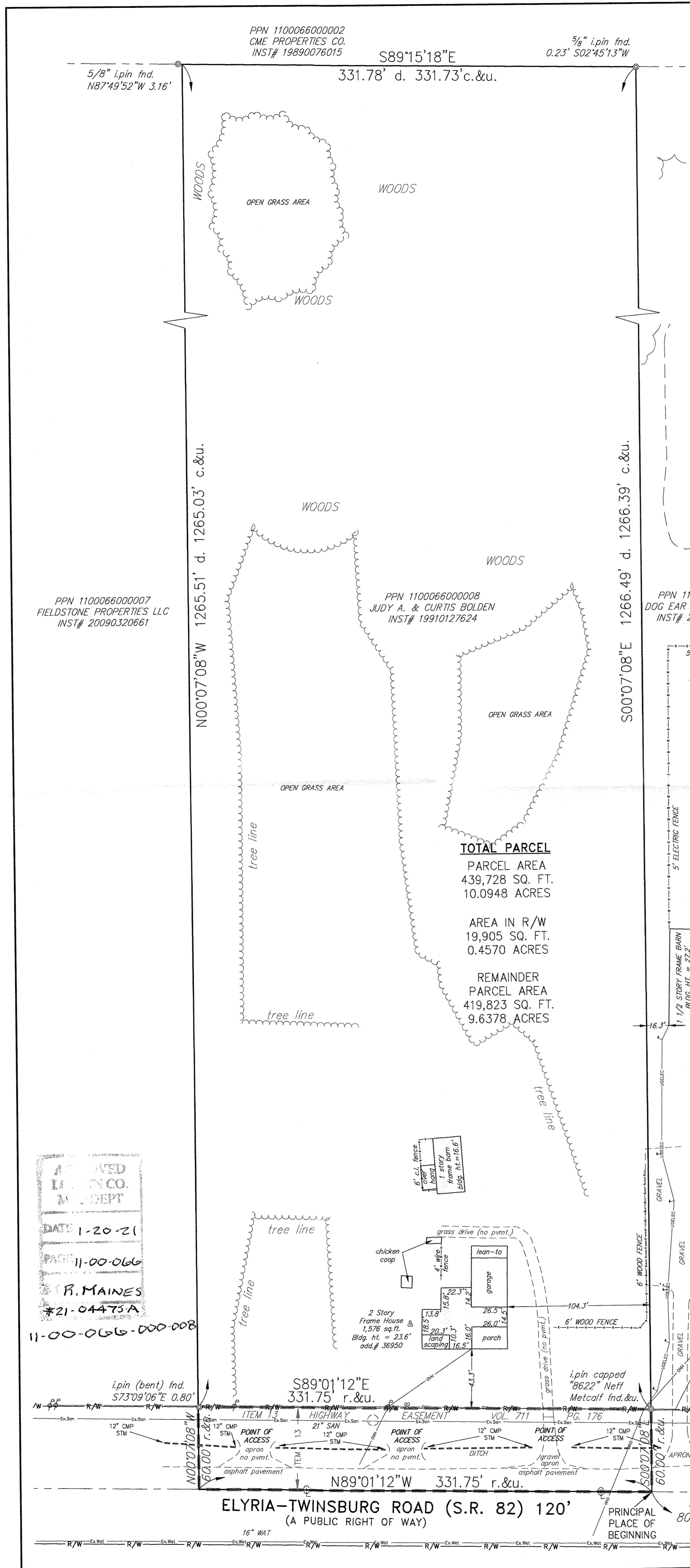


LAND DEVELOPMENT PROJ\14546 36950 Royalton Rd. Grafton ALTA Survey\14546-ALTA.dwg, 1/19/2021 2:55:58 PM, smetalf



SCHEDULE B, SECTION II
This survey coordinated with a title commitment for an ALTA Owner's Policy of Title Insurance No. 34530 dated December 30, 2020 at 7:59 am as issued by Old Republic National Title Insurance Company.

SURVEYOR'S NOTES
As to Item 9 of Table A of the Survey Requirements, there are 0 total striped parking spaces of which 0 are marked disabled spaces and 0 are standard spaces.

