

TITLE COMMITMENT LEGAL DESCRIPTIONS:

PARCEL NO. 1: FEE PARCEL: TRACT I: PPN: 29A004G000240

Situated in the City of Wickliffe, County of Lake and State of Ohio and known as being all of Sublots Numbers 1, 2, 3 and 4, and part of Sublot No. 5, being a part of Block No. 2 in the Shaker Vineyards Land Company's Euclid Avenue Subdivision of parts Original Willoughby Township Lots Numbers 7, 8, 9 and 10, Tract No. 12, and part of Lot Number 4, Tract No. 8 as recorded in Volume H of Maps, Page 61 of Lake County Records, and part of Original Willoughby Township Lots Numbers 8 and 9, Tract No. 12, and further bounded and described as follows:

Beginning at a point of intersection of the Northwesterly line of Clayton Avenue, 50 feet wide, and the Northeasterly line of Lloyd Road, being distant Northeasterly by rectangular measurement, 25.00 feet from the centerline of said Lloyd Road;

Thence North 47° 54' 30" West, along the aforesaid Northeasterly line of Lloyd Road, 231.12 feet to a nail set therein;

Thence North 48° 11' 05" East, 282.88 feet to a drill hole set;

Thence North 40° 22' 47" West, 53.99 feet to a drill hole set;

Thence North 49° 37' 13" East, 40.41 feet to a point;

Thence South 40° 21' 09" East, 63.18 feet to a drill hole set;

Thence North 50° 05' 36" East, 77.13 feet to a point;

Thence South 40° 03' 30" East, passing through a concrete block wall, distant 2.0 feet, 74.45 feet to a point within aforesaid wall;

Thence North 49° 58' 49" East, within aforesaid wall, 3.96 feet to a point within;

Thence South 41° 43' 55" East, within aforesaid wall, 19.88 feet to a point within;

Thence North 47° 47' 42" East, within aforesaid wall, 16.73 feet to a point within;

Thence South 42° 42' 53" East, within aforesaid wall and its Southeasterly prolongation thereof, 120.96 feet to a point of intersection with the aforesaid Northwesterly line of Clayton Avenue;

Thence South 47° 55' 30" West, along the aforesaid Northwesterly line of Clayton Avenue, 395.85 feet to the place of beginning and containing 2,1206 acres of land (92,372 square feet), be the same more or less, but subject to all legal highways.

TRACT II:

Situated in the City of Wickliffe, County of Lake, and State of Ohio: and known as being all of Sublots Numbers 6 and 7, and part of Sublots Numbers 5 and 8, being part of Block No. 2 in the Shaker Vineyards Land Company's Euclid Avenue Subdivision of parts of Original Willoughby Township Lots Numbers 7, 8, 9 and 10, Tract No. 12, and part of Lot Number 4, Tract No. 8 as recorded in Volume H of Maps, Page 61 of Lake County Records, and part of Original Willoughby Township Lots Numbers 8 and 9, Tract No. 12, and further bounded and described as follows:

Beginning at a point of intersection of the Northwesterly line of Clayton Avenue, 50 feet wide, and the Northeasterly line of Lloyd Road, being distant Northeasterly by rectangular measurement, 25.00 feet from the centerline of Lloyd Road;

Thence North 47° 54' 30" West along the aforesaid Northeasterly line of Lloyd Road, 231.12 feet to the Principal Place of Beginning of the land herein described;

Thence North 47° 54' 30" West along the aforesaid Northeasterly line of Lloyd Road, 120.91 feet to a point in the Southeasterly line of a parcel of land dedicated for road widening as appears on the dedication plat of Lloyd Road Widening as recorded in Volume H, Page 25 of Lake County Records of plat;

Thence North 53° 42' 07" East, along the aforesaid Southeasterly line, 5.10 feet to a point at the Southeasterly corner of aforesaid parcel of land;

Thence North 47° 54' 30" West, along the Northeasterly line of Lloyd Road as aforesaid widened, 200.00 feet to a point in the Southeasterly right of way line of the New York Central and St. Louis Railroad, being also a point in the Northwesterly line of Parcel Number 5 of lands conveyed to the Dougherty Lumber Company by deed dated June 19, 1967 as recorded in Volume 670, Page 433 of Lake County Records;

Thence North 53° 42' 07" East, along the aforesaid right of way line and the Northwesterly line of aforesaid Parcel Number 5 and the Northeasterly prolongation thereof, 603.82 to a point therein;

