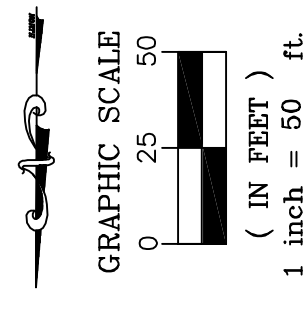


ALTA/NSPS LAND TITLE SURVEY FOR IN9 GROUP LLC

CRILE ROAD
CONCORD TOWNSHIP, OHIO
SITUATED IN THE TOWNSHIP OF CONCORD, COUNTY OF LAKE, STATE OF OHIO AND KNOWN AS BEING PART OF LOT 12 TRACT 3 OF SAID TOWNSHIP

LATITUDE: 41.656 N LONGITUDE: 81.239 W

VICINITY MAP - NOT TO SCALE



DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL DISTANCES ARE BASED UPON AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY.

LEGAL DESCRIPTION
S. 1/2 of Lot 12, Tract No. 3 and being further bounded and described as follows:

Beginning at a 5/8" iron pin found capped "T-K ENG." in a monument box at the intersection of the centerlines of Relocated Crile Road (R/W Varies) and Capital Parkway (R/W Varies) per Dedication of Capital Parkway, Crile Road and Old Crile Road as recorded in Volume 70 Page 11 of Lake County map records.

Then along the centerline of Relocated Crile Road deflecting to the right a distance of 604.02 feet, with a radius of 744.00 feet and a chord of 587.57 feet which bears South 14°04'23" East, passing a 5/8" iron pin found capped "T-K ENG." in a monument box at a distance of 554.31 feet to a point on same and the southerly line between Lot Nos. 11 & 12; Thence South 86°40'21" West along the southerly line of Lot 11, a distance of 41.03 feet to a 5/8" iron pin found at the southeasterly corner of land conveyed to Stewart and Company Investment Group LLC by Doc. No. 2007R015067 of Lake County Official Records, Permanent Parcel No. 8A-20-28 and the westerly line of Relocated Crile Road, said point being the principal place of beginning.

COURSE I: Thence along the southerly line of Relocated Crile Road and the westerly line of Relocated Crile Road, a distance of 468.59 feet and a chord of 459.99 feet which bears South 28°58'36" West to a 5/8" iron pin found capped "POLARIS";

COURSE II: Thence along arc of the westerly right-of-way line of Relocated Crile Road deflecting to the left a distance of 216.13 feet, with a radius of 784.00 feet and a chord of 215.44 feet which bears South 40°08'51" West to a 5/8" iron pin found capped "GBC" on the easterly right-of-way line of Crile Road (R/W Varies);

COURSE III: Thence along the easterly right-of-way line of old Crile Road, a distance of 57.45 feet to a 5/8" iron pin found capped "POLARIS";

COURSE IV: Thence along arc of the easterly right-of-way line of old Crile Road deflecting to the left a distance of 304.76 feet, with a radius of 4,477.18 feet and a chord of 304.70 feet which bears North 04°11'36" East to a 5/8" iron pin found capped "T-K ENG.";

COURSE V: Thence North 01°58'50" West, along the easterly right-of-way line of Stewart and Company Investment Group LLC and said Lot Line a distance of 340.34 feet to the principal place of beginning and containing 2.492 acres of land as surveyed and described under the supervision of Scott A. Landgraf, Professional Surveyor No. 8085, in December 2023.

Beatings are based upon an assumed meridian and are used to describe angles only.
Permanent Parcel No. 8A-20-48, Previous Document number 2022R005614.

SCHEDULE B, PART II EXCEPTIONS -
TITLE REPORT FILE COMMITMENT NO. 21-202 BY FIRST AMERICAN TITLE INSURANCE COMPANY, PROVIDED TO SURVEYOR BY OWNER.

NO APPARENT SURVEYABLE EXCEPTIONS LISTED ON COMMITMENT.

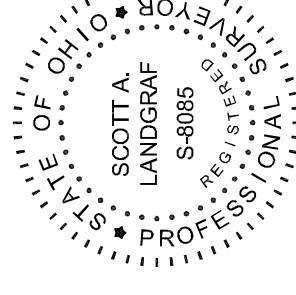
CERTIFICATION TO:

IN9 GROUP LLC, STEARNS BANK NA & ARCADIA TITLE AGENCY LLC.

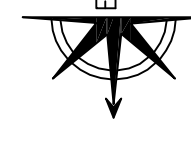
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 6(a)(b), 7(a), 8, 9, 11(a)(b), 13, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 10, 2023.

THIS MAP REPRESENTS A SURVEY WHICH MEETS THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF OHIO AS SPECIFIED IN 4733-37 OF THE O.A.C. DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL DISTANCES ARE BASED UPON AN ASSUMED MERIDIAN AND INDICATE ANGLES ONLY. REBAR OR ARE LABELED ACCORDINGLY. SURVEYED IN DECEMBER 2023. PINS SET (PS) ARE 3/4" x 30" REBAR CAPPED S. LANDGRAF P.S. 8085 OR AS NOTED ON THE MAP. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

