



Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Rd Suite E#183  
Akron, OH 44312  
866.290.8121  
www.amnational.net

## ALTA/NSPS Land Title Survey

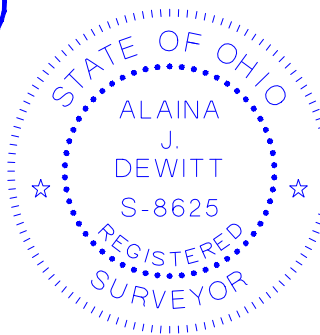
### Wickliffe MHP

30335 Euclid Ave  
Wickliffe, OH 44092  
County of Lake

To: Elevate Wickliffe LLC, First American Title Insurance Company; Sojourn Holding Group Inc., a California corporation, and American National, 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18, 19, 20 of Table A thereof. The fieldwork was completed on May 25, 2021.

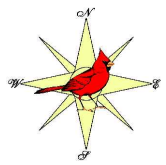
*Alaina J. DeWitt, P.S.*  
Alaina J. DeWitt, P.S.



License Number: S-8625  
in the State of Ohio  
Date of Plat or Map: May 26, 2021  
Date of last revision: July 12, 2021  
Network reference #20211099-1  
CPS Site No. 21073

Survey Prepared By:  
**Cardinal Precision Surveying, LLC**

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



## Record Legal Description

The Land referred to herein below is situated in the County of Lake, State of Ohio, and is described as follows:

Situated in the Cities of Willowick and Wickliffe, County of Lake and State of Ohio:

And known as being a part of Original Willowick Township Lots Nos. 8 and 11 in Tract No. 11 and being further bounded and described as follows:

Beginning at the point of intersection of the easterly line of said Lot 11, said line also being the corporation line between the City of Willowick and the City of Wickliffe, and the centerline of Euclid Avenue, said point being the PLACE OF BEGINNING of the premises herein intended to be described:

COURSE I Thence North 1° 09' 00" East along said easterly line of said Lot 11, 150.00 feet to a point;

COURSE II Thence North 88° 51' 00" West, 60.00 feet to a point;

COURSE III Thence North 1° 09' 00" East and parallel to said corporation line, 756.68 feet to a point;

COURSE IV Thence North 57° 16' 00" East, 169.13 feet to a point;

COURSE V Thence South 27° 50' 30" East, 97.50 feet to a point;

COURSE VI Thence North 77° 56' 14" East passing through the northwesterly sideline of East 305th Street (60 feet wide) at 113.96 feet, a distance of 145.13 feet to a point on the centerline of said East 305th Street;

COURSE VII Thence South 27° 50' 30" East along said centerline of East 305th Street 72.11 feet to a point;

COURSE VIII Thence South 11° 20' 30" East, 194.00 feet to a point;

COURSE IX Thence South 80° 06' 00" West, about 107.82 feet to a point;

COURSE X Thence South 8° 30' 00" East, 193.24 feet to an angle point;

COURSE XI Thence South 16° 46' 30" East, 224.74 feet to a point on said centerline of Euclid Avenue;

COURSE XII Thence South 62° 37' 30" West along said centerline of Euclid Avenue, 88.00 feet to a point;

COURSE XIII Thence continuing along said centerline of Euclid Avenue about 330.00 feet to the PLACE OF BEGINNING and containing about 6.495 Acres of land of which 1.070 Acres are located in the City of Wickliffe and about 5.425 Acres are located in the City of Willowick, be the same more or less.

Being the same as the parcel described in First American Title Insurance Company, Title Commitment No. NCS-1056130-AKR with an effective date of March 9, 2021.

