

ITEMS CORRESPONDING TO SCHEDULE B-II

- 10 Restrictive Covenant made by Aksharvinay LLC, recorded June 15, 2023 as Instrument No. 2023-0919198 of Lorain County Records. **(THE ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS)**
- 11 Easement for Highway Purposes from Lincoln National Life Insurance Company, a corporation to The State of Ohio recorded January 6, 1955 as Volume 901, Page 18 of Lorain County Records. **(EASEMENT LIES ON THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN)**
- 12 Easement from Eva Kolbe Estate to Ohio Edison Company, an Ohio Corporation recorded March 6, 1956 as Volume 656, Page 434 of Lorain County Records. **(THE ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS)**
- 13 Agreement for Channel Change by and between Elfrieda Darch Adler, Adelaide Prescott and Harold A. and The Department of Highways, State of Ohio recorded September 8, 1955 as Volume 639, Page 481 of Lorain County Records. **(AREA DESCRIBED LIES TO THE SOUTHWEST OF THE SURVEYED PROPERTY)**
- 14 Easement for Highway Purposes from Elfrieda Darch Adler, Adelaide Prescott and Harold A. Kolbe, Trustees under the Will of Eva Kolbe to The State of Ohio recorded September 8, 1955 as Volume 639, Page 229 of Lorain County Records. **(EASEMENT LIES ON THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN)**
- 15 Right of Way from Eva Kolbe, Elfrieda K. Darch, Fred A. Darch, Harold A. Kolbe, Adelaide K. Kolbe to Ohio Public Service Company recorded January 12, 1931 as Volume 12, Page 407 of Lorain County Records. **(THE ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS)**

The above described items are based on Schedule B-2 of First American Title Insurance Company, Commitment No. 8111-6590999, dated August 29, 2025.

MISCELLANEOUS NOTES

- MN#1 Dimensions on this plat are expressed in feet and decimal parts thereof, unless otherwise noted.
- MN#2 There are 16 regular parking spaces and 3 handicapped parking spaces for a total of 19 parking spaces on the surveyed property.
- MN#3 At the time of this survey there was no observable evidence of earth moving work, building construction or building additions within recent months.
- MN#4 At the time of this 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.
- MN#5 The surveyed property has direct access to West Erie Ave & Kolbe Road, both being a public rights of way.
- MN#6 The posted address on site is 5375, 5377, 5379 W Erie Ave, Lorain, OH 44053.
- MN#7 To the best of the surveyor's knowledge, the surveyed property shows no evidence of being used as a cemetery, gravesite, or burial ground.
- MN#8 No certain division or party walls with respect to adjoining properties have been observed during the process of conducting fieldwork, or designated by the client.
- MN#9 The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (FIPS Zone 3401), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID18, with a combined scale factor of 1.00006328913424. A GNSS Real Time Kinematic Network survey was used to establish a bearing of North 02°05'52" West for the easterly line of the surveyed property, and a Northing of 646,271.91 and Easting of 2,041,241.99 (U.S. Survey Feet) for the 1-inch iron pipe found at the southeast corner of the surveyed property.
- MN#10 An as-measured legal description has been prepared for this survey to reflect the field measurements and to meet county requirements for the property transfer.

FLOOD NOTE

By graphic plotting only, this property is in Zone X-Unshaded (Area of Minimal Flood Hazard) of the Flood Insurance Rate Map, Community No. 390351, Map Number 39093C0103E which bears an effective date of March 9, 2021 and is not in a special flood hazard area, as shown on the FEMA website (<http://fims.fema.gov>) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

SIGNIFICANT OBSERVATIONS

- A A concrete apron appears to lie a maximum distance of 2.7 feet over the southerly line of the surveyed property.
- B Gravel appears to lie a maximum distance of 8.0 feet over the easterly line of the surveyed property.

