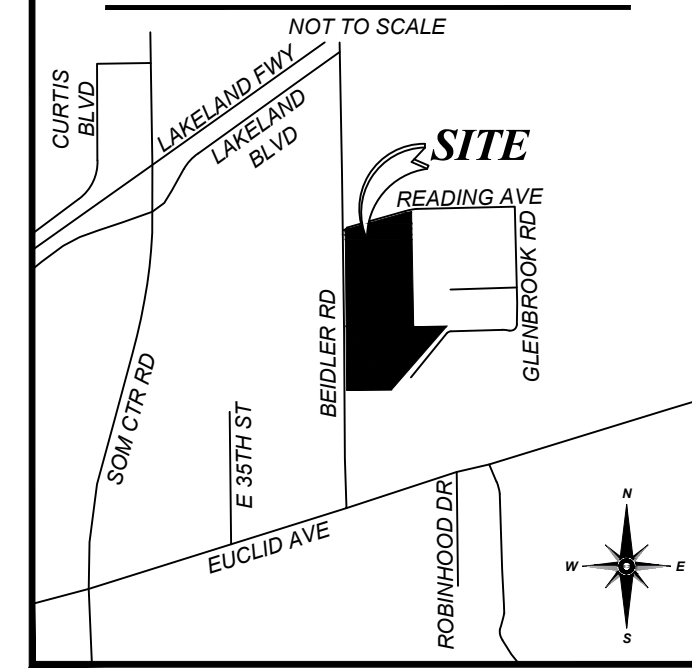


VICINITY MAP



# MAP OF BOUNDARY SURVEY

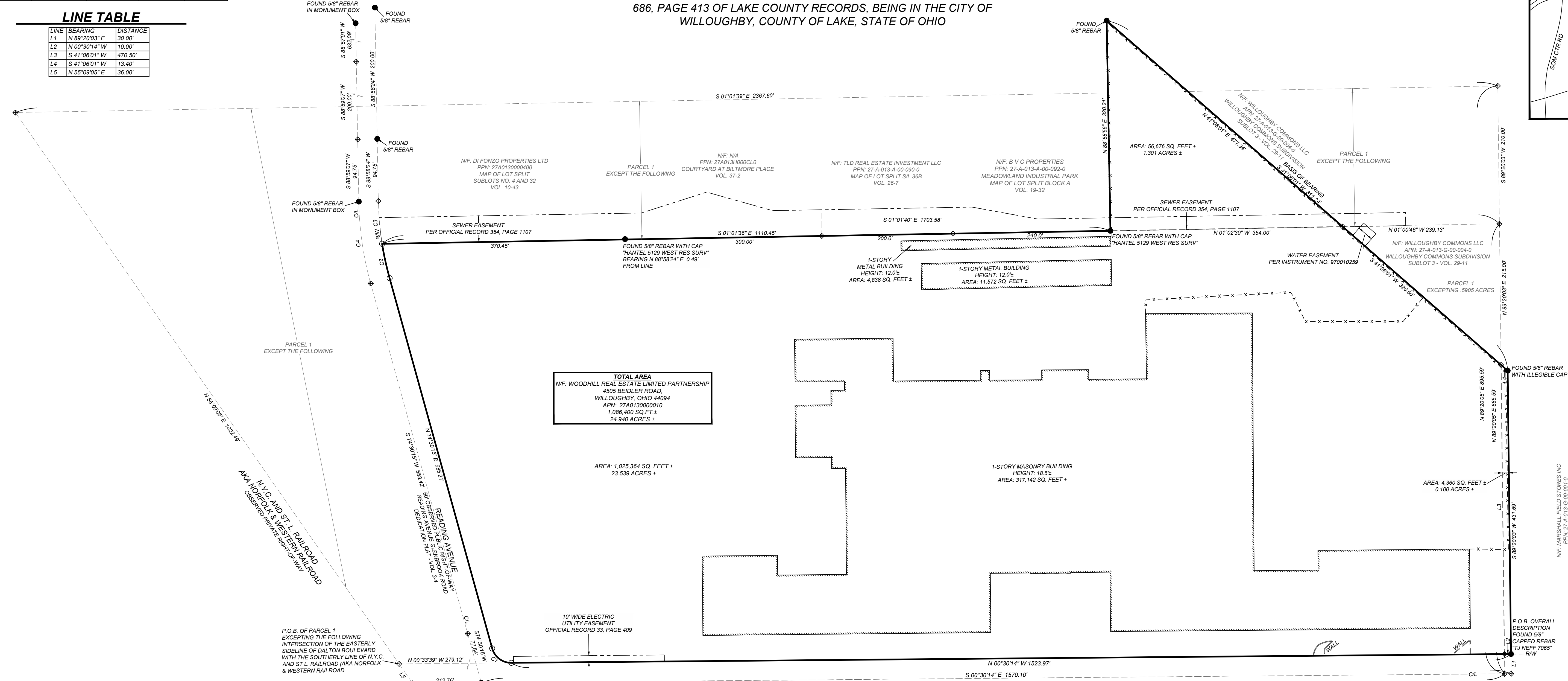
ALL THAT CERTAIN LANDS SITUATE IN PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 2, TRACT NO. 14, AND BEING A RESURVEY OF LANDS TO MARTIN M. AND ROSALYN KAUFMAN BY DEED RECORDED IN VOLUME 686, PAGE 413 OF LAKE COUNTY RECORDS, BEING IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE, STATE OF OHIO