LEGAL DESCRIPTION
Situating in the Township of Eaton, County of Lorain, State of Ohio and known as being a part of Original Eaton Township Lot No. 66 and bounded and described as follows: Beginning in the Township of Eaton, County of Lorain, State of Ohio and known as being a part of Original Eaton Township Lot No. 66 and is further bounded and described as follows:

SURVEYOR'S LEGAL DESCRIPTION
Beginning at the intersection of the center line of Elyria-Twinsburg Road (State Route 82) (120 Feet Wide) and the Southeast corner of Original Eaton Township Lot No. 66;

ABBREVIATIONS
AFN..... AUTOMATED FILING NO.
ASPH..... ASPHALT
C. or CALC..... CALCULATED

SYMBOL LEGEND (EXISTING)
CENTER LINE
PROPERTY LINE
CONSOLIDATED LOTS

UTILITY NOTE
The underground utilities shown have been located from field survey evidence, plans and markings provided by owner, utility companies or their representatives.

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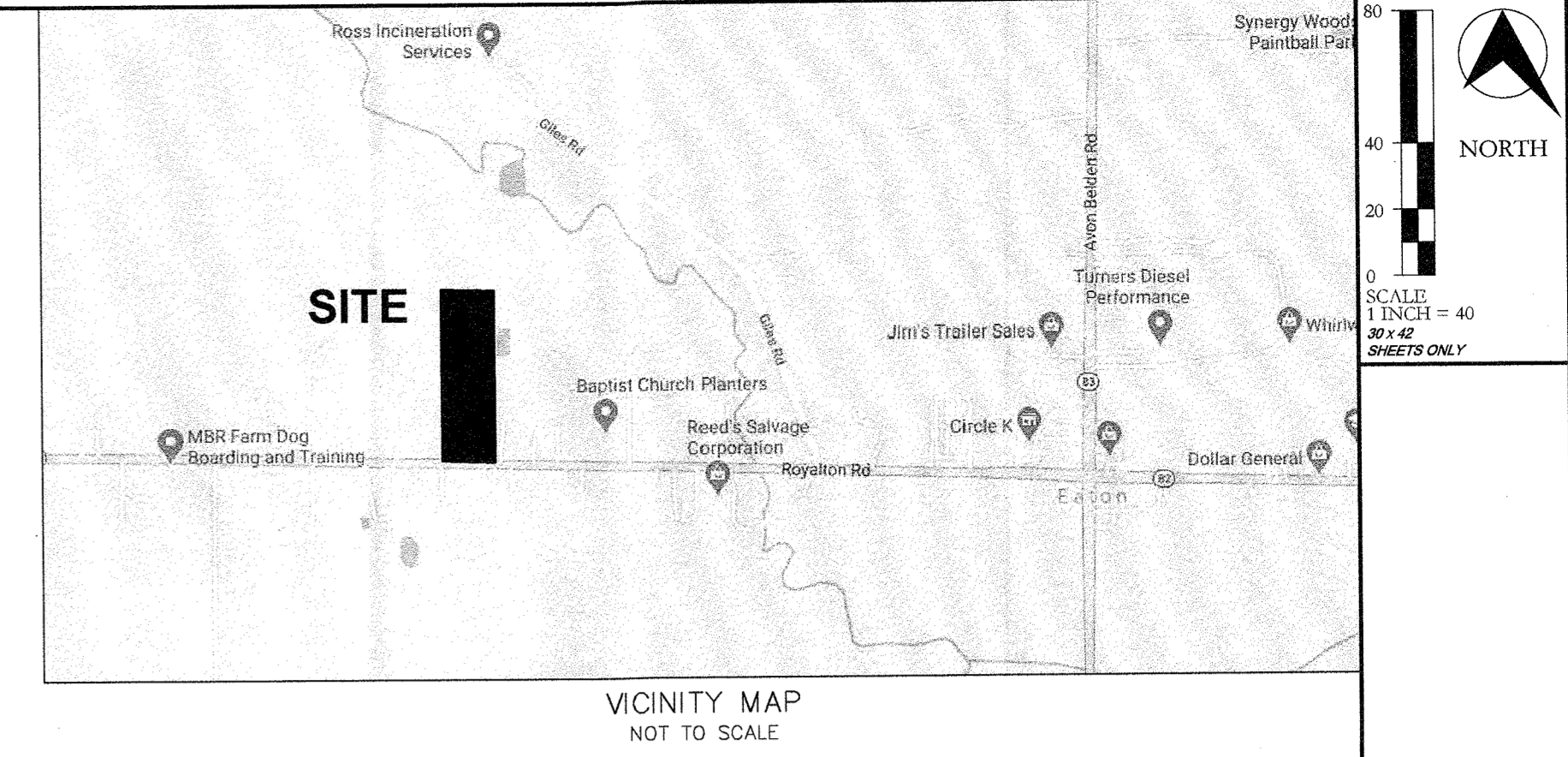
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VICINITY MAP
NOT TO SCALE

SURVEY CERTIFICATION
Iron Palisade Properties, LLC
This is to certify that this map or plot and the survey on which it was 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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 and 20 of Table A thereof. The field work was completed in January 2021.

