

SCHEDULE B-II ITEMS

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

SURVEYED DESCRIPTION

Situated in the City of Willoughby, County of Lake and State of Ohio, being part of Lot 81 of the Merchants 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 recorded in Instrument 2018R027885 (Parcels 1-6 therein), of the Lake County Records and being more particularly described as follows: 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;

SURVEYED DESCRIPTION

Course No. 9: Thence along the westerly line of said Parcel 1 in Instrument 2018R027885, North 00°11'33" West, a distance of 22.59 feet to a drill hole set on the northerly right of way of said 2nd Street;

RECORD DESCRIPTION

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°12' West along the center of Second Street, 243.41' to the Southeast corner of the lot formerly owned and occupied by Eliza Waite; thence North 5°14' East 137.41' to the West corner of the lot formerly owned by Ida M. Moore; thence South 87°12' East 154.71' to a stone; thence South 5°15' East 5 feet to a stone; thence South 87°12' 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°15' East 143.31' to the place of beginning containing 610 of an acre.

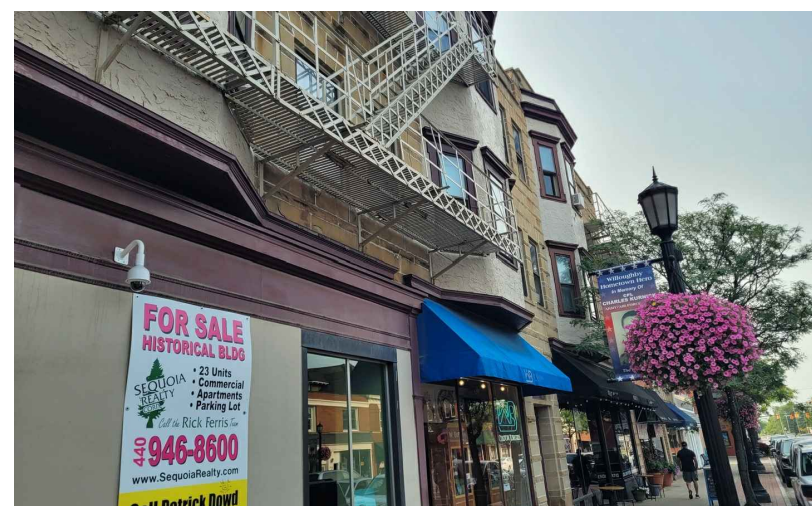
RECORD DESCRIPTION

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 acres 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 52, Page 559, be the same more or less, but subject to all legal highways.

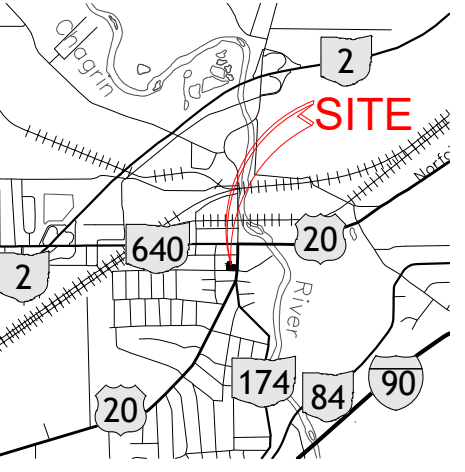
LEGEND

- R/W - Right of Way
P/L - Adjoiner Line
C/L - Centerline
A - Potential Encroachment
X - Schedule B-Section II Item
Obs. - Observed
C - Calculated
R - Other Record
R1, R2 - Record Parcel 1, 2 Etc.
Surveyed (Record)
cc - Asphalt Edge
e/p - Setback
S/B - Overhang Area
OH - Landscape Area
L - Iron Pin Fd. as Noted
O - Iron Pipe Fd. as Noted
D - Drill Hole Fd. & Used
M - Mag Nail Fd. & Used
X - Drill Hole Set
XX - Regular Parking Spaces
XX - Handicap Parking Spaces
- Handicap Space

