



Commercial Real Estate  
Due Diligence Management  
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### ALTA/NSPS Land Title Survey

1657 Broadway Avenue

Surveyor Certification

1657 Broadway Avenue  
Lorain, OH 44052  
County of Lorain

To: Fidelity National Title Insurance Company, 1st Nationwide Title Agency, Ltd.; Vermilion Shores, LLC, an Ohio limited liability company; and American National, LLC,

This is to certify that this map or plot 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on October 28, 2020.

Timothy R. Durr  
PLS #7788  
in the State of Ohio



Date of Plot or Map: December 8, 2020  
Date of Last Revision: February 3, 2021; February 12, 2021; February 15, 2021

Network Reference No. 20201677-001

Surveyor:  
LMS Surveying, LTD.  
Job No. B-201117

**LMS SURVEYING LTD**  
Professional Commercial & Residential Land Surveys  
P.O. Box 65 • Sharon Center • OH • 44274  
330.329.6812 / Surveys@LMSsurveying.com

### Title Legal Description

Situated in the City of Lorain, County of Lorain, State of Ohio, being part of Original Black River Township Lot No. 3, Tract 1 and more particularly described as follows:

Beginning at a point on the westerly property line of The Baltimore and Ohio Railroad Company and at the southeasterly corner of Lot No. 8, Block 31, Chamberlain's First Addition to the City of Lorain, said point being South 74 deg. 35'43" West a distance of 48.69 feet from the centerline of a 66-foot right of way of said Railroad Company at Valuation Station 2134+52, more or less;

Thence along said westerly property line of The Baltimore and Ohio Railroad Company, South 44 deg. 30'46" East a distance of 80.87 feet to a point;

Thence continuing along said westerly property line of The Baltimore and Ohio Railroad Company, South 35 deg. 00'00" East a distance of 472.64 feet to a point;

Thence leaving said westerly line and running along the north property line of lands of Katherine & Thomas Russo, as conveyed by deed recorded in Volume 535, page 855 and Instrument No. 1995-0371240 of the Lorain County Records, South 55 deg. 16'28" West a distance of 145.37 feet to a point on the northeast right of way line of Elyria Avenue;

Thence along said northeast right of way line, North 35 deg. 00'00" West a distance of 171.85 feet to a point, said point being the southwest corner of lands of Lorain Journal Company, as conveyed by deed recorded in Deed Volume 728, pages 157-158 of the Lorain County Records;

Thence along the southerly, easterly, and northerly lines of said lands of Lorain Journal Company, the following 3 courses:

- 1) North 55 deg. 16'28" East a distance of 82.17 feet to a point in a building;
- 2) North 35 deg. 03'08" West a distance of 63.67 feet to a point in a building;
- 3) South 55 deg. 50'50" West a distance of 82.12 feet to a point on the aforementioned northeast right of way line of Elyria Avenue;

Thence along said northeast right of way line, North 35 deg. 00'00" West a distance of 404.94 feet to a point, said point being the northwest corner of aforesaid Lot 8, Block 31 of Chamberlain's First Addition;

Thence along the dividing line between Lot 7, Block 31 and Lot 8, Block 31 in the aforementioned Chamberlain's First Addition, North 55 deg. 00'00" East a distance of 132.00 feet to a point, being the northeast corner of Lot 8, Block 31;

Thence along the easterly lot line of Lot 8, Block 31, South 35 deg. 00'00" East a distance of 89.58 feet to the place of beginning and containing 1.9807 acres (86,279 square feet) be the same more or less, but subject to all legal highways.

The above described parcel is the same parcel as described in Fidelity National Title Insurance Company, Commitment No. 120-4900, bearing an effective date of January 13, 2021.

### Notes Corresponding to Schedule B

Numbers correspond with Schedule B exception items contained in Fidelity National Title Insurance Company, Commitment No. 120-4900, bearing an effective date of January 13, 2021.