**CURVE TABLE**

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	ARC LENGTH
C1	30.00'	N 37°00'00" E	36.53'	75°00'29"	39.27'
C2	470.00'	N 77°37'59" E	53.62'	6°32'24"	53.65'
C3	470.00'	S 84°59'11" W	65.44'	7°59'02"	65.49'
C4	500.00'	S 81°44'41" W	126.04'	14°28'54"	126.38'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°20'03" E	30.00'
L2	N 00°30'14" W	10.00'
L3	S 41°06'01" W	470.50'
L4	S 41°06'01" W	13.40'
L5	N 55°09'05" E	36.00'



**SURVEY DESCRIPTION (OVERALL)**

SITUATE IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE, STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NO. 2, TRACT NO. 14, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" IRON ROD IN MONUMENT BOX, BEING THE CENTERLINE INTERSECTION OF EAST 361 STREET AND READING AVENUE;

THENCE ALONG THE CENTERLINE OF EAST 361 STREET, S00°30'14"E FOR A DISTANCE OF 1,570.10' TO A POINT;

THENCE LEAVING SAID CENTERLINE, N89°20'03"E FOR A DISTANCE OF 30.00' TO A FOUND 5/8" REBAR CAPPED "TJ NEFF 7065" ON THE EAST RIGHT-OF-WAY LINE OF EAST 361 STREET AND THE NORTHWEST CORNER OF LANDS CONVEYED TO MARSHALL FIELD STORES INC, DOCUMENT NUMBER 1997R026152, (PPN: 27-A-013-G-00-001-G), LAKE COUNTY RECORDS, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N00°30'14"W FOR A DISTANCE OF 1,523.97' TO A SET 5/8" REBAR CAPPED "BRUNNER OH 8541";

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 39.27', A RADIUS OF 30.00', A CHORD BEARING OF N37°00'00"E, AND WITH A CHORD LENGTH OF 36.53' TO A SET 5/8" REBAR CAPPED "BRUNNER OH 8541" ON THE SOUTH RIGHT-OF-WAY LINE OF READING AVENUE, AS SHOWN PER READING AVENUE GLENBROOK ROAD DEDICATION PLAT, VOLUME 2-4, LAKE COUNTY RECORDS;

THENCE ALONG SAID RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N74°30'15"E FOR A DISTANCE OF 585.21' TO A SET 5/8" REBAR CAPPED "BRUNNER OH 8541";

