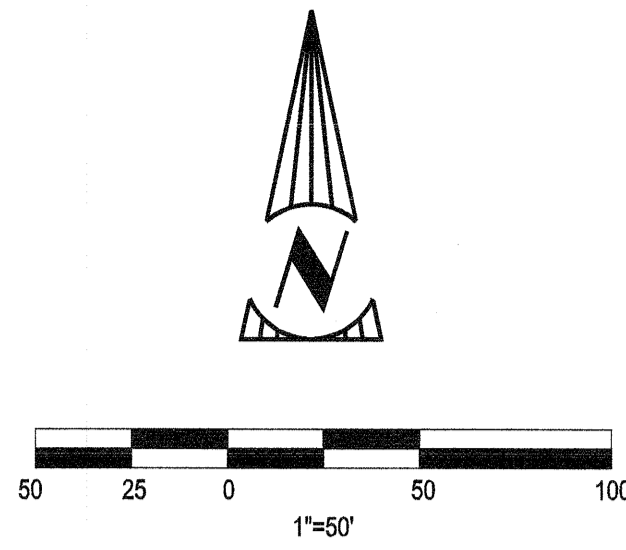


PARCEL LOT SPLIT

SITUATED IN THE STATE OHIO, COUNTY OF LORAIN, AND BEING PART OF ELYRIA TOWNSHIP LOT NUMBERS 67, 68, 69 WEST OF BLACK RIVER: FOR PIVOT GP HOLDING LLC



LEGEND

- Iron Pin Found
- Iron Pin Set
- ⊙ Iron Pipe Found
- ⊙ Mag Nail Set
- Existing Property Line
- Lot Split Line
- Existing Lot Line
- - - Existing Subdivision Lot Line
- - - RW - Existing Right of Way Line

DESCRIPTION:

PARCEL A 2.641 ACRE DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF LORAIN, CITY OF ELYRIA, AND BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NUMBERS 68 AND 69 WEST OF BLACK RIVER, AS CONVEYED TO FARAI MVERE BY INSTRUMENT NUMBER 2016-0575836 OF THE LORAIN COUNTY RECORDS, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 23 OF THE ELY AND BOYNTONS 1ST ADDITION PLAT AS RECORDED IN PLAT VOL 4, PAGE 44, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF BOND STREET (66 FEET WIDE) AND ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF JEFFERSON STREET (66 FEET WIDE), SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF BOND STREET (66 FEET WIDE), NORTH 89°42'05" EAST A DISTANCE OF 333.12 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY OF MADISON STREET (60 FEET WIDE);

THENCE CONTINUING ALONG SAID WESTERLY LINE OF MADISON STREET (60 FEET), SOUTH 01°13'33" WEST A DISTANCE OF 345.47 FEET, TO AN IRON PIN SET;

THENCE LEAVING SAID WESTERLY LINE OF MADISON STREET (60 FEET) AND CONTINUING ACROSS SAID ORIGINAL ELYRIA TOWNSHIP LOT NUMBER 68 WEST OF BLACK RIVER, SOUTH 89°42'05" WEST A DISTANCE OF 333.12 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT-OF-WAY OF JEFFERSON AVENUE (66 FEET WIDE);

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF JEFFERSON AVENUE (66 FEET WIDE), NORTH 01°13'33" EAST A DISTANCE OF 345.47 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 2.6410 ACRES, OF WHICH 1.9822 ACRES ARE IN SAID ORIGINAL ELYRIA TOWNSHIP LOT NUMBER 69, AND 0.6588 ACRES ARE IN SAID ORIGINAL ELYRIA TOWNSHIP LOT NUMBER 68, WEST OF BLACK RIVER, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAY, EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD.

ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH PLASTIC CAPS STAMPED "MANNIK SMITH GROUP".

BEARINGS CONTAINED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011 NSRS ADJUSTMENT). THIS DESCRIPTION WAS PREPARED BY THE MANNIK & SMITH GROUP AND IS BASED ON AN ACTUAL FIELD SURVEY IN JANUARY, 2024.

