

### As-Surveyed Description

Situated in the Township of Wellington, County of Lorain, State of Ohio, and known as part of Original Lot 34 Wellington Township, and being the same property conveyed to Blazer Enterprise, LLC Recorded in Instrument No. 2010-0356914 and being Permanent Parcel No. 18-00-034-000-043 said parcel being more particularly described as follows:

Beginning at the intersection of the centerlines of Fairgrounds Road (60 feet wide) and Norwalk Road (State Route 18, variable width);

Thence, South 89°29'45" West along the centerline of said Norwalk Road, also being the Northern line of Original Lot No. 34, 30.00 feet to the True Point of Beginning;

Thence, South 00°07'52" East along the west right-of-way line of said Fairgrounds Road, passing a set 5/8" iron pin at 30.00 feet a total distance of 250.00 feet to a set 5/8" iron pin;

Thence South 89°29'38" West with the north line of a parcel conveyed to Bam Real Estate Holdings LLC by Instrument No. 20160579353, 119.98 feet to a set 5/8" iron pin;

Thence South 00°19'17" East with the west line of said Bam Real Estate Holdings LLC, 27.60 feet to a found 5/8" iron pin;

Thence South 89°29'45" West, with the north line of said Bam Real Estate Holdings LLC and Bar H Properties LLC by Instrument No. 20100356913, 187.29 feet to a found 5/8" iron pin "T. Simon 7775";

Thence North 00°34'12" West, with the east line of said Bar H Properties LLC, passing a found 5/8" iron pin "T. Simon 7775" at 232.59 feet a total distance of 277.59 feet to the centerline of said Norwalk Road;

Thence North 89°29'45" East, along the centerline of said Norwalk Road, 309.30 feet to the True Point of Beginning, containing 1.8884 acres more or less and is subject to all legal highways and easements of record.

Basis of bearings for this survey is the centerline of Norwalk Road, bearing North 89°29'45" East as recorded in Instrument No. 2010-0356914.

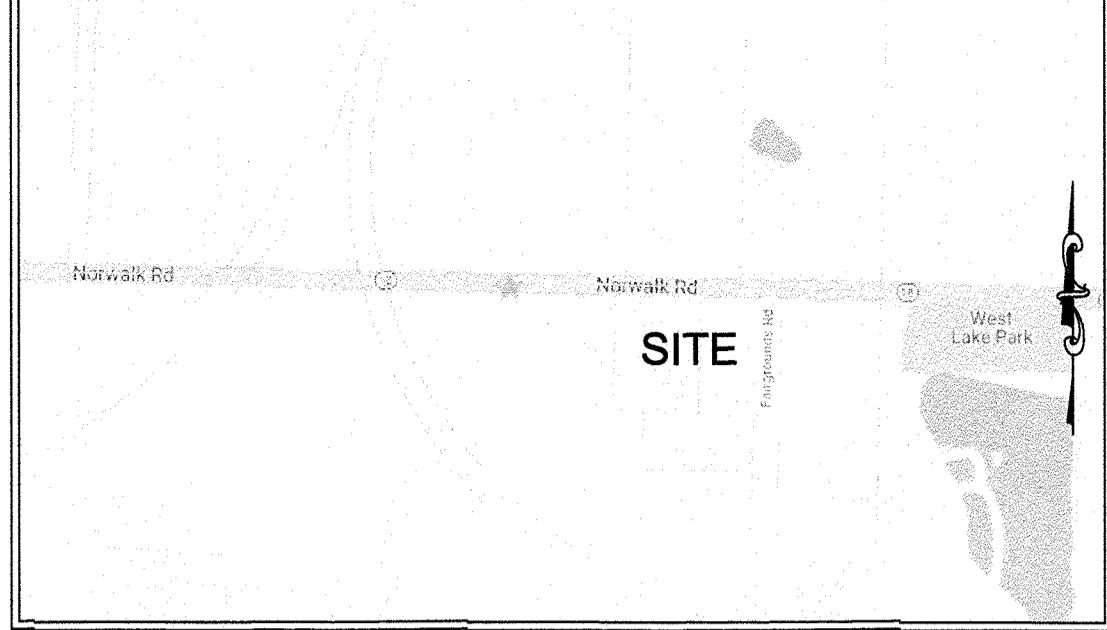
All set pins are 5/8 inch diameter x 30 inches in length rebar with a plastic cap bearing the number 7911.

