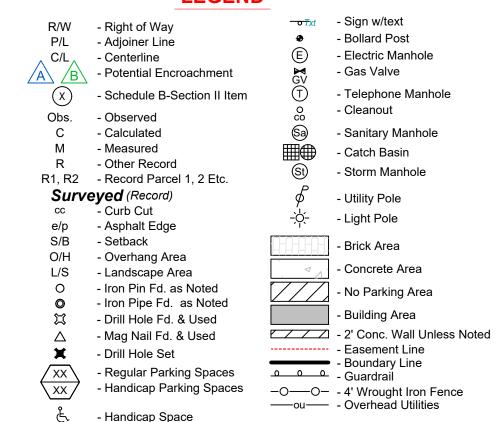
Recorder's File Number 2005R048572. Note: The above lease contains a right of first refusal to purchase the land described in Schedule A. REFERENCES SURVEYED PARCEL, NO SPECIFIC PLOTTABLE ITEMS REFERENCED Lease by and between Willo Development Company lessor and Western Reserve, LLC lessee, recorded December 6, as follows - 2007, as Lake County Recorder's File Number 2007R041351 and rerecorded July 24, 2014 as Lake County Recorder's File Number 2014R018065. REFERENCES SURVEYED PARCEL, GENERAL PATIO AREA PLOTTED

AND SHOWN FROM PARTIALLY ILLEGIBLE SKETCH Terms and conditions of right of way for ingress and egress reserved in deed from Willo Development Company to Kenneth J. Edgar, recorded January 7, 2007, as Lake County Recorder's File Number 2008R000403. PARCEL DESCRIPTION DESCRIBES LOT 11, NORTHERLY ADJOINER

Easement Agreement by and between Willo Development Company and Michael Stefan Inc., dated October 31, 2018 filed for record on October 31, 2018 as Lake County Recorder's File Number 2018R027883. REFERENCES SURVEYED PARCEL & ADJOINING PARCEL, PLOTTED AND SHOWN

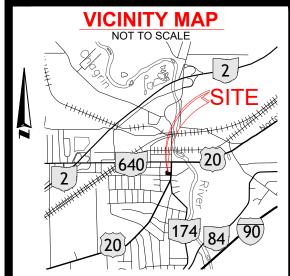
Easement Agreement by and between Willo Development Company and Western Reserve Real Estate Holdings LLC ., dated October 31, 2018, filed for record on October 31, 2018 as Lake County Recorder's File Number 2018R027884. REFERENCES SURVEYED PARCEL & ADJOINING PARCEL, PLOTTED AND SHOWN

LEGEND



SITE PICTURE





47,391 SQUARE FEET± 1.088 ACRES±

LAND AREA

PARKING SPACES HANDICAP= 2

TOTAL= 52

ZONING DATA		
ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	Downtown Business*	Multi-family Units: 2 space per dwelling unit of which 1 space per dwelling unit shall be enclosed 18 units x 2 = 36 parking spaces Financial Establishments: 1 space per 350 Square Feet 5,674 Square Feet / 350 Square Feet = 16 parking spaces Retail: 1 space per 300 Square Feet 1,000 Square Feet / 300 Square Feet = 3 parking spaces
PERMITTED USE	Yes	
MINIMUM LOT AREA (SQ.FT.)	None	
MAX BUILDING COVERAGE	60%	
MAX BUILDING HEIGHT	35 Feet	
BUILDING SETBACKS		Restaurants - Table Service: 1 space per 50 sq. ft. of floor area or 1 space for every 2 seats of seating capacity, whichever is greater, plus one space for every delivery vehicle 1,500 Square Feet / 50 Square
FRONT	0	
SIDE	0	
REAR	0	
NOTES: *(Sub-districts A, Traditional Commercial Core & E, Potential New Development)		Feet = 30 parking spaces 85 total spaces required (number of restaurant seats not known)
	CONTACT: GRS GRC	OUP

REPORT DATE: July 23, 2021 MAIL: WWW.GRSGLOBAL.COM PROJECT SITE #: 21-51700.2 PHONE: 877 GRS CRE1

FLOOD NOTE

LOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT GENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 9085C0093F WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 3, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL LOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN HE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN LEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR O APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