Thence South 39° 52' 44" East entering a concrete block wall and exiting about 128.4 feet therefrom, 488.24 feet to a point in the Northwesterly line of Clayton Avenue, 50 feet wide, said point being distant Northeasterly along the Northwesterly line of Clayton Avenue, 531.01 feet from its intersection with the Northwesterly line of Lloyd Road;

Thence South 47° 55' 30" West along the aforesaid Northwesterly line of Clayton Avenue, 135.16 feet to a point therein;

Thence North 42° 42' 53" West, entering into a concrete block wall distant 5.7 feet and along said wall interior, 120.96 feet to an angle point therein;

Thence South 47° 47' 42" West, within said wall, 16.73 feet to an angle point therein;

Thence North 41° 43' 55" West, within said wall, 19.88 feet to an angle point therein;

Thence South 49° 58' 49" West, within said wall, 3.96 feet to an angle point therein;

Thence North 40° 03' 30" West, within said wall, and exiting about 72.45 feet therefrom, 74.45 feet to a point;

Thence South 50° 05' 36" West, 77.13 feet to a drill hole set;

Thence North 40° 21' 09" West, 63.18 feet to a point;

Thence South 49° 37' 13" West, 40.41 feet to a drill hole set;

Thence South 40° 22' 47" East, 53.99 feet to a drill hole set;

Thence South 48° 11' 05" West, 282.88 feet to the Principal Place of Beginning and containing 4,6096 acres of land (200,796 Sq.Ft.), be the same more or less, but subject to all legal highways.

EASEMENT PARCEL:

Together with the easements, rights and interest created for the benefit of the property described above in the certain Party Wall Agreement, dated as of February 24, 1984 and recorded as File No. 788164, in the Lake County, Ohio Records; and

Together with the easements, rights and interests created for the benefit of the property described above in that certain Easement Agreement, attached as Exhibit "B" to, and forming a part of (a) that certain Warranty Deed, from Dougherty Development Corporation to The Wickliffe Partnership, dated as of February 24, 1984, recorded in Volume 67, at Page 158, Lake County, Ohio Records, as modified by Affidavit to Correct Clerical Errors on Warranty Deed, made by Kay Woods, dated as of February 24, 1984, recorded in Volume 113, at Page 749, Lake County, Ohio Records, and (b) that certain Warranty Deed, from Dougherty Development Corporation to The Clayton-Lloyd Limited Partnership, dated as of April 30, 1985, recorded in Volume 141, Page 236, Lake County, Ohio Records; as such Easement Agreement was ratified and confirmed by instrument by and among Dougherty Development Corporation, The Wickliffe Partnership and The Clayton-Lloyd Limited Partnership dated as of October 27, 1988, filed for record on October 28, 1988, and recorded in Volume 424, at Page 187, Lake County, Ohio Records.

PARCEL NO. 2: TRACT I: PPN: 29A004G000250

Situated in the City of Wickliffe, County of Lake and State of Ohio: and known as being all of Sublot Nos. 9 to 15 inclusive and part of Sublot Nos. 8 and 16, being part of Block No. 2 in the Shaker Vineyard Land Company's Euclid Avenue Subdivision of parts of Original Willoughby Township Lot Numbers 7, 8, 9 and 10, Tract Number 12 and part of Lot Number 4, Tract Number 8 as recorded in Volume H of Maps, Page 61 of Lake County Records, and part of Original Willoughby Township Lot No. 8, Tract Number 12, and bounded and described as follows:

Beginning at a point in the northwesterly line of Clayton Avenue, 50 feet wide, distant North 47° 55' 30" East, along said line, 531.01 feet from its intersection with the Northeasterly line of Lloyd Road;

Thence North 39° 52' 44" West, passing through a concrete block wall, distant about 359.8 feet, 488.24 feet to a point in the Southeasterly line of the New York Central and St. Louis Railroad; said point being also a point in the Northwesterly line of Parcel No. 4 of lands conveyed to the Dougherty Lumber Company by deed dated June 19, 1967 and recorded in Volume 670, Page 433 of Lake County Records of Deeds;

Thence North 53° 42' 07" East, along the aforesaid Southeasterly line of the New York Central and St. Louis railroad, being also the aforesaid Northwesterly line of Parcel No. 4 and the Northwesterly line of Parcel No. 3 of lands conveyed to the Dougherty Lumber Company, 440.19 feet to a point therein, being a point at the most Northerly corner of land conveyed to Dougherty Development Corporation by deed dated June 15, 1982 as recorded in Volume 895, Page 7 of Lake County Records of Deeds;