The above description is prepared from and in accordance with a field survey by David J. Kuethe, Ohio Registered Surveyor No. 7911 dated November 23, 2020.

### Miscellaneous Notes

- (MN1) The monuments referenced herein (found or set) are in good condition and undisturbed (unless otherwise noted) at or near existing grade. All set pins are 5/8" wide x 30" long with an identification cap bearing the number "7911".
- (MN2) The visible posted address of the subject property is 46767 Ohio Route 18.
- (MN3) The subject property surveyed contains an area of 1.8884 acres (82,259 square feet), more or less.
- (MN4) There are 0 regular parking spaces and 0 handicapped parking spaces, for a total of 0 parking spaces located on the subject property.
- (MN5) At the time of survey, there was no observable evidence of earth moving work, building construction or building additions.
- (MN6) At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- (MN7) The surveyor was not provided any documentation, was not made aware, and did not observe, any ground markings on the surveyed property with regards to wetlands located on the surveyed property. No environmental assessment or audit was performed on the subject parcel by Bock and Clark Corp.
- (MN8) Bearings shown herein are based on the centerline of Ohio 18, Lorain County, Ohio. A bearing of S89°29'45"W was used.
- (MN9) Subject property has direct access to Ohio 18 and Fairgrounds Road, which are dedicated, public Rights-of-Way.
- (MN10) Some features shown on this plat may be shown out of scale for clarity. All dimensions shown are in feet and decimals thereof.
- (MN11) There are no gaps, gores, overlaps or hiatus inherent to the surveyed property based on the field survey performed and the title commitments provided, and all parcels are contiguous.
- (MN12) At the time of survey, there was no observable evidence of site use as a cemetery or burial ground.
- (MN13) At the time of survey, there was no observed evidence of substantial areas of refuse.
- (MN14) Survey prepared by: NV5, 7362 Kingsgate Way Suite A, West Chester, OH 45069. Phone (800)787-8392, Fax (513)779-9973 or Email Steve.Harsley@nv5.com

### Vicinity Map - Not To Scale



### Items Corresponding to Schedule B-II

8. Easement set forth in deed filed October 20, 1947 and recorded in Volume 424, Page 440 of Lorain County Deed Records. *Item encompasses Parcel 2 and is blanket in nature.*
9. Easement and conditions contained in deed filed May 16, 1947 in Volume 413, Page 135 of Lorain County Deed Records. *Item encompasses Parcel 2 and is blanket in nature.*
10. Easement and conditions contained in deed filed February 5, 1974 in Volume 1095, Page 880 of Lorain County Deed Records. *Item encompasses the subject property and is blanket in nature.*
11. Easement and conditions contained in deed filed March 28, 1984 in Volume 1337, Page 885 of Lorain County Deed Records. *Item encompasses the subject property and is blanket in nature.*
12. Easement and conditions contained in deed filed June 25, 1987 in Volume 1424, Page 618 of Lorain County Deed Records. *Item encompasses the subject property and is blanket in nature.*
13. Easements and conditions set forth in deed filed September 4, 1988 as Lorain County Recording Number 980560831. *Item encompasses the subject property and is blanket in nature.*
14. Easements and conditions set forth in deed filed December 30, 2009 at 11:43 AM as Lorain County Recording Number 2009-0321199. *Item encompasses the subject property and is blanket in nature.*
15. Easements and conditions set forth in deed filed December 30, 2009 at 11:44 AM as Lorain County Recording Number 2009-0321200. *Item encompasses the subject property and is blanket in nature.*
16. Right of way set forth in deed filed September 22, 1947 in Volume 422, Page 154 of Lorain County Deed Records. *Item encompasses the subject property and is blanket in nature.*
17. Easement contained in deed filed August 17, 1956 in Volume 673, Page 28 of Lorain County Deed Records. *The location of the item is indeterminate due to a lack of descriptive information in the recorded documents.*
18. Right of way set forth in deed filed July 8, 1949 in Volume 467, Page 92 of Lorain County Deed Records. *Item does not lie within subject property and is not shown hereon.*
19. Right of way set forth in deed filed August 8, 1949 in Volume 469, Page 287 of Lorain County Deed Records. *Item does not lie within subject property and is not shown hereon.*
20. Easement contained in deed filed in Volume 673, Page 124 of Lorain County Deed Records. *The location of the item is indeterminate due to a lack of descriptive information in the recorded documents.*
21. Agreement for Channel Change as filed August 17, 1956 in Volume 673, Page 126 of Lorain County Deed Records. *The location of the item is indeterminate due to a lack of descriptive information in the recorded documents.*
22. Easement filed December 8, 2010 at 2:39 PM as Lorain County Recording Number 2010-0356915. *Item lies within subject property and is shown hereon.*