## Potential Encroachment Statement

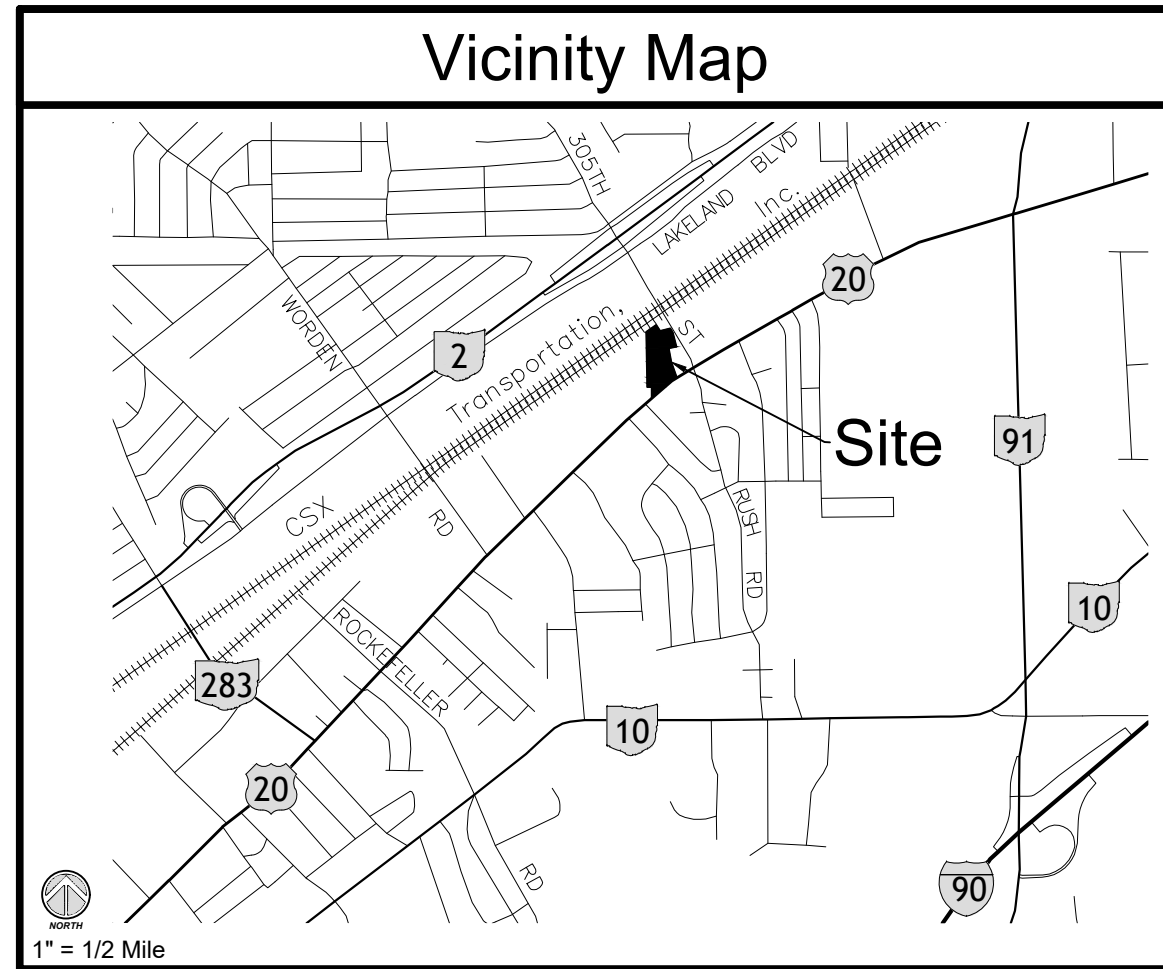
**A** Lot 3 mobile home 1.7 feet and 10.0 feet over easterly line.

## Basis of Bearings

Basis of bearings is Ohio State Plane Coordinate System, North Zone (3401), NAD83 (2011), EPOCH 2010). Distances are listed in Ground.

## Notes Corresponding to Schedule B

Gas Pipeline Easement from Wickliffe Park, LLC to The East Ohio Gas Company db/a Dominion Energy Ohio recorded August 17, 2020 in Instrument No. 2020R023000 of Lake County Records. EASEMENT DESCRIPTION LIES WITHIN SURVEYED PARCEL, PLOTTED AND SHOWN HEREON.



