

Record Legal Description

Situated in the City of Lorain, County of Lorain, and State of Ohio, and being part of Original Sheffield Township Lot No. 98, bounded and described as follows:

Beginning at a point where the Easterly line of Toledo Avenue, 60 feet wide, meets the Southerly line of Twenty-Eighth Street, 80 feet wide

Extending from said beginning point, North 88 deg. 50' East along said Southerly line of Twenty-Eighth Street, the distance of 560.40 feet to a point in the Southwesterly line of land of the Baltimore and Ohio Railroad Company;

Thence South 32 deg. 19' East by said land of The Baltimore and Ohio Railroad Company, the distance of 146.10 feet, more or less, to the point of meeting with the Northerly line of Twenty-Ninth Street, 50 feet wide;

Thence South 88 deg. 50' West along said Northerly line of Twenty-Ninth Street, the distance of 639.80 feet to the point of meeting with said Easterly line of Toledo Avenue;

And thence North 0 deg. 39' East along said Easterly line of Toledo Avenue, the distance of 125.60 feet to the place of beginning.

Containing 75,012.50 square feet, more or less, subject to all legal highways. Said parcel being about 1.72 acres of land.

For Informational Purposes Only:
PPN: 0300098108001

The above described property is the same property described in Chicago Title Insurance Company, Commitment No. 38250076, dated February 14, 2025.

Encroachment Statement

Building extends beyond the property line by approximately 0.3' and 0.4', as shown hereon.

Utility Notes

The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

Flood Note

Said described property is located within an area having a Zone Designation X Unshaded by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 39093C0108E, with a date of identification of March 9, 2021, for Community No. 390351, in Lorain County, State of Ohio, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

Notes Corresponding to Schedule B

Easement and right of way to The Ohio Public Service Company, of record in Deed Volume 307, Page 458, Recorder's Office, Lorain County, Ohio.
PERTAINS TO THE SURVEYED PROPERTY - BLANKET IN NATURE

Zoning

At the time of this survey, no zoning information had been provided to the surveyor pursuant to Table A Item 6.

Surveyor's Description

Situated in the City of Lorain, County of Lorain, and State of Ohio, being part of Original Sheffield Township Lot No. 98, bounded and described as follows:

COMMENCING at a 5/8" rebar found at the Northeast corner of Sublot 1, Black River Substation Subdivision No. 1, recorded as Document No. 2016-0577568 of the Lorain County Records, said point also being in the South line of E. 29th Street (60' Public Right of Way) at its intersection with the West line of Canton Avenue (60' Public Right of Way);

Thence, along the West line of said Canton Avenue prolonged, North 00°38'30" East, a distance of 60.03' to a point in the North line of said E. 29th Street, said point also being South 88°50'00" West, 105.54' from the Southeast corner of the property described herein;

Thence, along the North line of said E. 29th Street, South 88°50'00" West a distance of 540.17' to a drill hole set in the East line of Toledo Avenue (60' Public Right of Way), said point being the POINT OF BEGINNING of the property described herein;

Thence, along the East line of said Toledo Avenue, North 00°38'00" East, a distance of 125.06' to a drill hole set in the South line of E. 28th Street (also known as State Route 57 - 80' Public Right of Way);

Thence, along the South line of said E. 28th Street (S.R. 57), North 88°50'00" East, a distance of 562.41' to a 5/8" rebar found in the West line of B&O Railroad CSX System right of way (Width Varies);

Thence, along the Southwesterly line of said B&O Railroad, South 33°35'00" East, a distance of 148.07' to a 5/8" rebar set stamped "Finke 8392", said point being the Northeast corner of Sheffield Land & Improvement Co.'s Property Subdivision No. 7, recorded as Plat Vol. 6, Pg. 13 of the Lorain County Records;

Thence, along the aforementioned North line of E. 29th Street, South 88°50'00" West, a distance of 645.71' to the POINT OF BEGINNING of herein described tract of land, containing 75,505 Square Feet (1.7334 Acres) of land, but subject to all legal easements and highways of record.

The meridian for all bearings shown hereon is the North line South Street (now known as E. 29th Street), known as being South 88°50'00" West, of record in Plat Vol. 6, Page 13 of the Lorain County Records.

This description is based on an on the ground survey performed by Timothy A. Finke in April, 2025. All set monuments are 5/8" diameter rebar, 30" long, with yellow plastic cap stamped "Finke 8392".

