TITLE COMMITMENT INFORMATION

HE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO .: NCS-1016443-CHI2, 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" F A DISTANCE OF 296.51' TO A FOUND 1" IRON REBAR WITH ALUMINUM CAP; WHICH IS THE POINT OF

CONTAINING 2.160 ACRES OF LAND, MORE OR LESS

NOTES CORRESPONDING TO SCHEDULE E

- 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.
- (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)

(AFFECTS, BLANKET IN NATURE)

- 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)
- 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)
- 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 (AFFECTS PARCEL 6, CONTAINS NO PLOTTABLE ITEMS)
- 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)
- 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)

NOTES CORRESPONDING TO SCHEDULE B

- 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)
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- 30 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)

SEE PAGE 2 OF 3 FOR SURVEY DRAWING

The Art was a substantial property of the second 1.092/1970. ASSET A PAT Standard - - Andrewspace DATE 10-5-20 ACE 11-00-099 P. MAINES #20 04411 C

11-00-099-000-460

11.00-100-101-043

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. 05-010, also being described as follows:

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 N 89°56'23" E 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.

Parcel No. 2 Commencing at a point and iron pin set in the South line of said Original Eaton Township Lot

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 00'48'39" W a distance of 155.00' to an iron pin set; thence S 89°56'23" W a distance of 55.00 to a point; which is the point of beginning.

Containing 0.195 acres of land, more or less.

Containing 0.195 acres of land, more or less.

Commencing at the intersection of the centerline of Novak Road and the centerline of Main

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 pipe set; thence N 00°48'45" E a distance of 100.00' to an iron pipe set; thence N 89'49'48" E a distance of 246.86' to an iron pipe found; 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.

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 8714'29" W a distance of 155.60' to an iron pin: thence N 00'48'39" E a distance of 39.25' 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 0.130 acres of land, more or less.

Containing 0.327 acres of land, more or less.

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 8714'29" 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" E a distance of 164.09'to a point; which is the point of beginning.

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" W 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

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 88'30'34" 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°48'38" W a distance of 30.01' to a iron pin set; thence S 89°56'17" W a distance of 30.00' to a 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.

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.

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 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;

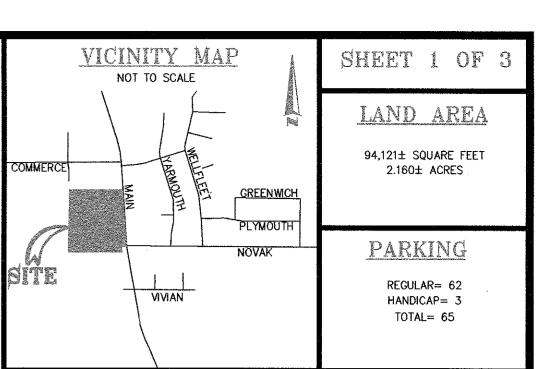
thence S $04^{\circ}34'45''$ E a distance of 3.62' to a set 5/8'' iron rebar with yellow cap marked "OH thence s 09°51′52" e a distance of 26.76' to a set 5/8" iron rebar with yellow cap marked "OH thence S 89°56'17" W a distance of 279.30' to a set 5/8" iron rebar with yellow cap marked

thence N 00°48'38" E a distance of 325.23' to a set 5/8" iron rebar with yellow cap marked

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.

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



FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 39093C0237D, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE

STATEMENT OF ENCROACHMENTS

NONE OBSERVED AT THE TIME OF SURVEY.

CONVERGENCE ANGLE: N0017'09.0387"W

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 NOO'48'38"E PER GPS COORDINATE OBSERVATIONS LATITUDE: N41"16'56.1768" LONGITUDE: W82'03'50.1633"

GENERAL NOTES

NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN. 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, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS. 4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MAIN STREET, A DEDICATED PUBLIC STREET OR HIGHWAY 5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS. '. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS. 8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.

9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. 10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 11. THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD

DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY. 12. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF MAIN ST AND COMMERCE DR. WHICH IS APPROXIMATELY 166' FROM THE NE CORNER OF THE SUBJECT PROPERTY. 13. THE DISTANCES SHOWN HEREON ARE GRID COMBINED SCALE FACTOR GRID TO GROUND

1.00005386939823 14. THE MEASURED DESCRIPTIONS FOR THE INDIVIDUAL PARCELS AND THE OVERALL DESCRIPTION MATHEMATICALLY CLOSE.

479 MAIN STREET

LORAIN COUNTY

GRAFTON, OHIO





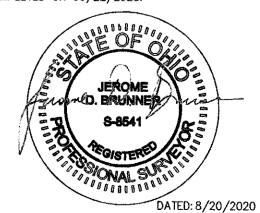
AEI CONSULTANTS 2500 CAMINO DIABLO WALNUT CREEK, CA, 94597 TELEPHONE: 925.746.6000 EMAIL: SURVEYS@AEICONSULTANTS.COM

COORDINATED BY:

SURVEYOR'S CERTIFICATE O: GRAFTON MAIN LLC, A DELAWARE LIMITED LIABILITY COMPANY; TRUIST BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; SHRI ENTERPRISES 2, LC, 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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/22/2020.

DATE OF PLAT OR MAP: 06/26/2020



JEROME D. BRUNNER PROFESSIONAL LAND SURVEYOR NO.: 8541 STATE OF OHIO

SURVEYOR JOB NUMBER: REVISION HISTORY 20-2627 SCALE: 07/15/20 | CLIENT COMMENTS N/A 07/28/20 | CLIENT COMMENTS DRAWN BY: RH 08/06/20 | CLIENT COMMENTS RH APPROVED BY: 09/25/20 UPDATED TITLE