Thence South 42° 46' 10" East, along the Northeasterly line of aforesaid land, conveyed to the Dougherty Development Corporation, 54.54 feet to a point therein;

Thence South 50° 02' 45" West, 85.00 to a point;

Thence South 42° 46' 10" East, 392.86 feet to a point in the aforesaid Northwesterly line of Clayton Avenue;

Thence South 50° 02' 45" West, along the aforesaid Northwesterly line of Clayton Avenue, 17.47 feet to an iron pin found at an angle therein;

Thence South 47° 55' 30" West, along the aforesaid Northwesterly line of Clayton Avenue, 359.69 feet to the place of beginning.

Easement Parcel:

Together with, the easements, rights and interest created for the benefit of the property described above in the certain Party Wall Agreement, by and between Dougherty Development Corporation and The Wickliffe Partnership, dated as of February 24, 1984, filed for record on April 30, 1985 and recorded in Volume 141, Page 218, Lake County, Ohio Records; and

Together with the easements, rights and interests created for the benefit of the property described above in that certain Easement Agreement, attached as Exhibit "B" to, and forming a part of (a) that certain Warranty Deed, from Dougherty Development Corporation to The Wickliffe Partnership, dated as of February 24, 1984, recorded in Volume 67, at Page 158, Lake County, Ohio Records, as modified by Affidavit to Correct Clerical Errors on Warranty Deed, made by Kay Woods, dated as of February 24, 1984, recorded in Volume 113, at Page 749, Lake County, Ohio Records, and (b) that certain Warranty Deed, from Dougherty Development Corporation to The Clayton-Lloyd Limited Partnership, dated as of April 30, 1985, recorded in Volume 141, Page 236, Lake County, Ohio Records; as such Easement Agreement was ratified and confirmed by instrument by and among Dougherty Development Corporation, The Wickliffe Partnership and The Clayton-Lloyd Limited Partnership dated as of October 27, 1988, filed for record on October 28, 1988, and recorded in Volume 424, at Page 187, Lake County, Ohio Records.

TRACT II: PPN: 29A004G000260

Situated in the City of Wickliffe, County of Lake and State of Ohio: and known as being part of Sublot Number 16 in Block Number 2 in the Shaker Vineyards Land Company's Euclid Avenue Subdivisions of part of Lots 7, 8, 9 and 10 in Tract Number 12 and part of Lot Number 4 in Tract 8 as shown by the recorded plat in Volume H, Page 61 of Lake County Records of Plats and being also part of Original Willoughby Township Lot Number 8, Tract Number 12, further bounded and described as follows:

Beginning at an iron pin set at the Southeasterly corner of that certain parcel of land conveyed by Dougherty Lumber Company to Dougherty Development Corporation by Warranty Deed dated June 15, 1982 recorded as Instrument Number 711042 in the office of the Lake County, Ohio Recorder, being also a point in the Northwesterly line of Clayton Avenue;

Thence South 50° 02' 45" West along the aforesaid Northwesterly line of Clayton Avenue, 85 feet;

Thence North 42° 46' 10" West to a point 60 feet short of the point of intersection with the Southeasterly right of way line of the New York Central and St. Louis Railroad;

Thence North 50° 42' 45" East parallel to the aforesaid Northwesterly line of Clayton Avenue, 85 feet to the intersection with the Northeasterly boundary line of the aforesaid parcel of land conveyed to Dougherty Development Corporation;

Thence South 42° 46' 10" East along the aforesaid boundary line to the place of beginning.

MINIMUM LOT AREA: 1 ACRE & NOT LESS THAN 200' WIDE
SETBACK LINE: BUILDINGS SHALL NOT EXCEED 50% LOT COVERAGE: NOT TO EXCEED 80%
IMPERVIOUS SURFACE: FRONT YARD SETBACK: 50'
BUILDING: 10'
PARKING: 10'
SIDE YARD SETBACK: 10'
BUILDING: 10'
REAR YARD SETBACK: 10'
BUILDING: 10'
PARKING: 10'
MAX. BUILDING HEIGHT: 90' MAX. CHIMNEY, TOWER, ETC. 125'

SITE DOES NOT CONFORM TO REQUIRED SETBACKS. PER THE CITY OF WICKLIFFE THE BUILDINGS ARE CLASSIFIED "LEGAL NON-CONFORMING". CONTACT THE CITY OF WICKLIFFE BUILDING COMMISSIONER REGARDING ALL QUESTIONS OF VARIANCES, ZONING COMPLIANCE, ETC.