VARABLE WIDTH WALL ENCROACHMENTS PER INST. 2018R027883 & INST. 2018R027884 2ND STORY BUILDING OVERHANGS AND FIRE ESCAPE IN RIGHTS OF WAY BY VARIOUS DISTANCES AS SHOWN

Lease by and between Willo Development lessor and BFR, Ltd. lessee, recorded November 4, 2005, as Lake County

Situated in the City of Willoughby, County of Lake and State of Ohio, being part of Lot 81 of the Merchant's Survey, and being all of the same parcels as conveyed to 4084 ERIE STREET, LLC (all of PN 27A-029-C-00-035-0; all of PN 27A-029-C-00-036-0; all of PN 27A-029-C-00-037-0; all of PN 27A-029-C-00-038-0 and all of PN 27A-029-C-00-039-0) as corded in Instrument 2018R027885 (Parcels 1-6 therein), of the Lake County Records and being more particularly described

> BEGINNING at the southeast corner of Lot 11 (PN 27A-029-C-00-075-0), O.S. St John's Subdivision, as recorded in Plat Vol. A, Pg. 27 of said County Records, the same being the northwest corner of a parcel conveyed to ROBERT P. KNEEN, JR. (PN 27A-029-C-00-034-0) in Inst. 1999R002029 of said County Records;

> Course No. 1; Thence along the westerly line of said KNEEN parcel, South 01°47'18" West, a distance of 39.85 feet to a mag nail found at the southwest corner of said KNEEN parcel;

> Course No. 2; Thence along the southerly line of said KNEEN parcel, South 86°33'24" East, a distance of 5.50 feet to a mag nail found at the northwest corner of a parcel conveyed to K & F Mfg Corp (PN 27A-029-C-00-033-0) in Inst. 2007R013771 of Course No. 3; Thence along the westerly line of said K & F parcel and the westerly line of a parcel conveyed to MICHAEL

> STEFAN INC. (PN 27A-029-C-00-034-0) in Inst. 1997R009608 of said County Records, South 01°25'27" West, a distance of 53.95 feet to a drill hole found at the southwest corner of said STEFAN parcel; Course No. 4: Thence along the southerly line of said STEFAN parcel, North 89°28'13" East, a distance of 85.07 feet to a point inside a building:

Course No. 5; Thence continuing along the southerly line of said STEFAN parcel, South 00°43'00" West, a distance of 5.00 feet to a point inside a building Course No. 6; Thence continuing along the southerly line of said STEFAN parcel, North 89°45'59" East, a distance of 93.00

feet to the centerline of Erie Street (US-20, Varies), and passing on line a drill hole found at 51.28 feet; Course No. 7; Thence along the centerline of said Erie Street, South 01°27'56" West, a distance of 143.30 feet to the intersection of the centerline of said Erie Street with the centerline of 2nd Street (Var), said point being referenced by a drill hole found at the intersection of the westerly right of way of said Erie Street with the northerly right of way of said 2nd Street, N 62°20'24" W, a distance of 46.60 feet;

Course No. 8; Thence along the centerline of said 2nd Street, North 87°47'43" West, a distance of 243.40 feet to the southwest corner of Parcel 1 in said Instrument 2018R027885, said point being referenced by a drill hole set, North 00°11'33"

West, a distance of 22.59 feet;

Course No. 9; Thence along the westerly line of said Parcel 1 in Instrument 2018R027885, North 00°11'33" West, a listance of 22.59 feet to a drill hole set on the northerly right of way of said 2nd Street; Course No. 10; Thence along the northerly line of said 2nd Street, North 87°04'34" West, a distance of 42.34 feet to a drill hole found at the southeast corner of a parcel conveyed to WESTERN RESERVE REAL ESTATE HOLDINGS LLC (PN 27A-029- C-00-040-0) in Inst. 2005R023520;