## Parcel Key \*Note 18

APN - 1	APN - 2	APN - 3
Wickliffe Park, LLC Inst. 2020R002918 3.245 Acres (141,369 Sq. Ft.) 0.088 Acres in R/W 305th 0.068 Acres in R/W Euclid 28A-023-0-00-015-0	Wickliffe Park, LLC Inst. 2020R002918 1.086 Acres (47,301 Sq. Ft.) PN 29A-001-0-00-004-0	Wickliffe Park, LLC Inst. 2020R002918 2.350 Acres (102,340 Sq. Ft.) 0.234 Acres in R/W +/- PN 28A-023-0-00-016-0

## Revisions

BY:	DATE:	COMMENT:
AJD	05.26.2021	FIRST DRAFT
AJD	06.30.2021	ADD ITEM 15/MOBILE HOME OUTLINES +/-
AJD	07.10.2021	COUNTY COMMENTS
AJD	07.12.2021	ADD MOBILE HOMES

## Total Area

Total Surveyed Area:  
**6.681 Acres**  
(291,010 Sq. Ft.)  
0.088 Acres in R/W 305th  
0.302 Acres in R/W Euclid

## General Notes

- T-01 Partment documents include plats and deeds as shown hereon, surveys on file at the County Map office, ODOT Right of way plans and county tax maps.
- T-02 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-03 There was no information disclosed in documents provided to/obtained by the surveyor during the course of the research, or visible surface evidence of burial grounds, isolated gravesites or cemeteries on the surveyed parcel.
- T-04 At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- T-05 To the best of my knowledge, the boundaries of the surveyed property is contiguous to its adjoiners without any gaps, gores or overlaps obtained from documents provided and/or from field evidence gathered during the process of conducting the fieldwork.
- T-06 There is direct access to the subject property via Euclid Avenue (chain gated) and East 305th Street, both public rights-of-way.
- T-07 Some features shown on this plat may be shown out of scale for clarity. All dimensions shown are in feet and decimals thereof.
- T-08 The visible posted address of the subject property is 30335 Euclid Ave (office).
- T-09 The gross floor area shown hereon is calculated using the exterior dimensions of the buildings at ground level.
- T-10 The location is shown hereon and was obtained at the highest point of the building or as indicated on the survey in relation to the nearest ground/pavement grade.
- T-11 At the time of survey, there was no observable evidence of recent earth moving work, building construction or building additions.
- T-12 At the time of survey, there were no changes in street right of way lines. There was observable evidence of potential street or sidewalk repairs (sidewalk pavement markings for construction).
- T-13 There were no party or common walls indicated by the client on the surveyed parcel.
- T-14 The location of the utilities shown hereon are from observed visible evidence of above ground surface evidence only. The surveyor was not provided with underground plans or surface ground markings.
- T-15 No offsite easements or servitudes benefiting the surveyed property were noted in Schedule A at time of survey.
- T-16 The parcels surveyed and shown hereon are the same as the parcel described in First American Title Insurance Company, Title Commitment No. NCS-1056130-AKR with an effective date of March 9, 2021.
- T-17 Interior auditor's parcel dimensions and acreages are approximate, pending receipt of original description of interior parcels.
- T-18 Mobile home outlines were located on July 11, 2021. Mobile home numbers are shown from field information together with the address map provided. Provided addresses are listed in parenthesis.

## Survey Legal Description

Situated in the City of Willowick and the City of Wickliffe, County of Lake and State of Ohio, being part of Tract 11, Original Lot 11 and Original Lot 8 of Original Willowick Township, and being all of the same parcels as conveyed to Wickliffe Park, LLC (All of PN 28A-023-0-00-015-0, all of PN 28A-023-0-00-016-0 and all of PN 29A-001-0-00-004-0) as recorded in Instrument 2020R002918, of the Lake County Records and being more particularly described as follows:

BEGINNING at an empty monument box found at the intersection of the westerly line of said Original Lot 8 with the centerline of Euclid Avenue (US 20, 60' Wide, ODOT Plan LAK-20-0 to 4.5), the same being the southeast corner of a parcel conveyed to Wickliffe Associates Limited aka Palisades Wickliffe, Inc., in Vol. 801, Pg. 480 (PN 29A-001-0-00-005-0) of said County Records, the same being an angle point in the corporation line between the City of Willowick and the City of Wickliffe;

