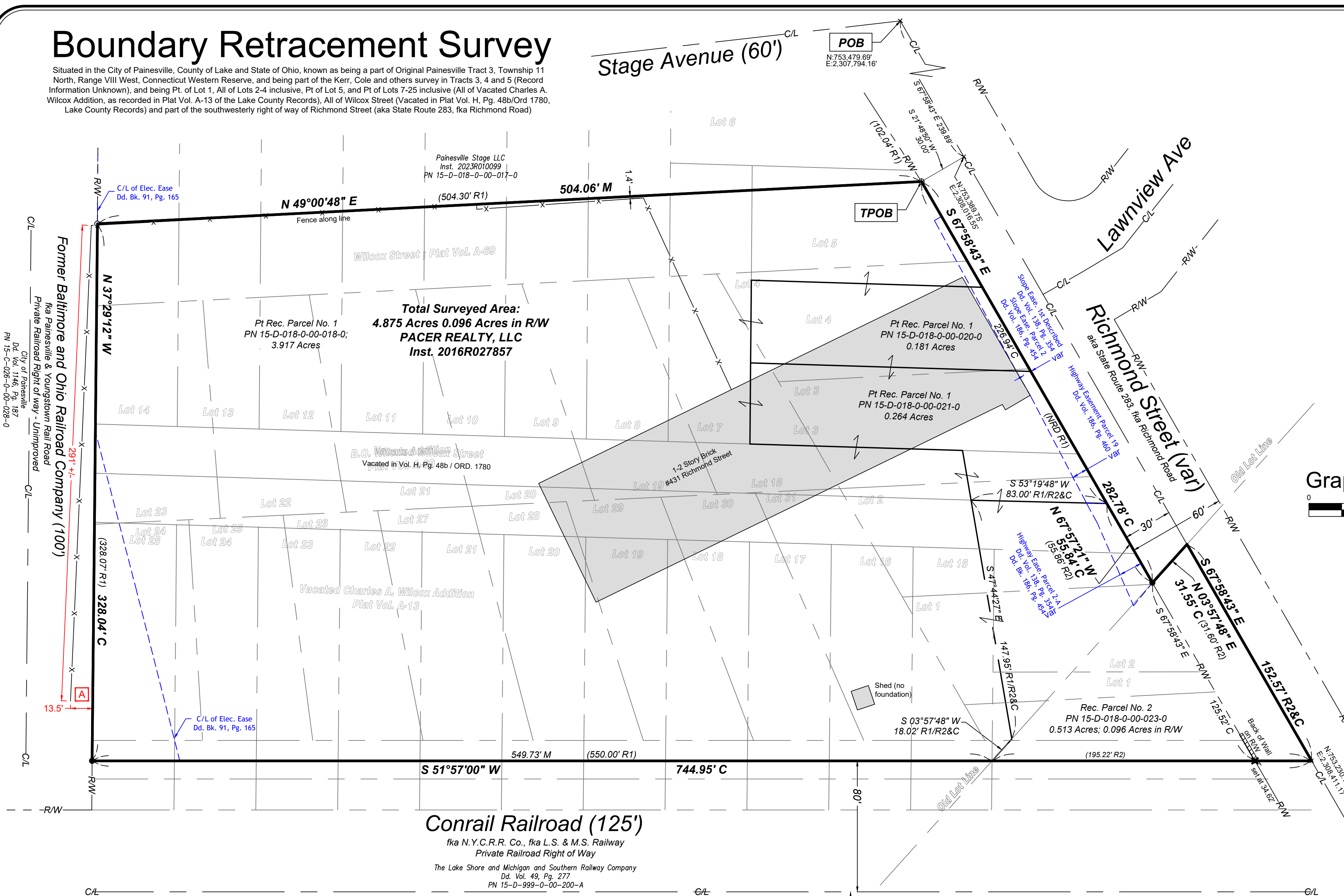


Boundary Retracement Survey

Situated in the City of Painesville, County of Lake and State of Ohio, known as being a part of Original Painesville Tract 3, Township 11 North, Range VIII West, Connecticut Western Reserve, and being part of the Kerr, Cole and others survey in Tracts 3, 4 and 5 (Record Information Unknown), and being Pt. of Lot 1, All of Lots 2-4 inclusive, Pt. of Lot 5, and Pt. of Lots 7-25 inclusive (All of Vacated Charles A. Wilcox Addition, as recorded in Plat Vol. A-13 of the Lake County Records), All of Wilcox Street (Vacated in Plat Vol. H, Pg. 48b Ord 1780, Lake County Records) and part of the westerly right of way of Richmond Street (aka State Route 283, fka Richmond Road)



