

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.

As to Item 16 of Table A of the Survey Requirements, there is NO observed evidence of current earth moving work, building construction or building additions.

As to Item 17 of Table A of the Survey Requirements, there are NO known changes in street right of way lines or observed evidence of recent street or sidewalk construction or repairs.

The Property has no direct access to a public right of way. Subject Parcel is landlocked.

The property described hereon is the same as the property described in Title Insurance No. 220012ET dated June 22, 2022, at 7:59 am issued by Endeavor Title, LLC underwriters for Old Republic National Title Insurance Company and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

The boundary lines of the parcels collectively constituting the Premises are contiguous with each other and contain no gaps, gores or overlaps, as described in their most recent respective legal descriptions of record as provided to the undersigned.

There is no oil or gas well on the subject parcel according to the ODNR map found on the ODNR website, https://gis.ohiodnr.gov

BASIS OF BEARING

The basis of bearings for the premises surveyed is NAD83 (CORRS6) Ohio State Plane Coordinate System, North Zone (3401).

TOTAL LAND AREA

22.3876 ACRES (975,206 SQUARE FEET)

ENCROACHMENTS

E1 Adjoiner's Gravel Drive Over Subject Parcel's South Property Line As Shown.

FLOOD ZONE CERTIFICATION

I hereby certify that the Title Parcel shown hereon does not lie within a special flood hazard zone according to the National Flood Insurance Program as shown on the Flood Insurance Rate Map of Community Panel Number 39093C02330 dated August 19, 2008.

ZONING REGULATIONS

No zoning report was provided to the surveyor by the client or the insurer.

LEGAL DESCRIPTION

Situated in the Township of Eaton, County of Lorain, and State of Ohio, and known as being part of Original Eaton Township Lot No. 66 and bounded and described as follows: Beginning at the Northwest corner of said Original Lot No. 66, thence Easterly along the Northern line of said Original Lot No. 66 to the Northwest corner of the second parcel of land described in the Deed to Grace A. Strong and Merrill E. Strong dated November 5, 1928, and recorded in Volume 240, Page 233 of Lorain County Deed Records; thence Southerly along the Westerly line of said land so conveyed to Grace A. Strong and Merrill E. Strong as aforesaid to the Northern line of land conveyed to Arthur W. Odag and Mary J. Odag by deed dated November 13, 1930, and recorded in Volume 254, Page 331 of Lorain County Deed Records; thence Westerly along the Northern line of land so conveyed to Arthur W. Odag and Mary J. Odag as aforesaid and along the Northern line of land conveyed to Michael Haggerty and Delia Haggerty by deed dated September 2, 1927, and recorded in Volume 232, Page 259 of Lorain County Deed Records to the Westerly line of said Original Lot No. 66; thence Northerly along the Westerly line of said Original Lot No. 66 to the place of beginning, and containing about 20 acres of land, be the same more or less, but subject to all legal highways.

SURVEYOR'S LEGAL DESCRIPTION

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

Beginning in the centerline of Giles Road (80 Feet Wide) at the intersection with the West line of Original Lot No. 67, being North 75°23'19" West, a distance of 1100.41 feet from a 1" iron pin with a disk in a monument box at an angle point of said Giles Road;

Thence South 00°19'36" East, along the West line of said Original Lot No. 67, a distance of 1104.75 feet to a 1" iron pipe at the Southwest corner thereof, being the Northwest corner of Original Lot No. 66 and the Southwest corner of lands conveyed to Lawrence and Gloria Taylor by deed recorded in Instrument No. 1991-0122025 of Lorain County Records and the principal place of beginning for the lands hereinafter described;

Course 1 Thence South 89°51'55" East, along the North line of said Original Lot No. 66, a distance of 883.61 feet to the Northwest corner of lands conveyed to CME Properties Co. by deed recorded in Instrument No. 1989-0076015 of Lorain County Records, being witnessed by a 1" iron pin found bent, 2.21' North and 1.81' West;

Course 2 Thence South 00°06'29" West, along the West line of said CME Properties Co. lands, a distance of 1420.93 feet to an iron pin set at the Southwest corner thereof and in the North line of lands conveyed to lands conveyed to Joan E. Wrights by deed recorded in Instrument No. 2022-0882817 of Lorain County Records;

Course 3 Thence North 89°02'12" West, along the North line of said Wrights lands, passing a 1" pipe at a distance of 141.58 feet, and continuing along lands conveyed to James and Kimberly Tweardy by deed recorded in Volume 200, Page 573 of Lorain County Records, a total distance of 893.93 feet to a 1" pipe found at the Northwest corner thereof and the West line of said Original Lot No. 66;

Course 4 Thence North 0°31'28" East, along the West line of said Original Lot No. 66 and East line of lands conveyed to Shadowbox Properties LLC by deed recorded in Instrument No. 2019-0707744 of Lorain County Records, passing a 5/8" iron pin capped 'Neff-8622' at a distance of 129.06 feet, a total distance of 1410.93 feet to the principal place of beginning and containing 22.3901 Acres (975,314 Square Feet) of land, according to a survey made by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff & Associates, Dated in July 2022.