Legend of Symbols & Abbreviations

R/W	- Right-of-Way
℄	- Centerline
P.O.B.	- Place/Point of Beginning
P.O.C.	- Place/Point of Commencement
△	- Encroachment Item
⊗	- Schedule B-Section II Item
Calc.	- Calculated
Msd.	- Measured
Dd.	- Deed
▲	- Monumentation Found as Noted
○	- 5/8" Iron Pin w/Cap Set
△	- Stamped "FINKE 8392"
△	- MAG Nail Set
⊙	- Manhole
⊙	- Curb Inlet Basin w/ Grate
⊙	- Catch Basin
⊙	- Cleanout
⊙	- Sanitary Manhole
⊙	- Fire Hydrant
⊙	- Water Valve
⊙	- Water Meter
⊙	- Water Manhole
⊙	- Gas Meter
⊙	- Gas Valve
⊙	- Electric Meter
⊙	- Electric Transformer
⊙	- Utility Pedestal
⊙	- Utility Vault
⊙	- Underground Utility Marker
⊙	- Bollard Post
⊙	- Handicap Space
⊙	- Sign
⊙	- Mail Box
⊙	- Utility Pole
⊙	- Traffic Pole
⊙	- Traffic Control Box
⊙	- Flag Pole
⊙	- Light Pole
⊙	- Guy Wire
⊙	- Chain Link Fence
⊙	- Overhead Utilities
⊙	- Concrete Area
⊙	- No Parking Area
⊙	- Building Area

Miscellaneous Notes

1. Dimensions on this plat are expressed in feet and decimal parts thereof, unless otherwise noted.

2. The meridian for all bearings shown hereon is the South line of East 28th Street, known as being North 88°50'00" East, per Inst. No. 2022-0881392 and Plat Volume 6, Page 13 of Lorain County Records.

3. There are 17 regular parking spaces and 02 handicapped parking spaces for a total of 19 parking spaces on the subject property. There are 20 regular parking spaces located within the public right of way of E. 29th St that are utilized by the subject property.

4. At the time of this ALTA Survey there was no observable evidence of earth moving work, building construction or building additions within recent months.

5. At the time of this ALTA Survey there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.

6. At the time of this survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

7. The subject property has direct vehicular and pedestrian access to Toledo Avenue and East 29th Street, being a dedicated public rights-of-way. The subject property also has direct pedestrian access to East 28th Street, a public right-of-way.

8. To the best of the surveyor's knowledge, the subject property shows no evidence of being used as a cemetery, gravesite, or burial ground.

9. All above ground utilities are shown from visual evidence only.

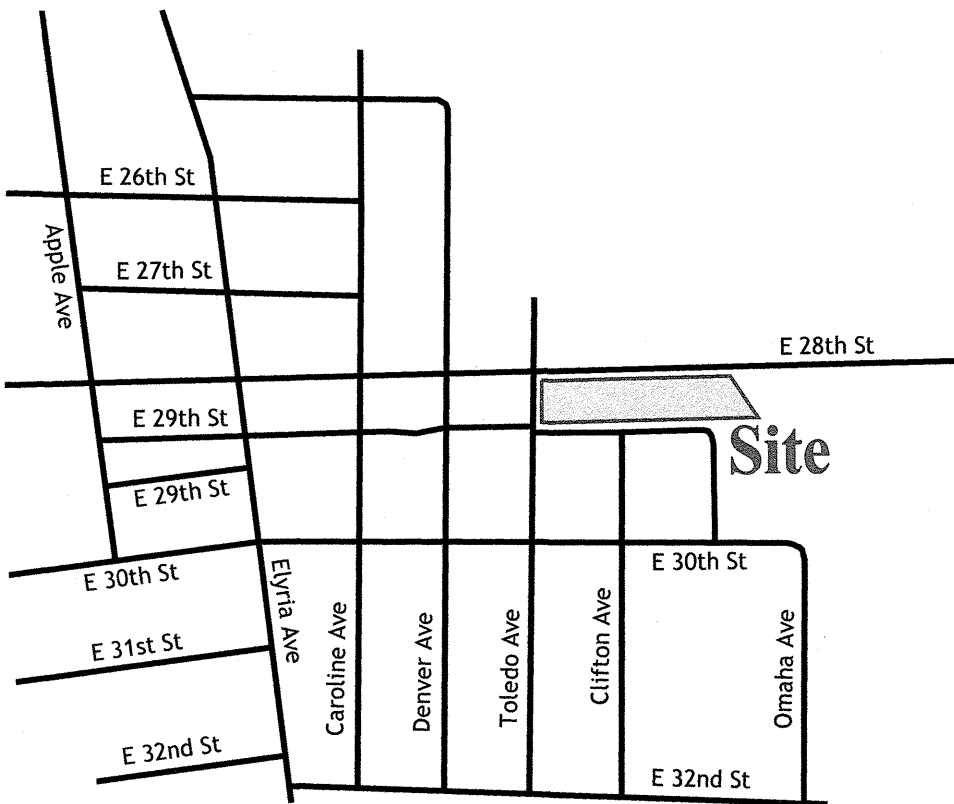
10. The posted address on site is 2803 Toledo Avenue.

11. The property described hereon is the same as the property described in Chicago Title Insurance Company, Commitment No. 38250076, dated February 14, 2025 at 7:59 AM 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.

12. There are no offsite easements or servitudes benefiting the subject property, as disclosed by Chicago Title Insurance Company, Title Commitment No. 38250076, bearing an effective date of February 14, 2025.

13. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures, or other improvements located on the Property, and no encroachments onto the Property by buildings, structures or other improvements situated on adjoining premises except as follows: Building extends beyond the property line by approximately 0.3' and 0.4', as shown hereon.