PARCEL B 2.7059 ACRE DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF LORAIN, CITY OF ELYRIA, AND BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT NUMBERS 67 AND 68 WEST OF BLACK RIVER, AS CONVEYED TO FARAI MVERE BY INSTRUMENT NUMBER 2016-0575836 OF THE LORAIN COUNTY RECORDS, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" BENT IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 1 OF THE ELY AND BOYNTONS 1ST ADDITION PLAT AS RECORDED IN PLAT VOL 4, PAGE 44, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF FOSTER AVENUE (66 FEET WIDE) AND ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF JEFFERSON STREET (66 FEET WIDE), SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY OF JEFFERSON STREET (66 FEET WIDE), NORTH 01°13'33" EAST A DISTANCE OF 353.84 FEET TO AN IRON PIN SET ON SAID EASTERLY RIGHT-OF-WAY OF JEFFERSON STREET (66 FEET WIDE);

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF JEFFERSON STREET (66 FEET WIDE) AND CONTINUING ACROSS SAID ORIGINAL ELYRIA TOWNSHIP LOT NUMBER 68 WEST OF BLACK RIVER, NORTH 89°42'05" EAST A DISTANCE OF 333.12 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY OF MADISON STREET (60 FEET WIDE);

THENCE CONTINUING ALONG SAID WESTERLY LINE OF MADISON STREET (60 FEET), SOUTH 01°13'33" WEST A DISTANCE OF 354.09 FEET, TO A 2" SOLID SMOOTH IRON PIPE FOUND ON SAID NORTHERLY RIGHT-OF-WAY OF FOSTER AVENUE (66 FEET WIDE);

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY OF FOSTER AVENUE (66 FEET WIDE), SOUTH 89°44'35" WEST A DISTANCE OF 333.11 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 2.7059 ACRES, OF WHICH 1.1765 ACRES ARE IN SAID ORIGINAL ELYRIA TOWNSHIP LOT NUMBER 68, AND 1.5294 ACRES ARE IN SAID ORIGINAL ELYRIA TOWNSHIP LOT NUMBER 67, WEST OF BLACK RIVER, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAY, EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD.

ALL IRON PINS SET ARE 5/8" X 30" LONG REBAR WITH PLASTIC CAPS STAMPED "MANNIK SMITH GROUP".

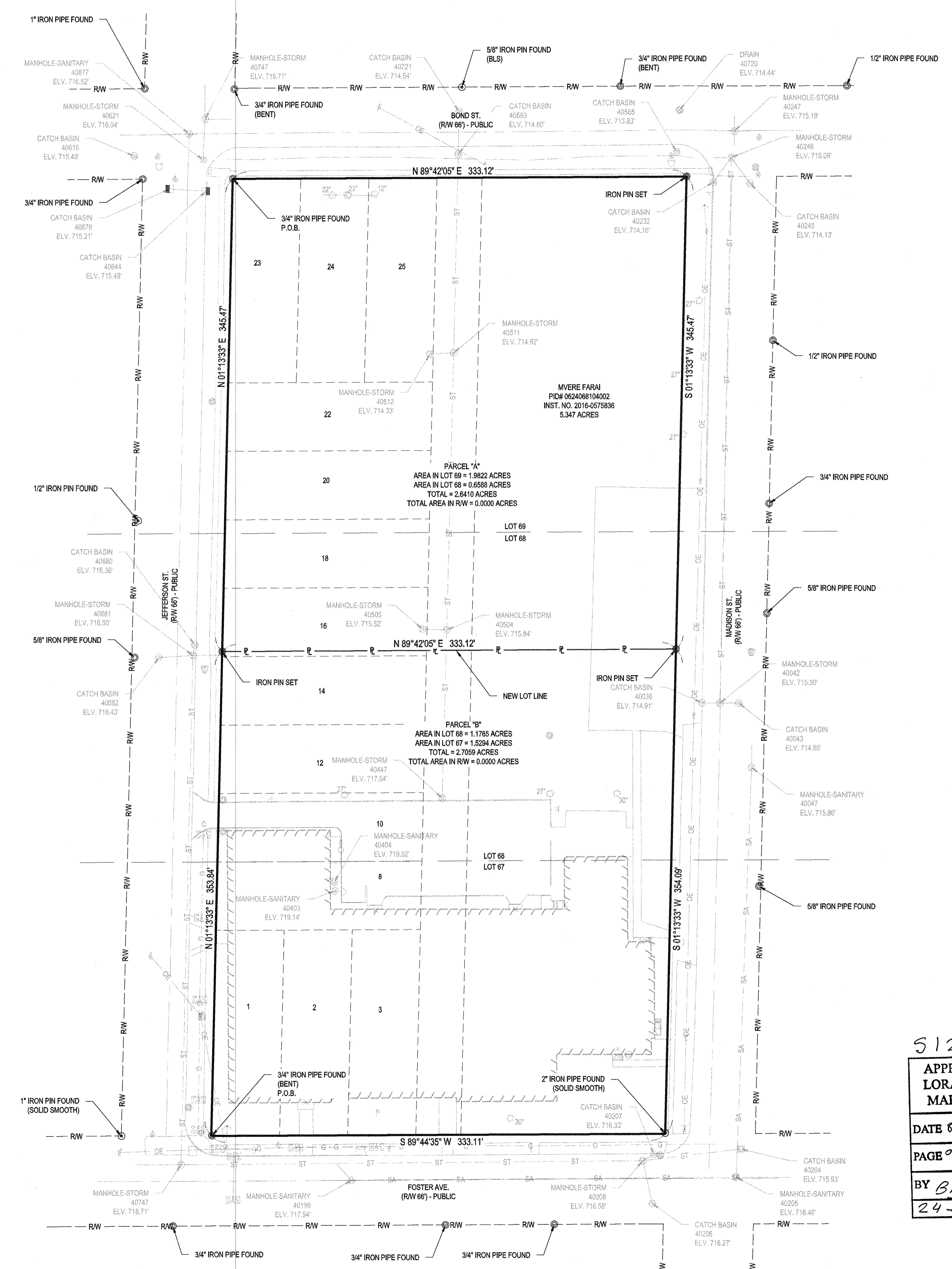
BEARINGS CONTAINED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011 NSRS ADJUSTMENT). THIS DESCRIPTION WAS PREPARED BY THE MANNIK & SMITH GROUP AND IS BASED ON AN ACTUAL FIELD SURVEY IN JANUARY, 2024.