ZONING INFORMATION

Zoning Jurisdiction: City of Lorain
Zoning Designation: "B-2" General Commercial district

Zoning information provided by a Zoning Letter by Evelisse Atkinson, Planning & Zoning Administrator, from the City of Lorain dated October 13, 2025

LEGAL

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

AS-MEASURED DESCRIPTION

Land situated in the City of Lorain, County of Lorain, State of Ohio and being a part of Original Lot No. 1, Tract No. 3 of the township of Black River, being the same as land described in deed to Aksharvinay, LLC, an Ohio limited liability company, in Instrument No. 2014-0512618, described as follows:

BEGINNING at a Monument Box found at the intersection of West Erie Avenue (a variable width public right-of-way, aka U.S. Route 6) with the centerline of Kolbe Road (a 60-foot-wide public right-of-way), being the TRUE POINT OF BEGINNING of the land being described;

THENCE North 53°00'57" East, along the centerline of said West Erie Avenue, a distance of 236.40 feet;

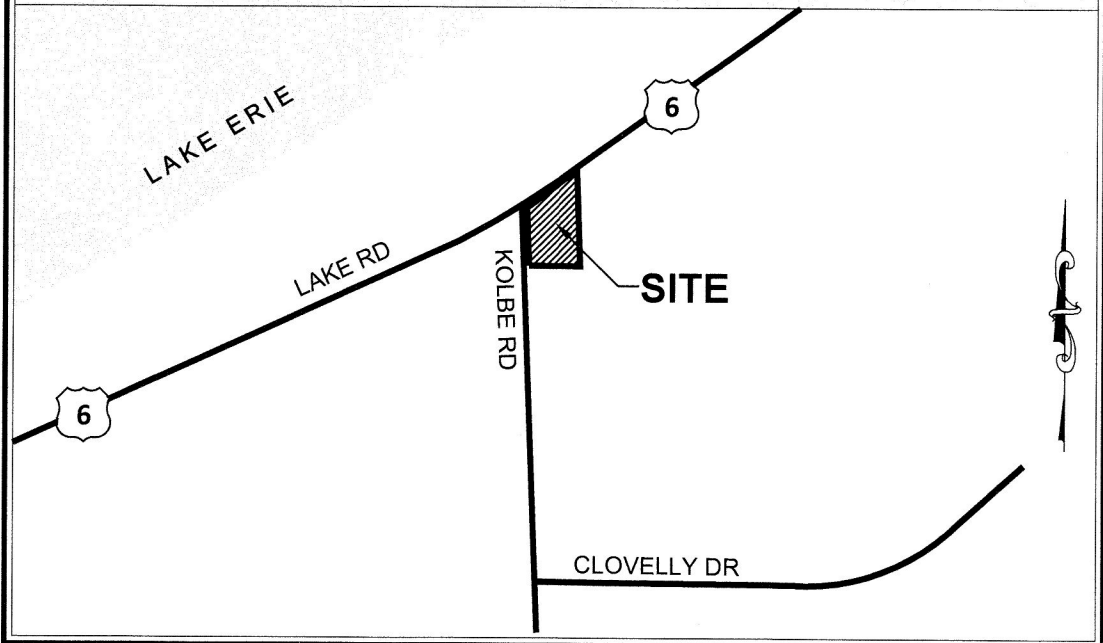
THENCE South 02°05'52" East, along the westerly line of land described in deed to Bates Real Estate 2 LLC in Instrument No. 20240029160, passing a 5/8" Iron Rod found at 83.25 feet, for a total distance of 359.14 feet, to a 1" Iron Pipe found;

THENCE North 89°20'01" West, along the northerly line of land described in deed to Lorene Udovich, Et al in Instrument No. 2017-0646932, passing a MAG Nail set at 164.11 feet, for a total distance of 194.14 feet;

THENCE North 02°05'52" West, along the centerline of said Kolbe Road, a distance of 214.57 feet, to a Monument Box found at the POINT OF BEGINNING and containing 1.277 acres or 55,625 square feet of land, more or less, of which 0.386 acres or 38,800 square feet lie within public right-of-way, but subject to all legal highways and easement of record as determined by a survey performed by Eric S. Jackson, Ohio Professional Surveyor No. 8668, for and on behalf of North Coast Geomatics in October of 2025.