Course No. 1: Thence along the easterly line of said Wickliffe Associates parcel and the easterly line of said City of Wickliffe corporation, North 00°55'51" West, a distance of 150.00 feet to an iron pin set;

Course No. 2: Thence leaving said corporation line, and continuing along the easterly line of said Wickliffe Associates parcel, South 89°05'27" West, a distance of 59.88 feet to a 5/8" rebar found;

Course No. 3: Thence continuing along the easterly line of said Wickliffe Associates parcel, and along the easterly lines of Sub Lot 3 and Sub Lot 4, as shown on Palisades Park Subdivision, recorded in Plat Envelope V-39, and along the southerly line of a parcel conveyed to J & P Property Management LLC in Inst. 2007R020678 (PN 28A-023-0-00-029-0) of said County Records, North 01°04'16" West, a distance of 756.78 feet to an iron pin set on the southerly line of said Berzin parcel, the same being the former right of way of the Norfolk and Western Railway;

Course No. 4: Thence continuing along the southerly line of said Berzin Family parcel and the southerly line of the former Norfolk and Western Railway, North 55°07'34" East, a distance of 169.13 feet to a drill hole set in buried concrete mass (1" Deep) at the northwest corner of a parcel conveyed to S. R. Evans, Inc. in Doc. 1997R024430 (PN 28A-023-0-00-030-0) of said County Records;

Course No. 5: Thence along the westerly line of said Evans parcel, South 30°42'31" East, a distance of 97.45 feet to an iron pin set at the southwest corner of said Evans parcel;

Course No. 6: Thence along the southerly line of said Evans parcel, North 75°21'33" East, a distance of 145.13 feet to the centerline of E 305th Street (60' Wide), and passing on line a drill hole set at 115.34 feet;

Course No. 7: Thence along the centerline of said E 305th Street, South 30°32'29" East, a distance of 72.11 feet to a point;

Course No. 8: Thence leaving said centerline, and along the westerly line of a parcel conveyed to Tibaldi Properties in Vol. 372, Pg. 579 (PN 28A-023-0-00-013-0) of said County Records, South 14°25'03" East, a distance of 193.37 feet to a 5/8" rebar found, and passing on line a drill hole set at 106.66 feet;

Course No. 9: Thence continuing along the westerly line of said Tibaldi Properties parcel, South 77°16'00" West, a distance of 107.82 feet to a drill hole set on buried concrete mass (1" Deep);

Course No. 10: Thence continuing along the westerly line of said Tibaldi Properties parcel, South 10°44'02" East, a distance of 193.12 feet to an iron pin set;

Course No. 11: Thence continuing along the centerline of said Euclid Avenue and the northerly line of said City of Wickliffe Corporation, South 45°51'26" West, a distance of 293.01 feet to the POINT OF BEGINNING, and containing 6.681 Acres (291,010 Square Feet with 0.088 Acres in the R/W of 305th Street and 0.302 Acres in the R/W of Euclid Ave) of land, more or less (All of PN 28A-023-0-00-015-0 contains 3.245 Acres (141,369 Sq. Ft., with 0.088 Acres in R/W of 305th St and 0.088 Acres in R/W Euclid Ave), all of PN 28A-023-0-00-016-0 contains 2.350 Acres (102,340 Sq. Ft., with 0.234 Acres in R/W of Euclid Ave), and all of PN 29A-001-0-00-004-0 contains 1.086 Acres (47,301 Sq. Ft.) as surveyed by Alaina J. DeWitt, P.S. # S-8625 in June 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 Ohio State Plane Coordinate System, North Zone (3401), NAD83 (2011), EPOCH 2010). Distances are listed in Ground.