### Zoning Information

Surveyor was not provided zoning information by client pursuant to Item 6b of Table A

### Legend of Symbols and Abbreviations

Power Pole	Traffic Signal Box	Sanitary Manhole
Light Pole	Signal Light Pole	Clean Out
Guy Wire	Signal Light	Gas Manhole
Power Pole w/ Light	Vault	Gas Valve
Utility Pole	Sign (as Noted)	Gas Meter
Ground Light	Tower	Gas Line Marker
Electric Manhole	Monitoring Well	Handicapped Parking
Electric Meter	Flag Pole	Indicates Mutual Ownership
Electric Vault	Satellite Dish	Mailbox
Transformer	Water Valve	Bollard
Air Conditioner Unit	Fire Hydrant	Storm Drain Manhole
Telephone Manhole	Fire Protection Valve	Storm Drain Inlet Square
Telephone Pedestal	Water Manhole	Storm Drain Inlet Round
Cable Pedestal	Backflow Preventer	Storm Pipe
Sight Light	Water Meter	Curb Storm Inlet
Cable Line Marker	Well Head	Grease Trap
Set Iron Pin	Sprinkler Head	R/W Right-of-Way
Found Iron Pin/Pipe	Found Mag. Nail	Centerline
Found Monument w/ 1" Iron Pin	Found Railroad Spike	
	Found "X" Cut	

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This survey was prepared for the purpose of this real estate transaction only and no further parties other than those certified above shall rely on it for any other purpose or transaction.

### Record Description

Parcel 1:  
Situating in the County of Lorain, State of Ohio and being known as part of Original Wellington Township Lot No. 34, being further bounded and described as follows:  
Beginning at the intersection of the centerlines of Fairgrounds Street (60 feet wide) and Medina-Norwalk Road (State Route 18, variable width);  
Thence, South 89 degrees 29' 45" West a distance of 150.81 feet along the centerline of said Medina-Norwalk Road, being the Northern line of Original Lot No. 34, to a point being the Northwest corner of land conveyed to Rodney O. Harrison et al, by deed recorded in Document No. 980560831 of Lorain County Recorder's Records on September 4, 1988, and being the Principal Place of Beginning;  
Thence, South 00 degrees 19' 17" East a distance of 277.60 feet along the Westerly line of said land conveyed to Rodney O. Harrison, et al, and a Westerly line of land conveyed to Constance C. Parks, Trustee by deed recorded in Document No. 990635750 of Lorain County Recorder's Records on August 17, 1999, to an iron pipe found set in concrete at a corner thereof;  
Thence, South 89 degrees 29' 45" West a distance of 187.29 feet along a Northern line of said land conveyed to Constance C. Parks, Trustee and the Westerly prolongation thereof, to an iron pin set;  
Thence, North 00 degrees 34' 12" East a distance of 277.59 feet to a point on the centerline of said Medina-Norwalk Road, being the Northern line of said Original Lot No. 34, said line passes through an iron pin set 45.00 feet Southerly therefrom;  
Thence, North 89 degrees 29' 45" East a distance of 188.49 feet along the centerline of said Medina-Norwalk Road, being the Northern line of said Original Lot No. 34, to the Principal Place of Beginning containing 1.1974 Acres as surveyed by Thomas A. Simon, Registered Professional Surveyor No. S-7775 in May, 2010. Basis of bearings is the centerline of Medina-Norwalk Road (North 89 degrees 29' 45" East). Iron pins set are 5/8" diameter, 30" long with plastic caps (T-Simon, S-7775).