2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 53.65', A RADIUS OF 470.00', A CHORD BEARING OF N77°37'59"E, AND WITH A CHORD LENGTH OF 53.62' TO A SET 5/8" REBAR CAPPED "BRUNNER OH 8541", BEING THE NORTHWEST CORNER OF LANDS CONVEYED TO DI FONZO PROPERTIES LTD, DEED BOOK 0964, PAGE 0710, (PPN: 27-A-013-A-00-092-0), AND SHOWN PER MAP OF LOT SPLIT SUBLOTS NO. 4 AND 32, VOLUME 10-43, LAKE COUNTY RECORDS;

THENCE LEAVING SAID CORNER, ALONG THE WEST LINE OF SAID MAP OF LOT SPLIT SUBLOTS NO. 4 AND 32, THE COURTYARD AT BILTMORE PLACE, VOLUME 37-2, LAKE COUNTY RECORDS, THE LANDS CONVEYED TO TLD REAL ESTATE INVESTMENT LLC, DOCUMENT NUMBER 2014R031812, (PPN: 27-A-013-A-00-092-0), AND SHOWN PER MAP OF LOT SPLIT S/L 368, VOLUME 26-7, LAKE COUNTY RECORDS, AND THE LANDS CONVEYED TO B V C PROPERTIES, DOCUMENT NUMBER 1996R012412, (PPN: 27-A-013-A-00-092-0), AND SHOWN PER MEADOWLAND INDUSTRIAL PARK MAP OF LOT SPLIT BLOCK A, VOLUME 19-32, LAKE COUNTY RECORDS, S01°01'38"E FOR A DISTANCE OF 1,110.45' TO A FOUND 5/8" REBAR WITH CAP "MANTEL 5129 WEST RES SURV";

THENCE ALONG THE SOUTHERLY LINE OF SAID LANDS CONVEYED TO B V C PROPERTIES, N88°58'56"E FOR A DISTANCE OF 320.21' TO A FOUND 5/8" REBAR AT THE NORTHWEST CORNER OF LANDS CONVEYED TO WILLOUGHBY COMMONS LLC, DOCUMENT NUMBER 2019R031823, (PPN: 27-A-013-G-00-001-G), AND SHOWN PER LOTS 1 & 2 TRACT 14 - CONSOLIDATION PLAT, VOLUME 29-10, LAKE COUNTY RECORDS;

THENCE LEAVING SAID CORNER, S41°06'01"W FOR A DISTANCE OF 811.24' TO A FOUND 5/8" REBAR WITH AN ILLEGIBLE CAP IN THE SOUTHERLY LINE OF MEADOWLANDS ALLOTMENT, AS RECORDED IN VOLUME F OF MAPS, PAGE 58 OF LAKE COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY LINE, S89°20'03"W FOR A DISTANCE OF 431.69' TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 24,940 ACRES (1,086,399 SQUARE FEET) MORE OR LESS AND SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

BASIS OF BEARINGS: THE SOUTHEAST LINE OF THE SUBJECT PROPERTY WAS ASSIGNED A BEARING OF SOUTH 41°06'01" WEST, PER GPS COORDINATE OBSERVATIONS, OHIO STATE PLANE, NORTH ZONE NAD83.

ALL SET REBARS ARE 5/8 INCH INSIDE DIAMETER BY 30 INCHES IN LENGTH WITH AN ORANGE PLASTIC CAP MARKED "BRUNNER OH 8541".

THE ABOVE DESCRIPTION WAS WRITTEN BY JEROME D. BRUNNER, OHIO PROFESSIONAL SURVEYOR NO. 8541 OF BLEW AND ASSOCIATES, P.A., AND IS BASED ON AN ACTUAL SURVEY OF THE PREMISES PERFORMED IN AUGUST 2023.

THE INTENT OF THIS DESCRIPTION IS TO UPDATE THE LEGAL DESCRIPTION FOR PPN# 27A-013-0-00-001.