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

SCHEDULE B, SECTION II

This survey coordinated with a title commitment for an ALTA Owner's Policy of Title Insurance No. 220012ET dated June 22, 2022 at 7:59 am issued by Endeavor Title, LLC underwriters for Old Republic National Title Insurance Company.

10. Anything to the contrary notwithstanding this policy shall not be construed to guarantee or insure the total quantity of land or acreage as described in Schedule "A" above.
Not a Survey Matter

11. Oil and Gas Lease by and between Robert E. Taylor and Lodema L. Taylor and Pioneer Resources, filed July 31, 1978, as recorded in Lease Volume 100, Page 443, of Lorain County Records, appears certain conditions which affect insured premises. Lease Volume 100, Page 443.
Unable to determine the effects of the above deed easement due to lack of descriptive detail to accurately locate the easement.

12. Note: Property does not have frontage on a dedicated Street or Road.
Affects Title Parcel - Nothing to Plot.

SURVEY CERTIFICATION

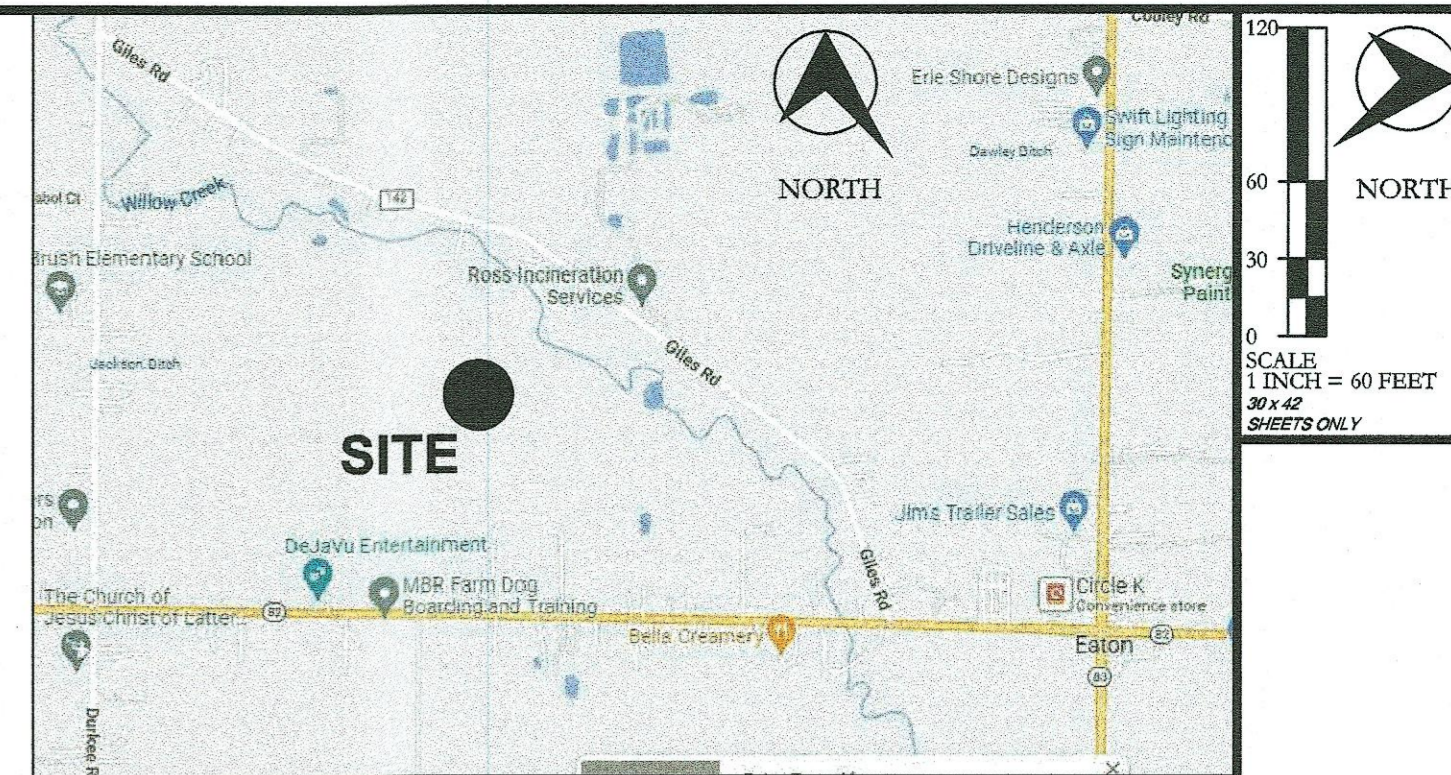
Shadowbox Properties, LLC
Endeavor Title Agency, LLC Title Insurance Company
Old Republic National Title Insurance Company

This is to certify that this map or plot and the survey on which it was based were made in accordance with the 2021 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), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.
The field work was completed on July 12, 2022.