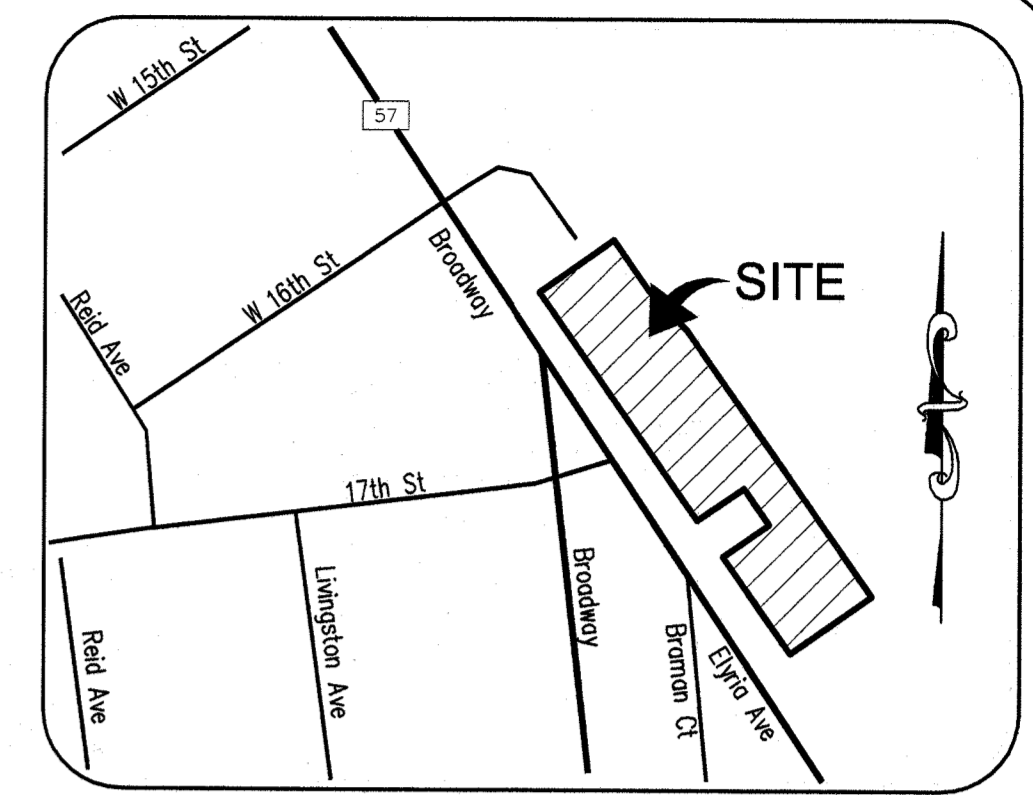
18. Easement for an overflow sewer granted by The Cleveland Lorain & Wheeling Railway Company, an Ohio corporation ("Grantor"), to the City of Lorain, Ohio ("Grantee"), dated January 14, 1902, filed February 23, 1903 and recorded in Miscellaneous Volume 5, Pages 83 and 84 of Lorain County, Ohio Records. NOTE: WE HAVE MADE NO FURTHER EXAMINATION. AFFECTS PARCEL 1 AND IS SHOWN AND PLOTTED HEREON.

19. Grant of Easement granted by Mary Louise Stack, Catherine Pike, Martha L. Queen, Leonard A. Stack, Robert A. Stack, Ella C. Smith and F.J. Stack ("Grantors"), to the City of Lorain, State of Ohio, a municipal corporation ("Grantee"), dated November 11, 1940, filed February 1, 1941 and recorded in Deed Volume 311, Pages 91 and 92 of Lorain County, Ohio Records. NOTE: WE HAVE MADE NO FURTHER EXAMINATION. AFFECTS PARCEL 5 - APPROXIMATE LOCATION IS SHOWN AND PLOTTED HEREON.

20. Easement in favor of the City of Lorain set forth in a Warranty Deed from Kathryn A. Zipp Snyder, formerly Kathryn A. Zipp ("Grantor"), to The Lorain Journal Company, a corporation ("Grantee"), dated October 2, 1953, filed January 22, 1954 and recorded in Deed Volume 590, Pages 522 and 523 of Lorain County, Ohio Records. NOTE: WE HAVE MADE NO FURTHER EXAMINATION. AFFECTS PARCEL 5 - NO PLOTTABLE ITEMS - NO DEFINED LOCATION OF STORM SEWER EASEMENT.

21. Recital relative to Miscellaneous Volume 5, Pages 83 and 84 of Lorain County, Ohio Records, covenant, agreement and mortgage lien releases set forth in a deed from The Baltimore and Ohio Railroad Company, a Maryland corporation ("Grantor"), to The Lorain Journal Company, an Ohio corporation ("Grantee"), dated January 29, 1954, filed March 17, 1954 and recorded in Deed Volume 594, Pages 253 thru 258 of Lorain County, Ohio Records. NOTE: WE HAVE MADE NO FURTHER EXAMINATION. AFFECTS PARCEL 1 - 10' EASEMENT FOR STORM SEWER IS PLOTTED HEREON; AT THE TIME OF SURVEY, NO FENCE WAS OBSERVED ON PARCEL 1.