Course No. 11; Thence along the easterly line of said WESTERN RESERVE parcel, North 02°37'23" East, a distance of 166.08 feet to a mag nail found; Course No. 12; Thence continuing along the easterly line of said WESTERN RESERVE parcel, North 88°31'42" East, a

distance of 34.44 feet to a drill hole found: Course No. 13; Thence continuing along the easterly line of said WESTERN RESERVE parcel, North 00°26'51" East, a distance of 39.55 feet to the southerly line of Lot 14 in said O.S. St Johns subdivision (PN 27A-029-C-00-070-0), an illegible capped iron pin was found South 64°15'17" East, a distance of 0.33 feet;

Course No. 14; Thence along the southerly line of said lot 14 and the southerly line of said Lot 11 in said O.S. St. John's Subdivision, North 89°21'52" East, a distance of 66.00 feet to the POINT OF BEGINNING, and containing 1.088 acres (0.236 Acres in R/W) of land, more or less[PN 27A-029-C-00-035-0 contains 0.527 Acres (0.236 Acres in R/W); PN 27A-029-C-00-036-0 contains 0.017 Acres; PN 27A-029-C-00-037-0 contains 0.074 Acres; PT PN 27A-029-C-00-038-0 (Parcel 4) contains 0.177 Acres; PT PN 27A-029-C-00-038-0 (Parcel 5) contains 0.146 Acres & PN 27A-029-C-00-039-0 contains 0.147 Acres] as surveyed by Alaina J. DeWitt, P.S. # S-8625 in July 2021, subject to any easements, restrictions, leases and/or right of ways of record.

Iron pins set are 5/8"x30" rebar with caps stamped "DEWITT S-8625". Basis of bearings is Grid North, Ohio State Plane Coordinate System, NAD 1983 (CONUS), OHIO NORTH 3401, per ODOT VRS Observation. RTK and Total Station were used to perform this survey. Distances are listed in ground.

This survey is based on Commonwealth Land Title Insurance Company, Title Commitment File No.: 21-199C, effective date June 1, 2021.

Parcel No. 1

Situated in the City of Willoughby, County of Lake, and State of Ohio and known as part of Lot Number 78 of Merchants Survey, also known as the homestead of George Skiff, deceased, and bounded and described as follows: Beginning at the point of intersection of the center line of Erie and Second Streets in said City; thence North 84-1/2° West along the center of Second Street, 243-4/10 feet to the Southeast corner of the lot formerly owned and occupied by Eliza Waite; thence North 3-1/4° East 137-4/10 feet to the West corner of the lot formerly owned by Ida M. Moore; thence South 87-1/2° East 154-7/10 feet to a stone; thence South 5° West 5 feet to a stone; thence South 87-1/2° East 93 feet to the center of Erie Street, this line being marked by a stone in the West line of Erie Street; thence along the center of Erie Street, South 5° West 143 3/10 feet to the place of beginning containing 6/10 of an acre.

RECORD DESCRIPTION

Excepting from the above described land, 18/100 of an acre deeded by The Wade Park Banking Company to Mary E. Mayne by deed dated August 27th, 1901, and recorded in Volume 32, Page 559; and also excepting 7/100 of an acre deeded by The Wade Park Banking Company to Elmer J. Mayne by deed dated September 10th, 1901, and recorded in Volume 32, Page 544, Lake County Records of

Parcel No. 2

Situated in the City of Willoughby, County of Lake, and State of Ohio, and known as part of Original Village Lots Nos. 78 and 79, and as the West middle part of the premises conveyed by Lewis W. Penfield and wife to Amos Burt Thompson, by deed dated November 26, 1900, and recorded in Lake County Records of Deeds, Volume 32, Page 22 and since conveyed by said Thompson to the Wade Park Banking Company, and is bounded and described as follows: Beginning at an iron stake in the North line of Second Street, South 84° 3' East, 63 feet from the intersection of the North line of Second Street with the West line of the above mentioned premises, said point of beginning being the South East corner of an .18 acre of land conveyed by the Wade Park Banking Company to Mary E. Mayne by deed ecorded in Volume 32, Page 559 Lake County Records of Deeds, thence North 5° 48' East on the East line of .18 acres, 118.68 feet to an iron stake at the North East corner of said .18 acre; thence South 87° 30' East 27.04 feet to an iron stake, thence S. 5° 48' West, 120.24 feet to an iron stake in the North line of Second Street; thence North 84° 12' West on the North line of Second Street, 27 feet to the place of beginning, containing .07 acre of land, be the same more or less, but subject to all legal highways.