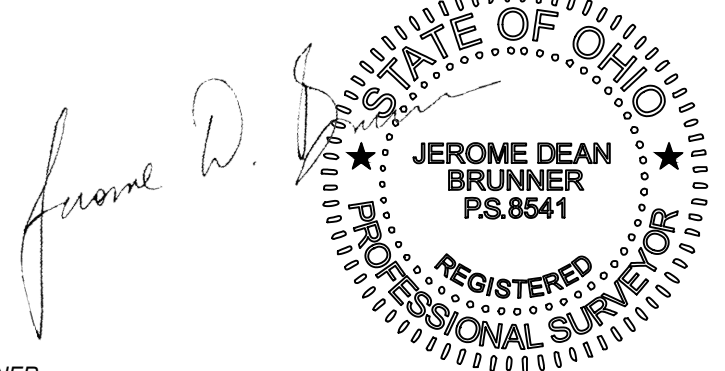
**GENERAL NOTES**

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE, AMERICAN LAND TITLE ASSOCIATION, ISSUING OFFICE FILE NO. 23880941-TCM, DATED JULY 14TH, 2023 AT 8:00 AM. THE COMMITMENT IS THE SOURCE OF THE SURVEY DESCRIPTION BEING SHOWN HEREON.
- THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THIS SURVEYOR AT THE REQUEST OF THE CLIENT AND THE MAP OF BOUNDARY SURVEY SHOWN HEREON REPRESENTS THE BOUNDARIES OF THE LANDS ENCOMPASSED BY SAID DESCRIPTION.
- ANY MATTERS THAT HAVE BEEN MADE KNOWN TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS ARE SHOWN OR NOTED HEREON.
- THIS SURVEY MAKES NO CLAIMS REGARDING OWNERSHIP OR RIGHTS OF POSSESSION.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS NOT SHOWN HEREON BUT FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39085C0093F, WHICH BEARS AN EFFECTIVE DATE OF 2/3/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTHEAST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S 41°06'01" W PER GPS COORDINATE OBSERVATIONS OHIO STATE PLANE, NORTH ZONE NAD83. LATITUDE = 41°37'58.5575" LONGITUDE = -81°25'45.4779" CONVERGENCE ANGLE = 0°42'12.2285"
- INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.

**BEIDLER ROAD**  
A.K.A EAST 361ST STREET  
60' WIDE PUBLIC RIGHT-OF-WAY  
(AS SHOWN PER LEGAL DESCRIPTION)  
31' WIDE ASPHALT PAVEMENT

THE FIELDWORK WAS COMPLETED ON 08/22/2023.

CERTIFIED TO:  
MG-WILLOUGHBY ACQUISITIONS, LLC, TALON TITLE AGENCY, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY;

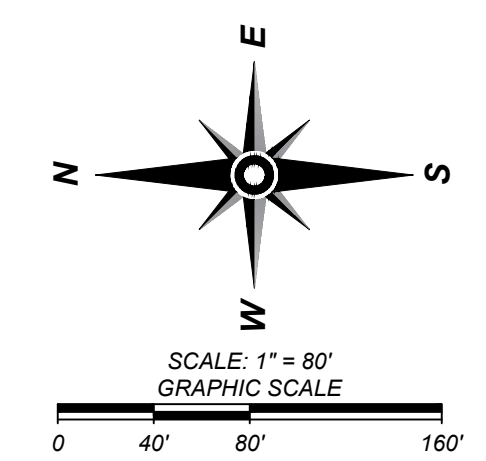


JEROME D. BRUNNER  
PROFESSIONAL SURVEYOR NO. 8541  
STATE OF OHIO  
OHIO C.O.A. - 05185  
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE OR PLAT.

**LEGEND & SYMBOLS**

- FOUND MONUMENT AS NOTED
- SET 5/8" CAPPED REBAR "BRUNNER OH 8541"
- ⊕ COMPUTED POINT
- ⊖ NOW OR FORMERLY
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- CL CENTERLINE OF ROAD
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- INTERNAL LOT LINE
- ADJOINERLESS & EXCEPT LINE
- RIGHT-OF-WAY LINE
- WALL
- - - - - FENCE

DATE	REVISION HISTORY	BY



3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

<b>SURVEYOR JOB NUMBER:</b> 23-5321.01	<b>SURVEY DRAWN BY:</b> CRH - 09/12/2023
<b>SURVEY REVIEWED BY:</b> HM	<b>SHEET:</b> 1 OF 1