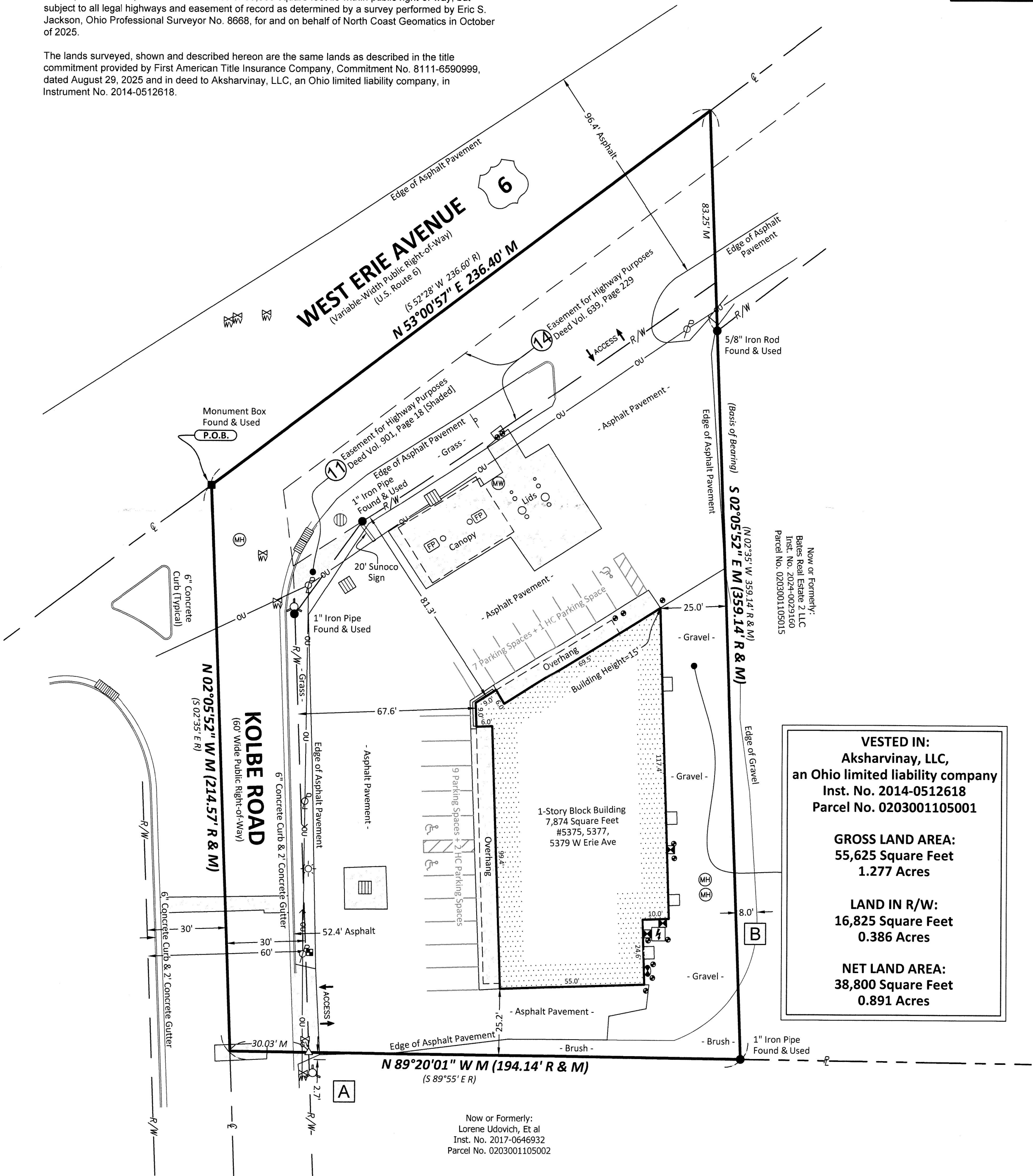
The lands surveyed, shown and described hereon are the same lands as described in the title commitment provided by First American Title Insurance Company, Commitment No. 8111-6590999, dated August 29, 2025 and in deed to Aksharvinay, LLC, an Ohio limited liability company, in Instrument No. 2014-0512618.