## Flood Note

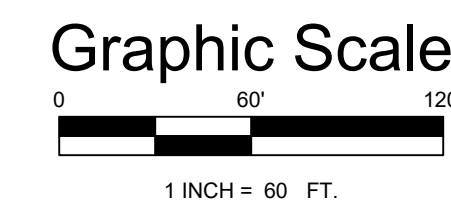
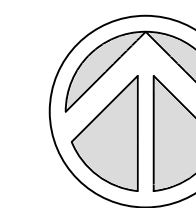
By scaled map and graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 39085C0177F which bears an effective date of February 3, 2010 and is not in a Special Flood Hazard Area.

## Line Table

LINE	BEARING	DISTANCE
L1	N 00°55'51" W (N 01°09'00" E R)	150.00' R&C
L2	S 89°05'27" W (N 88°51'00" W R)	59.88' C (80.00' R)
L3	N 01°04'16" W (N 01°09'00" E R)	756.78' C (756.68' R)
L4	N 55°07'34" E (N 57°16'00" E R)	169.13' R&C
L5	S 30°42'31" E (S 27°50'30" E R)	97.45' C (97.50' R)
L6	N 75°21'33" E (N 77°56'14" E R)	145.13' R&C
L7	S 30°32'29" E (S 27°50'30" E R)	72.11' R&C
L8	S 14°25'03" E (S 11°20'30" E R)	193.37' C (194.00' R)
L9	S 77°16'00" W (S 80°06'00" W R)	107.82' R&M
L10	S 10°44'02" E (S 08°30'00" E R)	193.12' C (193.24' R)
L11	S 19°32'02" E (S 16°46'30" E R)	224.74' R&C
L12	S 60°04'36" W (S 62°37'30" W R)	153.40' C (88.00' R)
L13	S 45°51'26" W (NRB R)	293.01' M (292.92' R)

## Symbol Legend

- R/W - Right of Way
- PL - Adjoiner Line
- CL - Centerline
- ▲ - Potential Encroachment
- ⊙ - Schedule B-Section II Item
- C - Calculated
- M - Measured
- R - Record
- P - ODOT or Recorder Plat
- Surveyed (Records)
  - cc - Curb Cut
  - POB - Point of Beginning
  - POC - Point of Commencement
  - ep - Asphalt Edge
  - S/B - Setback
  - O/H - Overhang Area
  - L/S - Landscape Area
  - Center of Empty
  - Mon. Box Fd. & Used
  - Iron Pin Fd. as Noted
  - Iron Pipe Fd. as Noted
- ⊗ - Drill Hole Fd. & Used
- - 5/8" Rebar w/cap
- ⊗ - DEWITT S-8625
- ⊙ - Drill Hole Set
- ⊙ - Bollard Post
- ⊙ - Gas Valve
- ⊙ - Sanitary Manhole
- ⊙ - Catch Basin
- ⊙ - Storm Manhole
- ⊙ - Fire Hydrant w/checkbox
- ⊙ - Water Meter
- ⊙ - Water Valve
- ⊙ - Easement Line
- ⊙ - Boundary Line
- ⊙ - Guardrail
- ⊙ - 6" Chain Link Fence
- ⊙ - Overhead Utilities
- ⊙ - Posted Lot Number (On Mobile Home - May 2021)



## Zoning Information

STATUS	ZONE: TBD	REQUIRED	OBSERVED	Contact info:
PERMITTED USE	TBD	TBD	Mobile Home Park	TBD
MIN. LOT AREA	TBD	TBD	6,681 Acres	
MIN. FRONTAGE	TBD	TBD	446.01' +/-	
MAX. BLDG COVERAGE	TBD	TBD	TBD	
MIN. SETBACKS FRONT	TBD	TBD	210.4'	
MIN. SETBACKS SIDE	TBD	TBD	142.1'	
MIN. SETBACKS REAR	TBD	TBD	>143.6'	
MAX BUILDING HEIGHT	TBD	TBD	15.2'	
PARKING REGULAR	TBD	TBD	0	
PARKING HANDICAP	TBD	TBD	0	
PARKING TOTAL	TBD	TBD	0	

Notes:  
Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Willowick and the City of Wickliffe for zoning laws and applicable codes.