Total Surveyed Area:
4.875 Acres 0.096 Acres in R/W
PACER REALTY, LLC
Inst. 2016R027857

General Notes

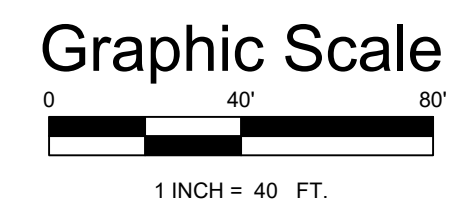
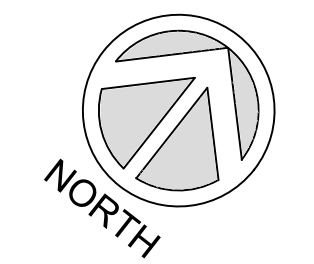
- T-01 The basis of bearings is the Ohio State Plane Coordinate System, North Zone (3401), NAD83 (CORS). As determined by a VRS & RTK GPS survey. Distances are shown in ground.
- T-02 Pertinent documents include plats and deeds as shown hereon, surveys on file at the County Map office, Railroad Valuation Maps, ODOT Right of way plans and county tax maps.
- T-03 Monuments found or set are in good condition and flush with the ground unless otherwise noted. All iron pins set are 5/8" wide x 30" long with a pink identification cap stamped "DEWITT S-8625".
- T-04 Title Commitment provided by Chicago Title Insurance Company, Title Commitment No. 2353620343-CCH2306079NM Site 11 with an effective date of 12/06/2023 at 6:59 AM was used for easement listing.

Acreage Table

Description	Auditor's Parcel No.	Acres	Ac. in Ex. R/W
Pt Rec. Parcel No. 1	PN 15-D-018-0-00-018-0	3.917	0.000
Pt Rec. Parcel No. 1	PN 15-D-018-0-00-020-0	0.181	0.000
Pt Rec. Parcel No. 1	PN 15-D-018-0-00-021-0	0.264	0.000
Rec. Parcel No. 2	PN 15-D-018-0-00-023-0	0.513	0.096
Totals		4.875	0.096

Symbol Legend

R/W	- Right of Way	○	- 5/8" Capped Rebar Fd. & Used "C&A"
PL	- Adjoiner Line	●	- 5/8" Rebar w/cap set "DEWITT S-8625"
CL	- Centerline	✕	- Drill Hole Set
A	- Potential Projection	▲	- Mag Nail Set
C	- Calculated	■	- Building Area
M	- Measured	▨	- Wall
R	- Record	▩	- Building Setback
R1/R2	- Parcel 1/Parcel 2	▬	- Easement Line
Surveyed (Record)	- Surveyed (Record)	—	- Boundary Line
POB	- Point of Beginning	—	- 6" Chain Link Fence
TPOB	- True Point of Beginning		



Boundary Retracement Survey

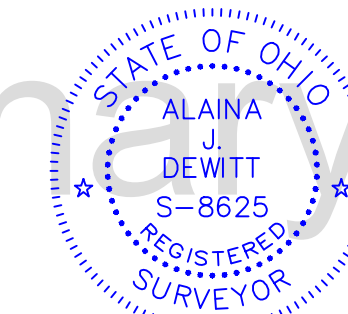
Trivista / 20232460, Site 11

Surveyor Certification
431 Richmond Street
Painesville, OH 44077
County of Lake

I certify that the parcel shown hereon has been surveyed by me or under my direct supervision in accordance with the Minimum Standards For Boundary Surveys, Ohio Administrative Code, Chapter 4733.37.

Alaina J. DeWitt
Alaina J. DeWitt, P.E.
Registered Professional Surveyor Number: S-8625
in the State of Ohio
Field Date: December, 2023
Date of Last Revision: February 12, 2024
Project Number: 20232460.011

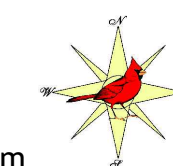
02.12.2024
Date



Survey Prepared By:

Cardinal Precision Surveying, LLC

2715 Virginia Ridge Road
Philo, OH 43771
(330) 603-0264
www.cardinalprecisionsurveying.com
adewitt@cardinalprecisionsurveying.com
CPS Site No. 24009 (23097)



Prepared For



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Due Diligence Management
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866.290.8121
www.amnational.net

Revisions

BY:	DATE:	COMMENT:
AJD	02.07.2024	FIRST DRAFT
AJD	02.12.2024	COUNTY COMMENTS

Potential Projection Statement

A Fence over southwesterly line by distances of 291' +/- and 13.5'