SURVEY REFERENCES:

1. BASED ON RECORDED PLATS FROM LORAIN COUNTY, OHIO RECORDS.
2. BASED ON RECORDED DEED DESCRIPTIONS FROM THE LORAIN COUNTY, OHIO RECORDS.
3. BASED ON DOCUMENTS PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 115140.018, EFFECTIVE DATE: JANUARY 15, 2024 AT 7:29 AM

COORDINATE SYSTEM/BASIS OF BEARING:

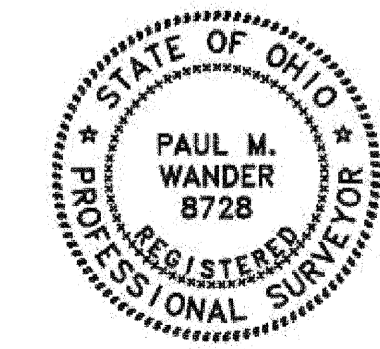
OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE (3401) OBTAINED USING GPS EQUIPMENT AND THE OHIO REAL TIME NETWORK (ORTN). BEARINGS ARE THE EXPRESS PURPOSE OF SHOWING ANGULAR MEASUREMENT ONLY.



SURVEY NOTE:
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.


SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY SHOWN WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE PURSUANT TO THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. THE FIELD WORK WAS COMPLETED IN JANUARY OF 2024.

PAUL M. WANDER, P.S.
LICENSED PROFESSIONAL SURVEYOR
OHIO LICENSE NO. 8728
DATE: 8/21/2024



51256
APPROVED
LORAIN CO
MAP DEPT
DATE 8/22/2024
PAGE 004069
BY BB
24-04891

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|--|------------|--------------|------------|------------------|-----|-----------------|---|
| NO. | 1 | DATE | 08/21/2024 | BY | PW | DESCRIPTION | ADDED ACRES FOR EACH ORIGINAL LOT (PER COUNTY RECORD) |
| PROJECT NO. | 240101 | PROJECT DATE | 05/16/2024 | DRAWN BY | WJA | TECHNICAL SKILL | |
| CHECKED BY | TJ | | | | | CREATIVE SPIRIT | |
|  | | | | | | | |
| PREPARED FOR: | PIVOTAL | | | WEST CHESTER, OH | | | |
| FOSTER SENIOR LOFTS | ELYRIA, OH | | | PARCEL LOT SPLIT | | | |
| 1 | | | | 1 | | | |