. 99;
thence N 04°27'27" W a distance of 93.27' to a point;
thence S 87°14'29" W a distance of 155.81' to an iron pin;
thence S 00°48'39" W a distance of 85.75' to an iron pin;
thence S 89°54'43" W a distance of 164.09' to a point;
which is the point of beginning.
Containing 0.327 acres of land, more or less.

Parcel No. 7
Commencing at an iron pipe in a monument box at the intersection of the centerline of Novak Road and the centerline of Main Street;
thence S 89°45'02" W a distance of 30.09' to the point of beginning;
thence S 04°34'45" E a distance of 3.62' to a point;
thence S 09°51'52" E a distance of 26.76' to a point;
thence S 89°41'07" W a distance of 199.69' to a point;
thence N 09°08'20" E a distance of 30.39' to a point;
thence S 89°56'44" W a distance of 200.04' to a point;
which is the point of beginning.
Containing 0.137 acres of land, more or less.

Parcel No. 8
Commencing at an iron pipe in a monument box at the intersection of the centerline of Novak Road and the centerline of Main Street;
thence S 89°55'23" W a distance of 274.09' to the point of beginning;
thence S 89°56'29" W a distance of 30.00' to an iron pin set;
thence N 00°48'38" E a distance of 282.26' to a point;
thence S 89°30'34" E a distance of 30.00' to a point;
thence S 00°48'39" W a distance of 281.45' to a point;
which is the point of beginning.
Containing 0.194 acres of land, more or less.

Parcel No. 9
Commencing at an iron pipe in a monument box at the intersection of the centerline of Novak Road and the centerline of Main Street;
thence S 89°55'23" W a distance of 274.09' to the point of beginning;
thence S 00°48'39" W a distance of 30.00' to an iron pin set;
thence S 89°56'17" W a distance of 30.00' to an iron pin set;
thence N 00°48'38" E a distance of 30.01' to a point;
thence N 89°56'29" E a distance of 30.00' to a point;
which is the point of beginning.
Containing 0.020 acres of land, more or less.

Parcel No. 10
Commencing at an iron pipe in a monument box at the intersection of the centerline of Novak Road and the centerline of Main Street;
thence N 04°27'27" W a distance of 296.51' to a point;
thence S 89°49'48" W a distance of 296.51' to the point of beginning;
thence S 00°49'19" W a distance of 13.83' to a point;
thence N 88°30'34" W a distance of 30.00' to a point;
thence N 00°48'38" E a distance of 12.96' to a point;
thence N 89°49'48" E a distance of 30.01' to a point;
which is the point of beginning.
Containing 0.009 acres of land, more or less.

Parcel No. 11
Commencing at an iron pipe in a monument box at the intersection of the centerline of Novak Road and the centerline of Main Street;
thence S 89°55'13" W a distance of 230.13' to the point of beginning;
thence S 09°08'20" E a distance of 30.39' to a point;
thence S 89°56'17" W a distance of 49.21' to a point;
thence N 00°48'38" E a distance of 30.01' to a point;
thence N 89°56'17" E a distance of 43.96' to a point;
which is the point of beginning.
Containing 0.032 acres of land, more or less.

Parcel No. 12 (Combination of previous parcels 1-11)
Beginning of a found 1" iron rebar with aluminum cap at the intersection of the centerline of Novak Road and the centerline of Main Street;
thence S 04°34'45" E a distance of 3.62' to a set 5/8" iron rebar with yellow cap marked "OH 8541";
thence S 09°51'52" E a distance of 26.76' to a set 5/8" iron rebar with yellow cap marked "OH 8541";
thence S 89°56'17" W a distance of 279.30' to a set 5/8" iron rebar with yellow cap marked "OH 8541";
thence N 00°48'38" E a distance of 325.23' to a set 5/8" iron rebar with yellow cap marked "OH 8541";
thence N 89°49'48" E a distance of 276.87' to a found pinched top pipe;
thence S 04°27'27" E a distance of 296.51' to a found 1" iron rebar with aluminum cap;
which is the point of beginning.
Containing 2.160 acres of land, more or less.

Containing 94,121 Square Feet or 2.160 Acres, more or less. With 85,828 Square Feet or 1.970 Acres, more or less in Original Lot 99 and 8,293 Square Feet or 0.190 Acres, more or less in Original Lot 100.

VICINITY MAP NOT TO SCALE. SHEET 1 OF 3. LAND AREA 94,121± SQUARE FEET 2.160± ACRES. PARKING REGULAR= 62 HANDICAP= 3 TOTAL= 65.