Parcel 2:  
Situating in Township of Wellington, County of Lorain, and State of Ohio; and known as being a part of Original Lot 34 Wellington Township, bounded and described as follows:  
Beginning at a point in the centerline of Medina Norwalk Road and Northern Line of Original Lot No. 34, distance 280.00 feet westerly from the westerly corporation line of Wellington Village;  
1. Thence South 1 degree 09' West along the Westerly line of Gas Street a distance of 250.0 feet to a point and passing through an iron pin set 30 feet Southerly from the center line of Medina-Norwalk Road;  
2. Thence Westerly parallel to the centerline of Medina Norwalk Road to a point in the Easterly line of land conveyed to Floyd M. Shepard by deed dated April 4, 1947, and recorded in Vol. 413, Page 135 of Lorain County Record of Deeds;  
3. Thence Northernly along the Easterly line of land so conveyed to Floyd M. Shepard as aforesaid, a distance of 250.00 feet to the centerline of Medina Norwalk Road;  
4. Thence Easterly along the centerline of Medina Norwalk Road a distance of 120.81 feet to the place of beginning, containing within said boundaries 69/100 of an acre of land, be the same more or less, but subject to all legal highways.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by Old Republic National Title Insurance Company, Commitment No. 20-309, dated December 9, 2020.

## ALTA/NSPS Land Title Survey

### Brothers

NV5 Project No. 202004212, 001  
46767 OH-18, Wellington, OH 44090

based upon Title Commitment No. 20-309  
of Old Republic National Title Insurance Company  
bearing an effective date of December 9, 2020

### Surveyor's Certification

To: Old Republic National Title Insurance Company, Valley Chevrolet Inc. and Bock & Clark Corporation, an NV5 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, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on November 23, 2020.

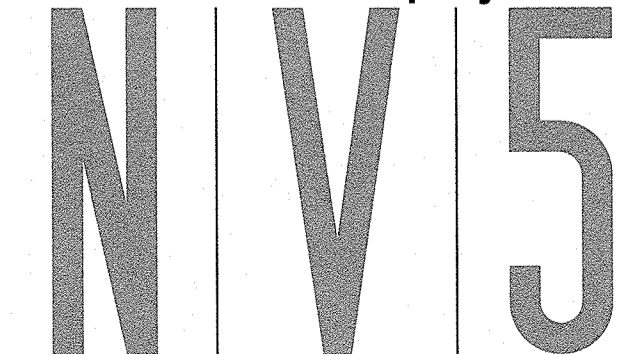
David J. Kuethe 4-15-21  
David J. Kuethe  
Registration No. 7911  
in the State of Ohio  
Date of Survey: November 23, 2020  
Date of Last Revision: April 9, 2021