14. The surveyed property forms a mathematically-closed perimeter without any gaps, gores, hiatus or overlaps.

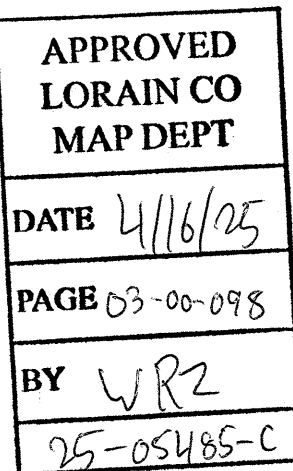
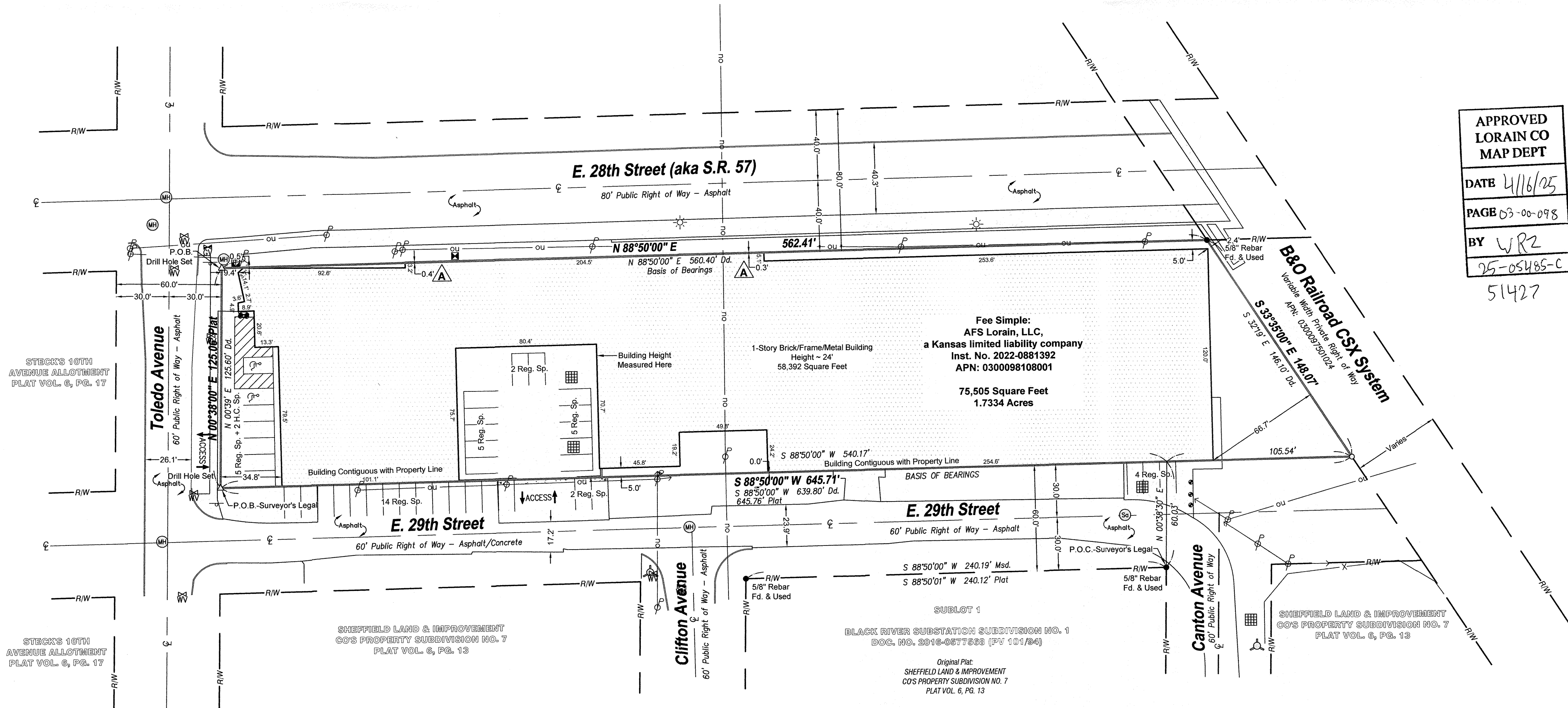


Vicinity Map

SURVEYED BY:



3786 Woodglen Avenue, Norfoll, OH 44203
www.AvalonLandSurveying.com
Info@AvalonLandSurveying.com
Phone: (330) 620-3197



51427

ALTA/NSPS Land Title Survey

for Extra Space Storage - Lorain

Project #25-05445-Site #005
2803 Toledo Ave
LORAIN, OH 44055
County of Lorain

Surveyor Certification:

To: Chicago Title Insurance Company; and CREtelligent, Inc.;

This is to certify that this map or plat and the survey on which it is 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, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on March 4, 2025.

Timothy A. Finke
Ohio Professional Surveyor No. 8392

Date of Plat or Map: March 13, 2025
Date of last revision: April 16, 2025



ALS Job #: 2739
Sheet 1 of 1

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CREtelligent
EMAIL: support@cretelligent.com
PHONE: (866) 941-6813
2717 S. Arlington Road, Suite C, Akron, OH 44312

CREtelligent (866) 941-6813