Parcel No. 3

Situated in the City of Willoughby, County of Lake and State of Ohio, and known as part of Lots Nos. 78 and 79 of Merchants Survey, and bounded and described as follows: Beginning at a point on the Northerly line of Second Street at the South East corner of land conveyed by The Wade Park Banking Company to Elmer J. Mayne by deed dated September 10, 1901, and recorded in Volume 32, Page 554 of Lake County Records; thence North 5° 48' East along the Easterly line of land so conveyed to Mayne 120.24 feet to the North Easterly corner of land so conveved to Mavne: thence South 87° 30' East 6.01 feet to a point; thence South 5° 48' West on a line parallel with the first described course, about 120.42 feet to the said Northerly line of Second Street; thence Westerly along said Northerly line of Second Street 6 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Parcel No. 4

243,40' R&C

POR Parcel No. 7

Situated in the City of Willoughby, County of Lake and State of Ohio: and known as part of Original village Lots 78 and 79 and as the West part of the premises conveyed by Lewis W. Penfield and wife to Amos Burt Thompson by deed dated November 26, 1900 and recorded in Lake County Record of Deeds, Volume 32, Page 22 and since conveyed by said Thompson to The Wade Park Banking Company and is bounded and described as follows:

P-1

4084 ERIE STREET, LLC

0.291 Acres Net

PN 27A-029-C-00-035-0

0.074 Acres

P-3

4084 ERIE STREET, LLC

0.017 Acres PN 27A-029-C-00-036-0

P-4)(P-1E1

4084 ERIE STREET, LLC

0.177 Acres

P -5

P-6

0.147 Acres

PN 27A-029-C-00-039-0

Str

POB Parcel No. 1

PT PN 27A-029-C-00-038-0

Beginning in the North line of Second Street at its intersection with the West line of the above mentioned premises; Thence North 2° 40' East on the West line of said premises, 114.85 feet to an iron stake at the North West corner of said premises; thence South 87° 30' East on the North line of said premises, 69.40 feet to an iron stake; thence South 5° 48' West 118.68 feet to an iron stake in the North line of Second Street; thence North 84° 12' West on the North line of Second Street, 63 feet to the place of beginning, containing .18 acre of land. The premises hereby conveyed being the same conveyed by The Wade Park Banking Company to Mary E. Mayne by Warranty Deed dated August 27, 1901, and recorded in Lake County Records of Deeds, Volume 32, Page 559, be the same more or less, but subject to

Parcel No. 5

Situated in the City of Willoughby, County of Lake and State of Ohio, and known as being a part of Lots No. 80 and 81, Merchants Survey of said City and bounded and described as follows: Beginning at an iron stake at the South West corner of land in said Lot 80, formerly owned by Ida R. Tryon; thence Northerly along the East line of land owned by Elize Waite; 93.50 feet to line of land owned by the heirs or assigns of O. S. St. John; thence Easterly along said St. John's line one chain 66 feet to a point 6 inches North of the North East corner of the foundation of the brick barn located on the land herein conveyed; thence Southerly along the East side of the foundation of said barn (being the West line of the Dille lot) 40 feet and 6 inches to the South East corner of said barn foundation; thence Easterly along the North line of said Tryons land (as described in Parcel 2 of deed from George A. Baker to Adaline Tanner and Ida R. Tryon dated March 15, 1901 and recorded in Volume 32 of Lake County Records of Deeds at page 337) 5 ½ feet to a stone; thence Southerly 53 feet to an iron stake at the North East corner of land formerly owned by Elmer J. Mayne; thence Westerly along the North line of parcel of .18 acre of land now owned by Eugene A. and Julia M. Lee 69.4 feet to the place of beginning, containing .146 of an acre of land, the premises here conveyed being the same conveyed by Ida R. Tryon and husband E. H. Tryon to Marg E. Mayne by Warranty Deed dated April 11, 1905 and recorded in Lake County Records of Deeds, Volume 40, Page 226, be the same more or less, but subject to all legal highways.