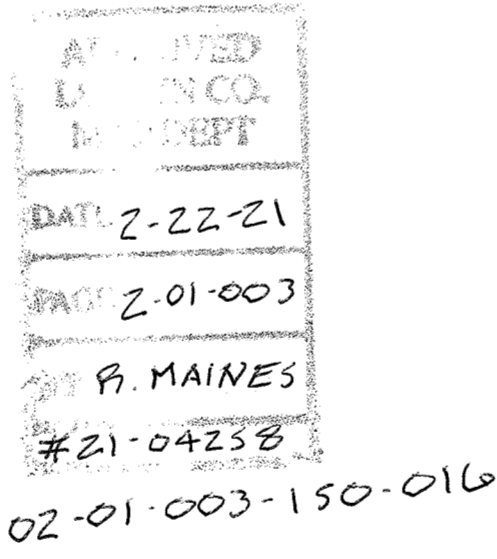
22. Easement and Right of Way granted by The Lorain Journal Company, an Ohio corporation ("Grantor"), to Ohio Edison Company, an Ohio corporation ("Grantee"), dated May 26, 1976, filed June 9, 1976 and recorded in Deed Volume 1149, Pages 603 thru 605 of Lorain County, Ohio Records. NOTE: WE HAVE MADE NO FURTHER EXAMINATION. AFFECTS SUBJECT PROPERTY - UNABLE TO DETERMINE LOCATION.



Vicinity Map  
Not to Scale

### General Notes

1. There is direct access to the subject property via Broadway (aka Elyria Avenue), a public right of way.
2. The address of the site is 1657 Broadway Avenue, Lorain, OH.
3. The location of utilities shown on the survey are from observed evidence or above ground appurtenances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
4. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
6. There were no wetland delineation markers observed in the process of conducting the fieldwork.
7. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
8. At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grove site.
9. Pursuant to Table A, Item 7(b)(1), building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
10. The meridian for all bearings shown hereon is South 35°00'00" East as the easterly line of Broadway as described in Inst. No. 2008-0246736 of the Lorain County Records.
11. There were no party walls observed at the time of survey.
12. There are no offsite easements or servitudes affecting the subject property that the surveyor has been made aware of.



### Encroachment Statement

- ⚠ Overhang lies within the Right of Way of Broadway by a maximum distance of 6.6'±.
- ⚠ Parking Lot lies within the B&O Railroad tract by a maximum distance of 11.7'±.
- ⚠ Building lies within the 10' Zoning setback by a maximum distance of 8.5'±.
- ⚠ Chain link fence lies within the B&O Railroad tract by a maximum distance of 2.2'±.
- ⚠ Concrete wall lies within the B&O Railroad tract by a maximum distance of 2.7'±.
- ⚠ Storm Sewer Easement encroaches through subject building.
- ⚠ Storm Sewer Easement encroaches beyond the east property line.
- ⚠ Building extends over property line by approximately 70.3'.

### Flood Zone

By graphic plotting only, this property lies within Zone X of the Flood Insurance Rate Map, Community Panel No. 39093C0108D, which bears an effective date of August 19, 2008 and is not in a Special Flood Hazard Area.

### Parking

89 Regular Spaces  
1 Handicapped Spaces  
90 Total Spaces

### Zoning Information

JURISDICTION: City of Lorain, Ohio		
CLASSIFICATION: I-1: Light Industrial District		
ITEM	REQUIRED	OBSERVED
MINIMUM LOT AREA	None Required (Section 1171.06)	86,279 Square Feet
MINIMUM FRONTAGE	None Required (Section 1171.06)	XX
MAX. BUILDING COVERAGE	None Required (Section 1171.06)	XX
MAXIMUM BUILDING HEIGHT	45 Feet (Section 1171.06)	32'±
FRONT SETBACK	10 Feet (Section 1171.06)	1.5'±
STREET SIDE SETBACK	10 Feet (Section 1171.06)	N/A
INTERIOR SIDE SETBACK	10'; 30' with 20' Landscaped abutting Residential (Section 1171.06)	74.8'±
REAR SETBACK	10'; 30' with 20' Landscaped abutting Residential (Section 1171.06)	12.6'±
PARKING FORMULA	1 Parking space for every 2 Employees on the Largest Shift for which the Building is designed + 1 Parking Space for each Motor Vehicle used in the Business or maintained on the Premises (Section 1201.04)	
SPACES REQUIRED	N/A	90

ZONING INFORMATION HAS BEEN PROVIDED BY A ZONING REPORT BY GLOBAL ZONING LLC, DATED OCTOBER 21, 2020, SITE NO. 20201677.

NOTE: SETBACK LINES SHOWN HEREON ARE BASED SOLELY UPON THE INFORMATION PROVIDED ABOVE, ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO INTERPRETATION BY THE LOCAL ZONING AUTHORITY.