SITE PICTURE



VICINITY MAP



LAND AREA

47,391 SQUARE FEET ±
1.088 ACRES ±

PARKING SPACES

REGULAR = 50 HANDICAP = 2
TOTAL = 52

ZONING DATA

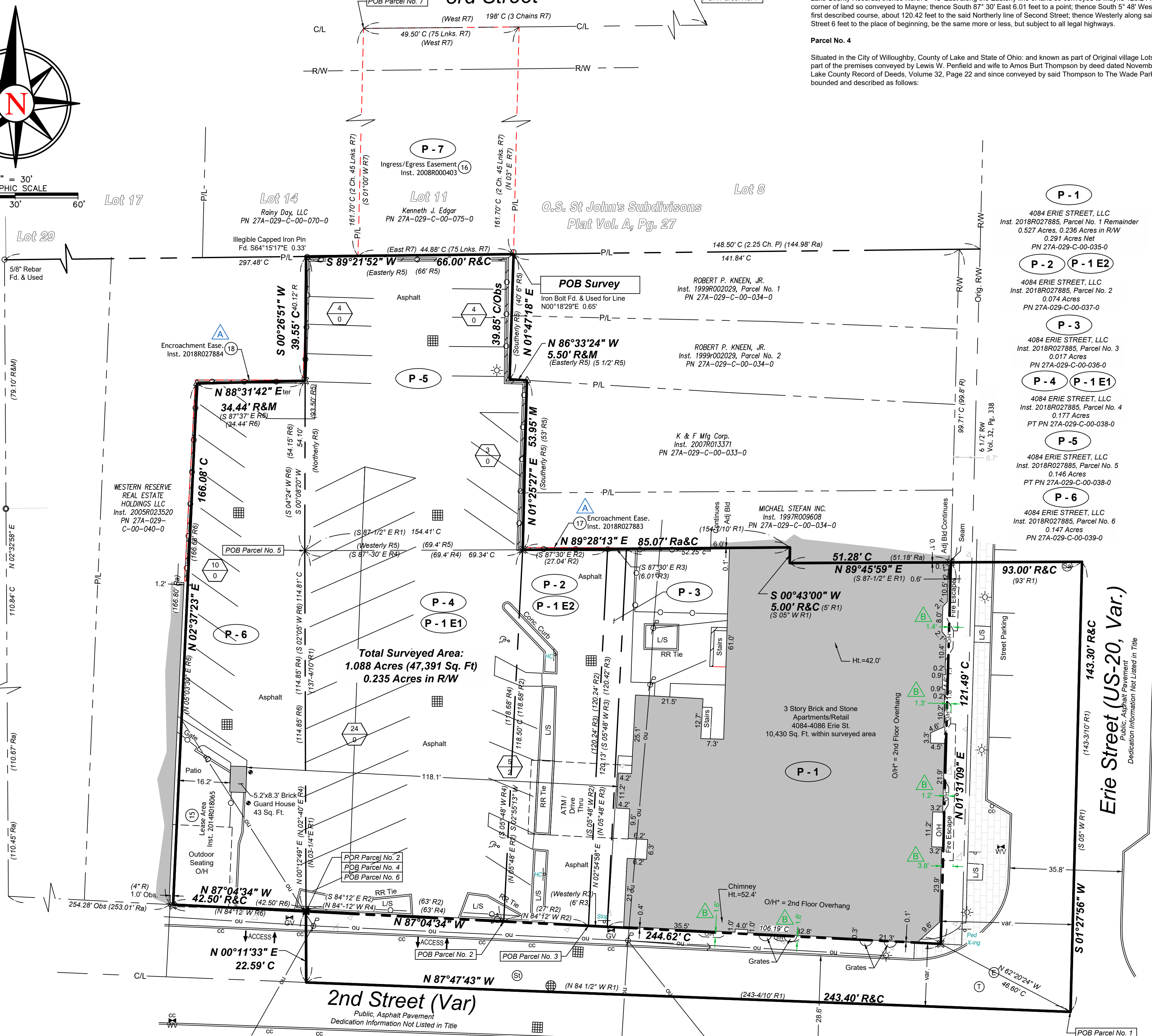
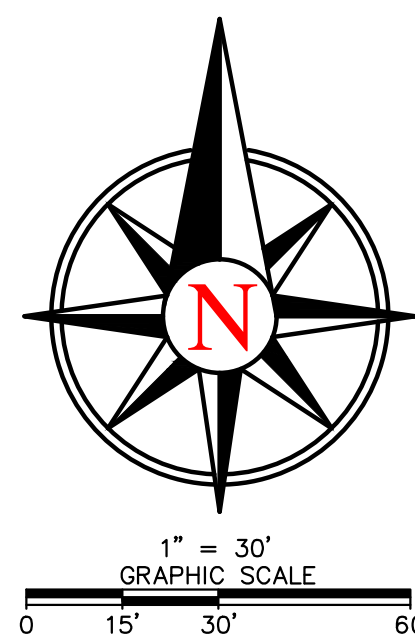
Table with columns: ZONING ITEM, REQUIRED, PARKING REQUIREMENTS. Includes zoning district (Downtown Business*), permitted use (Yes), minimum lot area (None), max building coverage (60%), max building height (35 Feet), building setbacks (0), and notes on flood hazard.

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (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 39085C0093F 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 FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

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



TITLE COMMITMENT INFORMATION

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 JULY 1, 2021.

GENERAL SURVEY NOTES

- 1. 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.
2. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE PROFESSIONAL LAND SURVEYORS' REGULATIONS.
3. MONUMENTS FOUND OR SET ARE IN GOOD CONDITION AND FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
4. 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 ALL TANSPS SPECIFICATIONS.
5. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESITES.
6. THE BASIS OF BEARING IS GRID NORTH PER STATE PLANE 1983, OHIO NORTH 3401.DNND 1983 (CONUS), PER ODOT VRS OBSERVATION, RTK AND TOTAL STATION WERE USED TO PERFORM THIS SURVEY. DISTANCES ARE SHOWN IN FEET AND INCHES.
7. THE TIE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME, UNLESS OTHERWISE NOTED.
8. THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAP, GORES OR OVERLAYS.
9. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM 2ND STREET.
10. AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
11. AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON IS UNKNOWN TO THIS SURVEYOR.
12. IN REGARDS TO TABLE "A" ITEM 7(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
13. IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREET IS SHOWN.
14. 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.
15. IN REGARDS TO TABLE "W" ITEM 1, AT THE TIME OF THIS SURVEY, NO ADJACENT CHANGES IN 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.

Table with columns: DATE, PRELIMINARY, COMMENTS, REVISION HISTORY. Includes dates 07.21.2021 and 07.23.2021.

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ALTANSPS 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 ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b, 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. DATE:
PROFESSIONAL LAND SURVEYOR NO.: S-8625
DATE OF PLAT OR MAP: JULY 23, 2021
SURVEYED BY:

Cardinal Precision Surveying, LLC
2715 Virginia Ridge Road
Philo, OH 43771
(330) 603-0264
www.cardinalprecisionsurveying.com
adewitt@cardinalprecisionsurveying.com

DATE: 07/23/2021

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