Situated in the City of Willoughby, County of Lake and State of Ohio: And known as being part of Lot 78 in said City and is bounded and described as follows: Beginning at an iron stake in the North line of Second Street, said pipe being under the sidewalk, and at the Southwesterly corner of land of Arthur Sheffield; thence along the North line of Second Street, North 84 degrees and 12 minutes West a distance of 42.50 feet to cross cut in the sidewalk; thence by a line which bears North 5 degrees, 3 minutes and 30 seconds East, and is about 4" East of a brick building, a distance of 166.68 feet to an iron pipe stake; thence by a line which bears South 87 degrees 37 minutes East a distance of 34.44 feet to an iron pipe stake in the West line of land of Arthur Sheffield; thence along the West line of land of said Sheffield, South 4 degrees and 24 minutes West a distance of 54.15 feet to an iron bolt; thence continuing along the West line of land of said Sheffield, South 2 degrees and 5 minutes West a distance of 114.85 feet to the place of beginning as surveyed and described by J. M. Crabbs, licensed engineer and surveyor No. 387, be the same more or less, but subject to all legal highways.

Parcel No. 7

Right of way for ingress and egress reserved in deed from Willo Development Company to Kenneth J. Edgar, recorded January 7, 2007, as Lake County Recorder's File Number 2008R000403 over the following described premises: Situated in the City of Willoughby, County of Lake and State of Ohio: and known as being Sublot No. 11 in St. Johns Subdivision of Original Lots No. 68 and 96 and is bounded and described as follows: Beginning in the center of Third Street at appoint 3 chains West of the West margin of Erie Street; Thence running South 1° West 2 chains and 45 links; Thence East 68 links to a point 9 rods West of the West margin of Erie Street; Thence North 3° East 2 chains and 45 links to the center of Third Street; Thence West and along the center of Third Street 75 links to the place of beginning, containing 274/1000 acre of land, be the same more or less, but subject to all legal



THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 21-199C, WITH AN EFFECTIVE DATE OF JUNE 1, 2021

GENERAL SURVEY NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS. MONUMENTS FOUND OR SET ARE IN GOOD CONDITION AND FLUSH WITH THE GROUND UNLESS OTHERWISE
- PERTINENT DOCUMENTS INCLUDE PLATS AND DEEDS AS SHOWN HEREON, SURVEYS ON FILE AT THE COUNTY
- ENGINEER TAX MAP OFFICE, COUNTY RIGHT OF WAY PLANS, TAX MAPS AND ODOT RIGHT OF WAY PLANS ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL
- GROUNDS OR LOCATION OF ISOLATED GRAVESITES. THE BASIS OF BEARING IS GRID NORTH PER STATE PLANE 1983, OHIO NORTH 3401, DNNAD 1983 (CONUS). PER ODOT VRS OBSERVATION. RTK AND TOTAL STATION WERE USED TO PERFORM THIS SURVEY.
- DISTANCES ARE SHOWN IN GROUND THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, UNLESS OTHERWISE NOTED. THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAP, GORES OR
- 10. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM 2ND STREET AT THE TIME OF THE FIELD WORK. THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF
- 12. AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THIS
- SURVEYOR 13. IN REGARDS TO TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE
- BUILDING ONLY AT GROUND LEVEL 5. IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREET IS SHOWN.
- 16. IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT
- OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ALTA/NSPS LAND TITLE SURVEY

ERIE STREET MIXED USE

4084-4098 ERIE STREET

LAKE COUNTY

WILLOUGHBY, OH 44094

SURVEYOR'S CERTIFICATE

TO: Commonwealth Land Title Insurance Company; Hometown Bank; Surety Title Agency, Inc. and GRS Group;

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, 13, 14, 16, 17 and 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 20, 2021

REGISTERED SURVEYOR: Alaina J. DeWitt, P.S. PROFESSIONAL LAND SURVEYOR NO.: S-8625 STATE OF OHIO DATE OF PLAT OR MAP: JULY 23, 2021