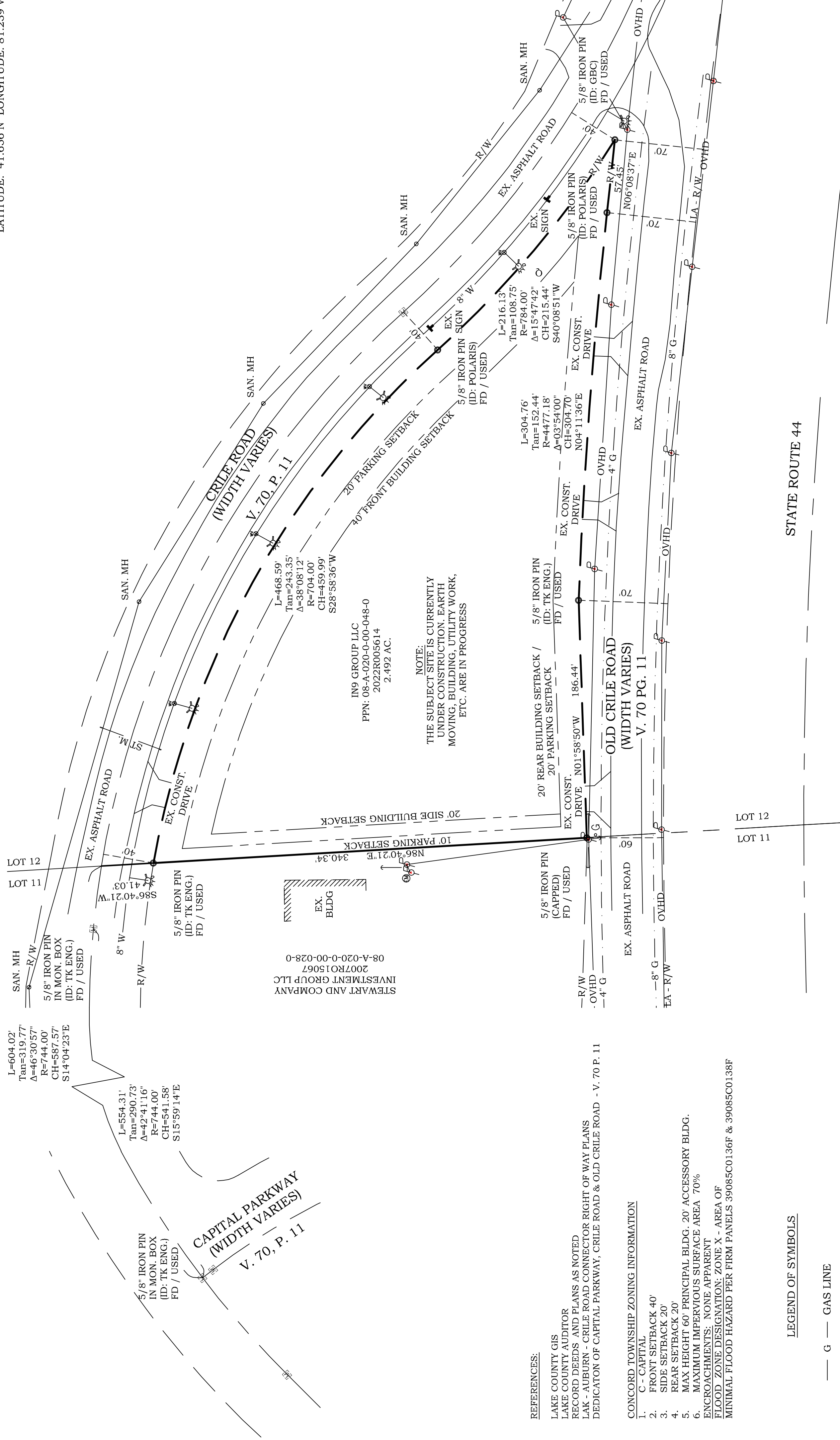


SCOTT A. LANDGRAF P.S. 8085 DATE 1-31-24



Jones Surveying
ENGINEERS - SURVEYORS - PLANNERS
319 BALBOA COURT, PAINESVILLE, OHIO
(PH.) 440-357-1811
(E-MAIL) j.surveying@jsoo.com

#23-078



NOTE:
THE SUBJECT SITE IS CURRENTLY UNDER CONSTRUCTION. EARTH MOVING, BUILDING, UTILITY WORK, ETC. ARE IN PROGRESS.

IN9 GROUP LLC
PPN: 08-A-020-0-00-048-0
2022R005614
2.492 AC.

STEWART AND COMPANY INVESTMENT GROUP LLC
2007R015067
08-A-020-0-00-028-0

- REFERENCES:**
LAKE COUNTY GIS
LAKE COUNTY AUDITOR
RECORD DEEDS AND PLANS AS NOTED
LAK - AUBURN - CRILE ROAD CONNECTOR RIGHT OF WAY PLANS
DEDICATION OF CAPITAL PARKWAY, CRILE ROAD & OLD CRILE ROAD - V. 70 P. 11
- CONCORD TOWNSHIP ZONING INFORMATION**
- C - CAPITAL
 - FRONT SETBACK 40'
 - SIDE SETBACK 20'
 - REAR SETBACK 20'
 - MAX HEIGHT 60' PRINCIPAL BLDG. 20' ACCESSORY BLDG.
 - MAXIMUM IMPERVIOUS SURFACE AREA 70%
- ENCROACHMENTS: NONE APPARENT
FLOOD ZONE DESIGNATION: ZONE X - AREA OF MINIMAL FLOOD HAZARD PER FIRM PANELS 39085C0136F & 39085C0138F

- LEGEND OF SYMBOLS**
- G — GAS LINE
 - W — WATER LINE
 - L/A — LIMITED ACCESS RIGHT OF WAY (L/A)
 - R/W — RIGHT OF WAY (R/W)
 - UTILITY POLE
 - GUY WIRE
 - MONUMENT BOX
 - WATER VALVE
 - HYDRANT