9) THERE ARE 123 REGULAR STRIPED PARKING SPACES ON THE SUBJECT PARCELS. 0 HANDICAPPED PARKING SPACES

REQUIRED PARKING PER ZONING REPORT: 1 PARKING SPACE PER 2 EMPLOYEES ON THE 2 LARGEST SUCCESSIVE SHIFTS. 40 EMPLOYEES/2= 20 PARKING SPACES

40 TOTAL PARKING SPACES REQUIRED, WITH AT LEAST 5 MARKED HANDICAP.

16) NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SUBJECT PROPERTY. -PARKING LOT PAVING AND STRIPING CHANGES.

17) NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVED CHANGES IN STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

18) NO OBSERVED EVIDENCE OF DELINEATED WETLAND AREAS.

Table with 4 columns: SCH. B & MAP NO., VOL./PG., GRANTEE, ETC., DESCRIPTION. Contains 18 entries of title commitments.

Table with 2 columns: ITEM, DESCRIPTION. Includes LEGEND and ABBREVIATIONS for symbols used in the survey.

NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN BASED UPON ACTUAL LOCATIONS OF ABOVE GROUND STRUCTURES AND RECORDS OF OTHERS AS TO UNDERGROUND LOCATIONS, SIZES, AND CONFIGURATIONS. UTILITIES OBSERVED SERVING PROPERTY: STORM; SANITARY; WATER; GAS; ELECTRIC; & TELEPHONE

SURVEY REFERENCES:

ORIGINAL ALTA/ASCM LAND TITLE SURVEY OF P.P.N. 29-A-004-G-00-024-0, -025-0, & -026-0 BY FRANK B. KRAUSE & ASSOCIATES, DATED NOVEMBER, 2000. ALTA/ASCM LAND TITLE SURVEY OF P.P.N. 29-A-004-G-00-024-0, -025-0, & -026-0 BY DONALD G. BOHNING & ASSOCIATES, DATED JUNE, 2006 & UPDATED THRU OCTOBER, 2007.

ALTA/ASCM LAND TITLE SURVEY OF P.P.N. 29-A-004-G-00-023-0 BY RIVERSTONE LAND SURVEYING & ENGINEERING, DATED FEBRUARY, 2019.

SURVEY REQUIREMENT NOTES:

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS, THEREOF; BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE NO. 7890382 WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE KNOWN AS TO THEIR EFFECT ON SUBJECT PROPERTY.