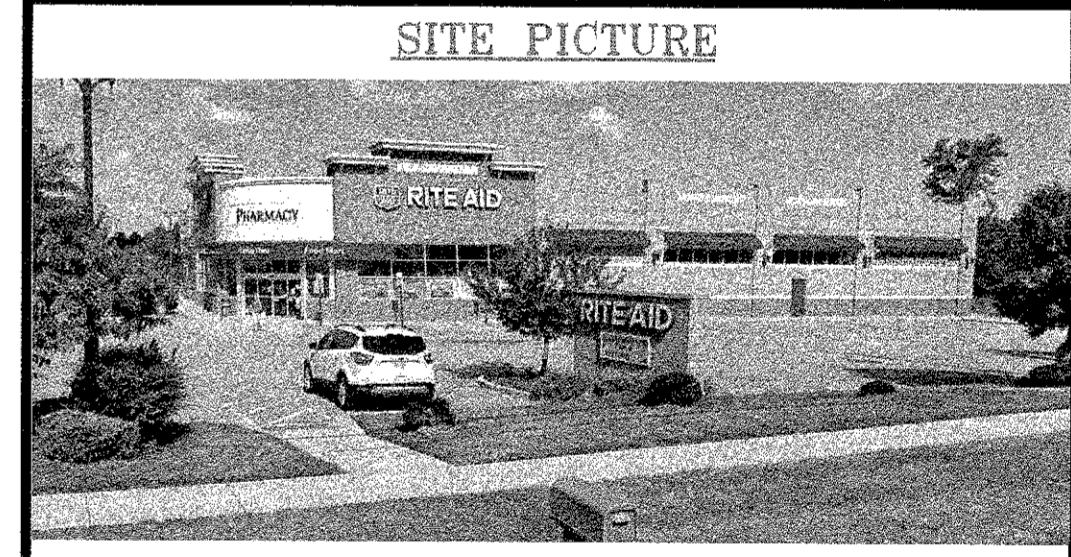
FLOOD INFORMATION FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV...

STATEMENT OF ENCROACHMENTS NONE OBSERVED AT THE TIME OF SURVEY.

BEARING BASIS THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83-2011, AS MEASURED ALONG THE WEST LINE OF THE SUBJECT PROPERTY WHICH BEARS N00°48'38"E PER GPS COORDINATE OBSERVATIONS...

GENERAL NOTES 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. 2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE...

ALTA/NSPS LAND TITLE SURVEY AEI JOB #423365 RITE AID GRAFTON 479 MAIN STREET LORAIN COUNTY GRAFTON, OHIO

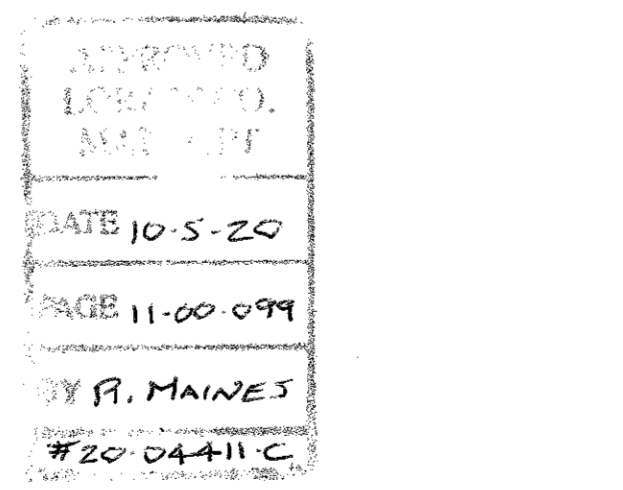


AEI Consultants COORDINATED BY: AEI CONSULTANTS 2500 CAMINO DIABLO WALNUT CREEK, CA, 94597 TELEPHONE: 925.746.6000 EMAIL: SURVEYS@AEICONCONSULTANTS.COM

SURVEYOR'S CERTIFICATE TO: GRAFTON MAIN LLC, A DELAWARE LIMITED LIABILITY COMPANY; TRUST BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; SHRI ENTERPRISES 2, LLC, AND OHIO LIMITED LIABILITY COMPANY; FIRST AMERICAN 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...

DATE OF PLAT OR MAP: 06/26/2020 JEROME D. BRUNNER PROFESSIONAL LAND SURVEYOR NO.: 8541 DATED: 8/20/2020 STATE OF OHIO SURVEYOR JOB NUMBER: 20-2627

Table with columns: DATE, REVISION HISTORY, BY, SCALE, DRAWN BY, APPROVED BY. Includes entries for 07/15/20, 07/28/20, 08/06/20, 09/25/20.



11-00-099-000-460 11-00-100-101-043

SURVEYED BY: BLEW & ASSOCIATES, P.A. 3825 N. SHILOH DRIVE, FAYETTEVILLE, AR 72703 SURVEY@BLEWINC.COM