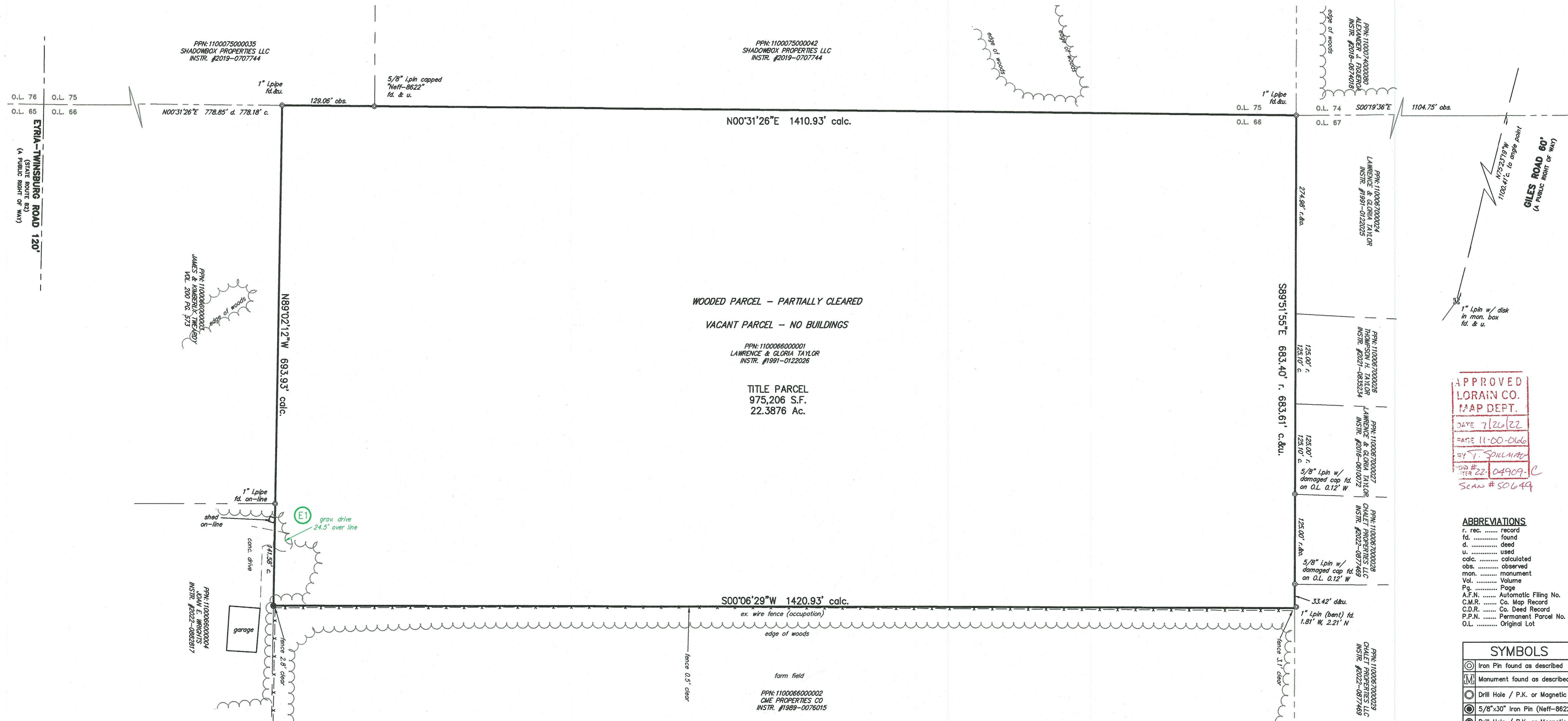
Steven J. Metcalf
Registered Surveyor No. 8622-Ohio



07-14-22
Date



VICINITY MAP
NOT TO SCALE



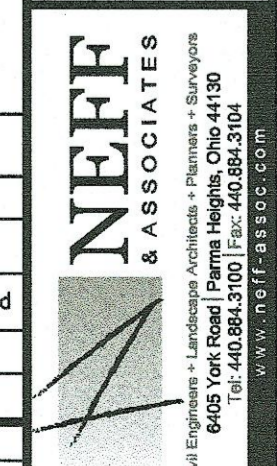
APPROVED
LORAIN CO.
MAP DEPT.
DATE 7/26/22
BY T. SOULIER
JOB # 22-04909-1C
SCAN # 50649

ABBREVIATIONS table with columns for symbol and description.

SYMBOLS table with columns for symbol and description.

Revision table with columns for REV NO, DATE, DESCRIPTION, DRAWN BY, CHECKED BY, JOB NO.

SHADOWBOX PROPERTIES, LLC - REAR LANDS OF 38947 GILES ROAD
ALTA/NSPS LAND TITLE SURVEY
TOWNSHIP OF EATON, COUNTY OF LORAIN, STATE OF OHIO



SHEET NO.
1 OF 1