VICINITY MAP - NOT TO SCALE



LEGEND OF SYMBOLS & ABBREVIATIONS

- R/W - Right-of-Way
C - Adjainer Property Line
E - Centerline
P.O.B. - Point of Beginning
P.O.C. - Point of Commencement
A - Significant Observation
X - Schedule B Item
M - Measured
(R) - Record
● - Monument Box Found
● - Monument Found
△ - MAG Nail Set
■ - Communications Pedestal
E - Electric Meter
T - Electric Transformer
G - Gas Meter
V - Gas Valve
C - Catch Basin (Round)
S - Catch Basin (Square)
I - Curb Inlet
U - Utility Pole
L - Light Pole
U - Utility Pole w/Light
W - Guy Wire
F - Fire Hydrant
V - Water Valve
M - Unknown Manhole
M - Monitoring Well
B - Bollard
S - Sign
HC - HC Parking Space
OU - Overhead Utilities
W - Wall
C - Concrete Area
N - No Parking Area
B - Building Area
FP - Fuel Pump



VESTED IN:
Aksharvinay, LLC,
an Ohio limited liability company
Inst. No. 2014-0512618
Parcel No. 0203001105001

GROSS LAND AREA:
55,625 Square Feet
1.277 Acres

LAND IN R/W:
16,825 Square Feet
0.386 Acres

NET LAND AREA:
38,800 Square Feet
0.891 Acres

51595
APPROVED
LORAIN CO
MAP DEPT
DATE 11/17/25
PAGE 02-03-001
BY A.Corden
#25-09623-C

SCALE : 1" = 30'

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
10/10/2025	FIRST DRAFT	10/31/2025	COMMENTS
10/23/2025	NETWORK COMMENTS		
10/28/2025	ZONING & AS-MEASURED DESC		
FIELD WORK: ESJ		CHECKED BY: ESJ	
DRAFTED: LKC		FB & PG:	

RECORD DESCRIPTION

The Land referred to herein below is situated in the County of Lorain, State of Ohio, and is described as follows:

Situated in the Township of Black River, City of Lorain and State of Ohio:

And being part of Original Lot No. 1, Tract No. 3 of said Township, and more definitely described as follows: Beginning at the intersection of the center line of Lake Road and the center line of Kolbe Road; thence South 2 degrees 35' East in the center line of the Kolbe Road, a distance of 214.57 feet to a point, thence South 89 degrees 55' East, a distance of 194.14 feet to a point, said line passes through an iron pin found set 30.00 feet off the center line of Kolbe Road; thence North 2 degree 35' West, a distance of 359.14 feet to the center of Lake Road; thence South 52 degrees 28' West in the center of Lake Road, a distance of 236.60 feet to the place of beginning, containing within said bounds about 1.60 acres of land, be the same more or less, but subject to all legal highways.

The address and/or tax parcel numbers shown herein are provided solely for informational purposes without warranty as to accuracy or completeness.

Parcel No. 0203001105001
Commonly known as 5375 W. Erie Avenue, Lorain, OH 44053

The lands surveyed, shown and described hereon are the same lands as described in the title commitment provided by First American Title Insurance Company, Commitment No. 8111-6590999, dated August 29, 2025.

ALTA/NSPS LAND TITLE SURVEY

for
5375, 5377, 5379 West Erie Avenue
NV5 Project No. 202503918-001
5375, 5377, 5379 Erie Avenue, Lorain, OH 44053

Based upon Title Commitment No. 8111-6590999
of First American Title Insurance Company
bearing an effective date of August 29, 2025 @ 7:29 A.M.

Surveyor's Certification

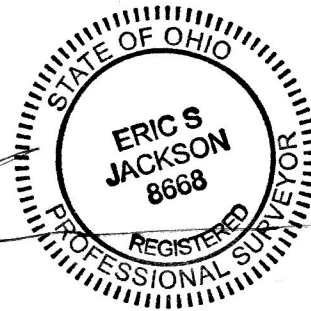
To: Shoreham Bank, its successors and/or assigns; Kingdom Title Solutions, LLC; First American Title Insurance Company; and Bock & Clark Corporation, an NV5 Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 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, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof.

The field work was completed on October 9, 2025.

Eric S. Jackson, PS
Ohio Professional Surveyor No. 8668
Date of Survey: October 10, 2025
Date of Last Revision: October 31, 2025
NV5 NSN Project No. 202503918-001 CMP

Date 11/10/2025



Survey Prepared By:
North Coast Geomatics
867 Sunridge Rd, Fairlawn, OH 44333
Phone: (330) 760-0613
Email: ejackson@northcoastgeo.com
NCG Project No. 3787

SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company

NV5

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