Network Project No. 202004212-001 CMP

Sheet 1 of 1

### Bock & Clark Corporation an NV5 Company

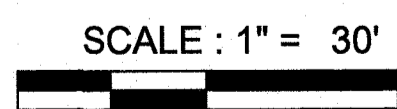
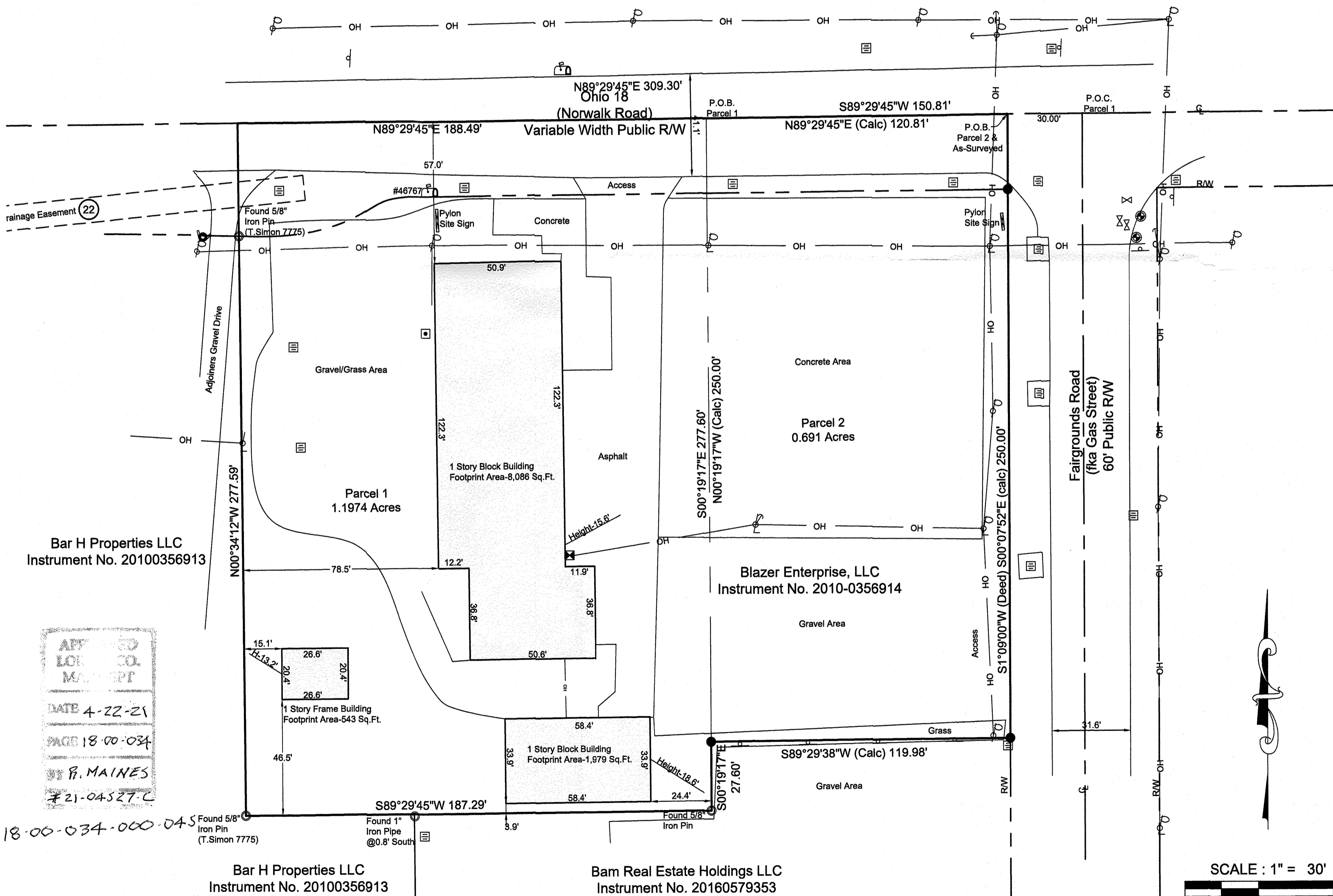


Transaction Services 1-800-SURVEYS (787-8397)  
3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Branch Job No.: 5202008387



### Flood Note

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community No. 390346, Map No. 3803030311D which bears an effective date of August 19, 2008 and is not in a Special Flood Hazard Area. As shown on the FEMA website (http://msc.fema.gov) by firmette created on December 17, 2020 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

### Project Revision Record

Date	Description	Date	Description
12/23/2020	Client Comments	XXXX/2020	XXXXXX
4/09/2021	Added As-Surveyed Description		
Field Work: GP	Drafted: ACL	Checked By: DJK	FB & PG:

### Significant Observations

A None Apparent

### Legal