Professional seal of Steven J. Metcalf, Registered Surveyor No. 8622-Ohio, State of Ohio. Includes date January 12, 2020.

TOTAL LAND AREA
PARCEL AREA
439,728 SQ. FT.
10.0948 ACRES

AREA IN R/W
19,905 SQ. FT.
0.4570 ACRES

REMAINDER
PARCEL AREA
419,823 SQ. FT.
9.6378 ACRES

LEGAL DESCRIPTION
Situating in the Township of Eaton, County of Lorain, State of Ohio and known as being a part of Original Eaton Township Lot No. 66 and is further bounded and described as follows:

SURVEYOR'S LEGAL DESCRIPTION
Beginning at the intersection of the center line of Elyria-Twinsburg Road (State Route 82) (120 Feet Wide) and the Southeast corner of Original Eaton Township Lot No. 66;

LEGAL DESCRIPTION
Course 1 Thence North 89°01'12" West, continuing along the centerline of said Elyria-Twinsburg Road, a distance of 331.75 feet to the Northwest corner of said Dog Ear Properties lands, and witnessed by a 5/8" iron pin found South 02°45'13" West, a distance of 0.23 feet;

LEGAL DESCRIPTION
Course 2 Thence North 00°07'08" West, along the Easterly line of said Fieldstone Properties parcel, passing at 60.00 feet, a 5/8" iron pin found bent, South 73°09'06" East, a distance of 0.80 feet, a total distance of 1325.03 feet to the South line of lands conveyed to CME Properties Co. by deed recorded in Instrument No. 1989-0076015 of Lorain County Records and witnessed by a 5/8" iron pin found North 87°49'52" West, a distance of 3.16 feet;

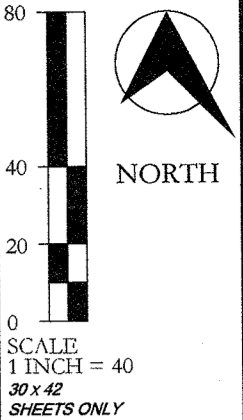
LEGAL DESCRIPTION
Course 3 Thence South 89°15'18" East, along the Southerly line of said CME Properties parcel, a distance of 331.73 feet to the Northwest corner of said Dog Ear Properties lands, and witnessed by a 5/8" iron pin found South 02°45'13" West, a distance of 0.23 feet;

LEGAL DESCRIPTION
Course 4 Thence South 00°07'08" East, along the West line of said Dog Ear Properties parcel passing a 5/8" iron pin capped Neff & Associates - 8622 at a distance of 1266.39 feet, a total distance of 1326.39 feet to the Principal Place of Beginning and containing a total of 10.0948 Acres (439,728 Square Feet) of land, of which 0.4570 Acres (19,905 Square Feet) is within the right of way of said Elyria-Twinsburg Road, leaving a remainder parcel of 9.6378 Acres (419,823 Square Feet) according to a survey by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff & Associates, dated January, 2021.

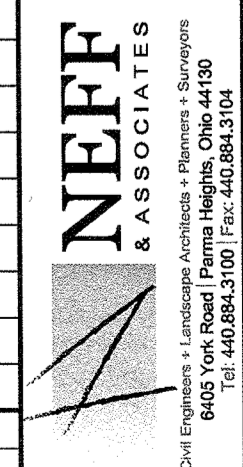
LEGAL DESCRIPTION
Basis of bearings for this survey is Grid North of NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

LEGAL DESCRIPTION
Be the same more or less, but subject to all legal highways and easements of record.

LEGAL DESCRIPTION
Monuments described as 'iron pin set' are 5/8" x 30" rebar capped 'Neff & Assoc #8622'.



IRON PALISADE PROPERTIES, LLC - 36950 ROYALTON ROAD
ALTA/NSPS LAND TITLE SURVEY
TOWNSHIP OF EATON - COUNTY OF LORAIN - STATE OF OHIO



SHEET NO.
1 OF 1

Table with columns: REV NO, DATE, SUBMIT TO CLIENT, DESCRIPTION. Includes entry for 01-19-21 Submit to Client.

Table with columns: DRWG NAME, DRAWN BY, CHECKED BY, JOB NO. Includes entry for 14546-ALTA, MK-CC, SJM, 14546.