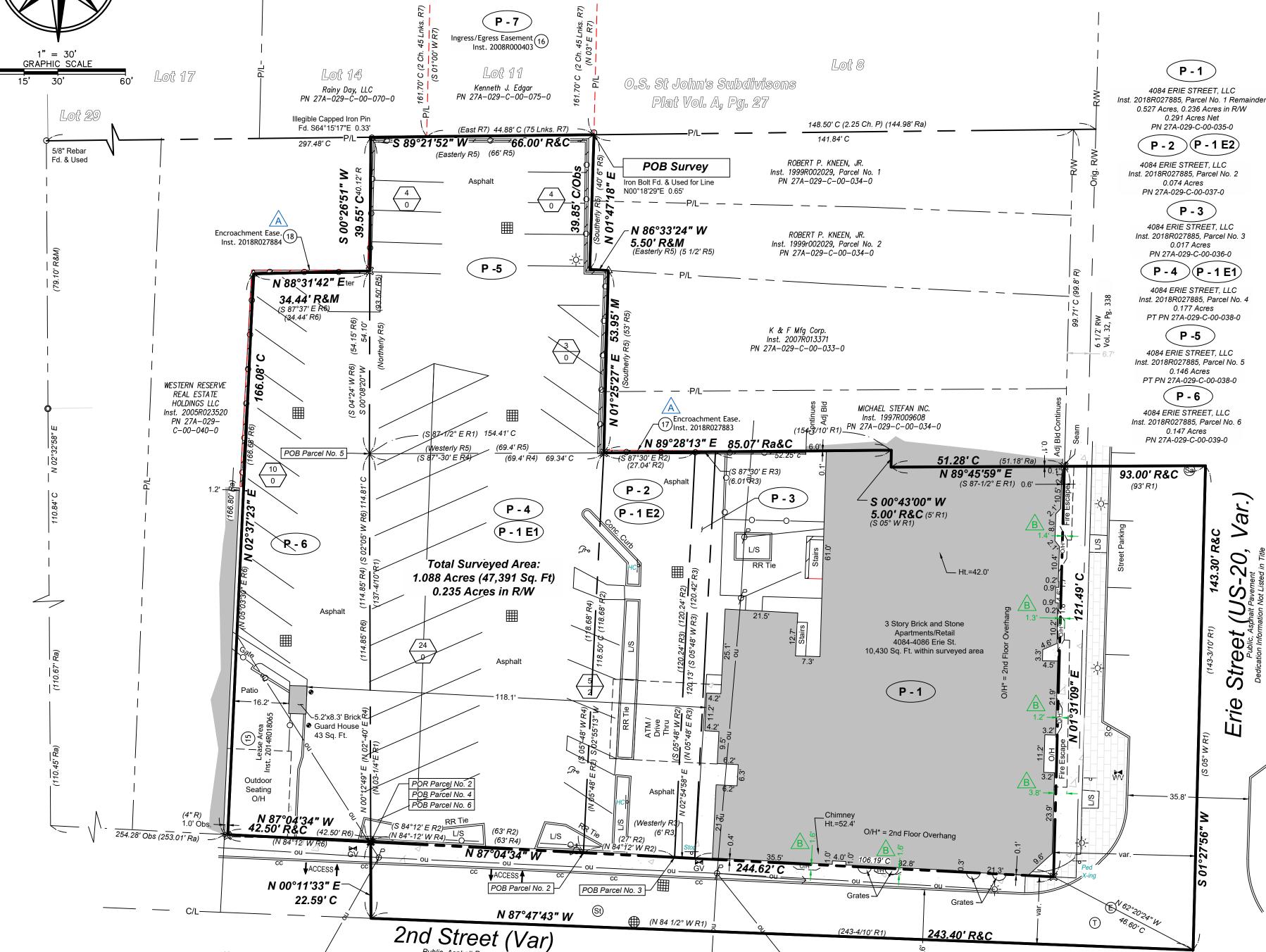
Cardinal Precision Surveying, LLC 2715 Virginia Ridge Road



SURVEYED BY: Philo, OH 43771 (330) 603-0264

www.cardinalprecisionsurveying.com adewitt@cardinalprecisionsurveying.com

ATED 2021 - USE OF THIS DOCUMENT'S FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY GRS GROUP, LLC



Public, Asphalt Pavement

Dedication Information Not Listed in Title

3rd Stree

(West R7) 198' C (3 Chains R7)

POB Parcel No. 7

49.50' C (75 Lnks. R7)

(West R7)