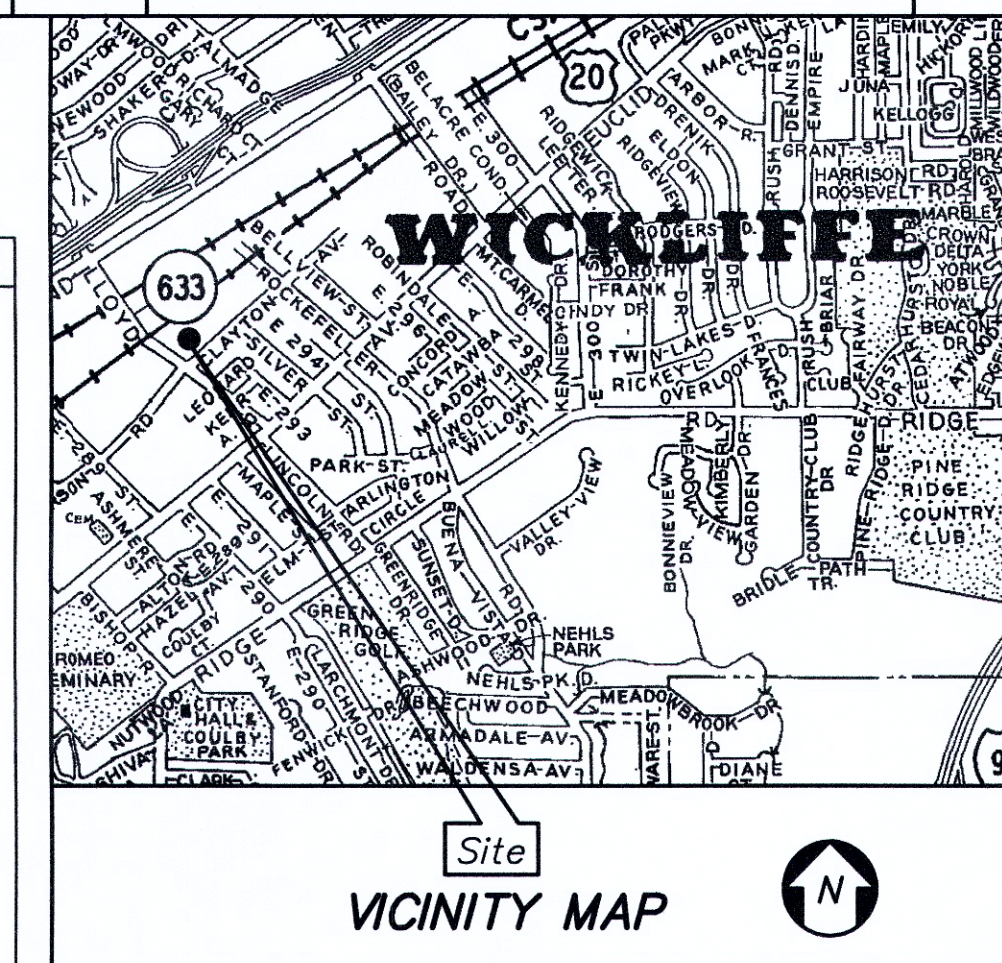
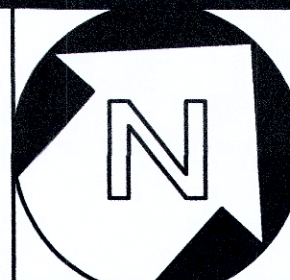
THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDING, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY; THE BUILDING & STEPS ENCR OACH UPON ADJACENT RAILROAD RIGHT-OF-WAY BUTTING SAID PROPERTY AS SHOWN; AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF OHIO.

NO ADJOINING STRUCTURE ENCROACHES ON THE PROPERTY OR ANY DOMINANT APPURTENANT EASEMENT SHOWN ON THE SURVEY.

AS NOTED IN THE TITLE COMMITMENT, ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAs"), HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY REAs OF OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REAs OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED, INCLUDING THE LOCATION OF ALL BUILDINGS, PARKING SPACES, AND OTHER IMPROVEMENTS THEREON.

THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO CLAYTON AVENUE & LLOYD ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.

Table with 3 columns: DATE, REVISIONS, BY. Shows revision 1 on 12/6/19.



VICINITY MAP

MAP OF ALTA/NSPS LAND TITLE SURVEY MADE FOR AND AT THE INSTANCE OF SAINT PAUL PROPERTIES FUND VI, LLC, A MINNESOTA LIMITED LIABILITY COMPANY; THE STATE LIFE INSURANCE COMPANY, AN INDIANA CORPORATION, ITS SUCCESSORS AND ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY

BEING ALL OF SUBLOTS 1 TO 16 INCLUSIVE AND L, M, & N IN BLOCK 2 OF THE SHAKER VINEYARDS LAND COMPANY'S EUCLID AVENUE SUBDIVISION OF PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOTS 7, 8, 9 AND 10, TRACT 12 AND PART OF LOT 4, TRACT 8 AS RECORDED IN VOLUME H OF MAPS, PAGE 61 OF LAKE COUNTY RECORDS, AND PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOTS 8 AND 9, TRACT 12 NOW IN THE CITY OF WICKLIFFE LAKE COUNTY, OHIO

TO SAINT PAUL PROPERTIES FUND VI, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, THE STATE LIFE INSURANCE COMPANY, AN INDIANA CORPORATION, ITS SUCCESSORS AND ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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), 6(b), 7(a), 7(b)(1), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 19, 2019



MICHAEL A. ACKERMAN REGISTERED SURVEYOR NO. 8196 DATE 12/2020

DONALD G. BOHNING & ASSOCIATES, INC. CIVIL ENGINEERING & SURVEYING 7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125 PHONE: (216) 642-1130 FAX: (216) 642-1132

Table with 4 columns: HORIZ. SCALE, VERT. SCALE, FILE NO., ORDER NO. Shows scales of 1"=40' and 375502SV.

1 2