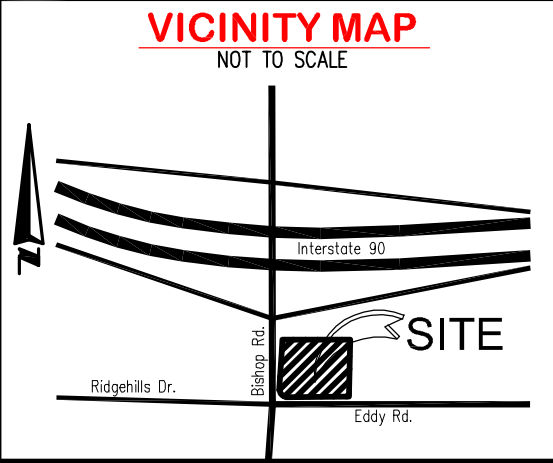


RECORD DESCRIPTION

The Land referred to herein below is situated in the County of Lake, State of Ohio, and is described as follows: Situated in the Village of Willoughby Hills and City of Wickliffe, County of Lake and State of Ohio: And known as being part of Original Lot No. 6, Tract No. 8 in Original Willoughby Township, and more fully described as follows: Beginning on the centerline of Eddy Road, being also the Southerly line of said Lot No. 6 at its intersection with the centerline of Bishop Road, (60 feet wide) being also the Westerly line of said Lot No. 6;

Being a parcel of land lying on the right side of the centerline of a survey made by the City of Willoughby Hills, and recorded in Volume 48, Page 24, of the records of Lake County and being located within the following described point in the boundary thereof: Beginning in the existing centerline of Bishop Road, (S.R. 84) 60 feet wide, at an iron pin stake in a monument box found marking its intersection with the centerline of Charon Road (U.S. Route 6) 60 feet wide, said point of beginning being 3.04 feet left of Station 32+80.62 in the centerline survey for the proposed improvements to said Bishop Road.



LAND AREA: 34,021 SQUARE FEET± (0.781 ACRES±)
PARKING SPACES: REGULAR= 45 HANICAP= 4 TOTAL= 49

ZONING DATA table with columns for ZONING ITEM, REQUIRED, and PARKING REQUIREMENTS. Includes details for Zoning District B-1 Limited Commercial, permitted uses, lot area, setbacks, and building height.

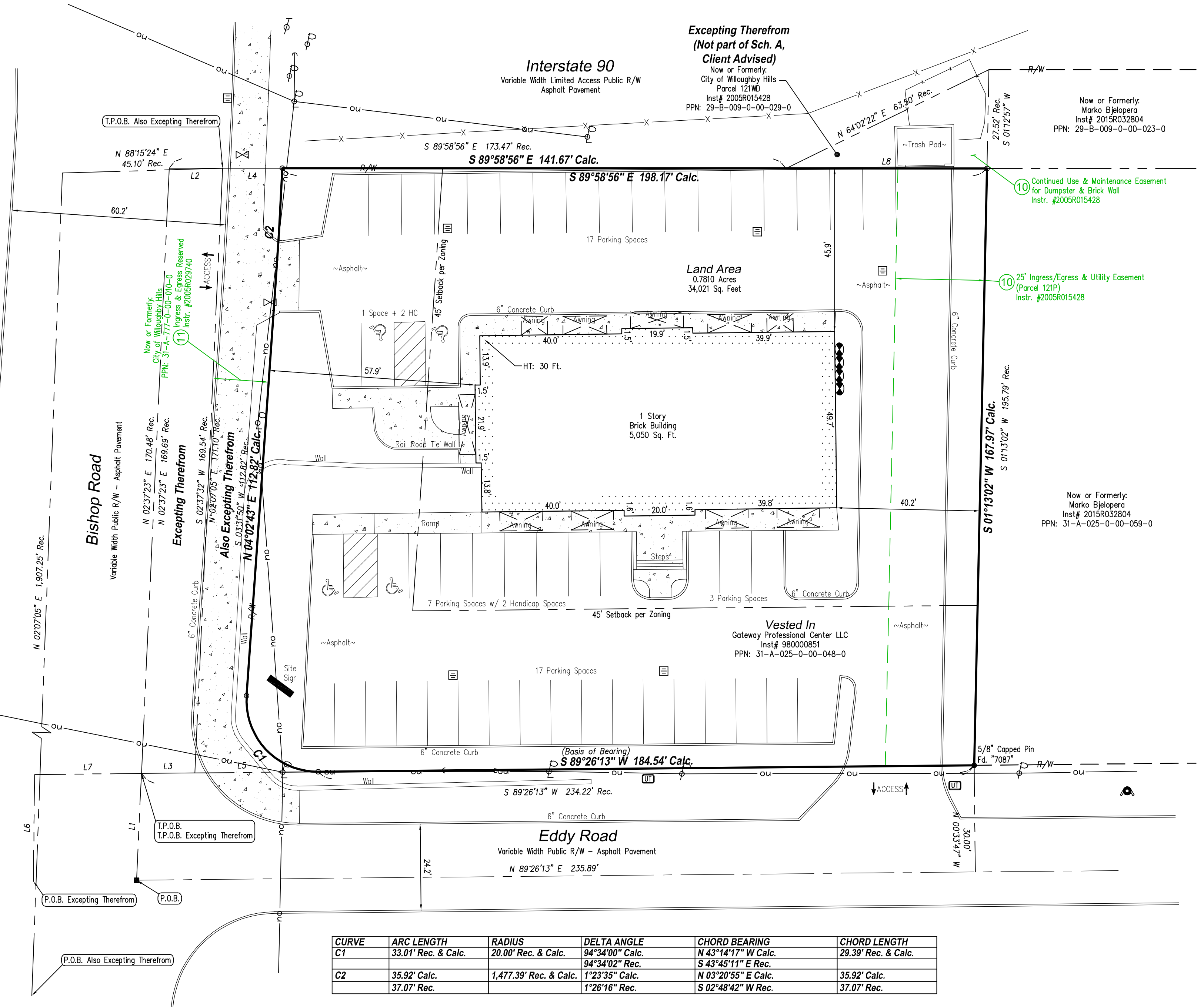
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.SC.FEMA.GOV. AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 39085C0789, WHICH BEARS AN EFFECTIVE DATE OF 2/3/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

BASIS OF BEARINGS

The meridian for all bearings shown hereon is S 89°26'13"W as the northerly line of Eddy Road as described in Instrument No. 980000851, Lake County Records.

SIGNIFICANT OBSERVATIONS

At the time of survey, there were no visible encroachments on the subject property.



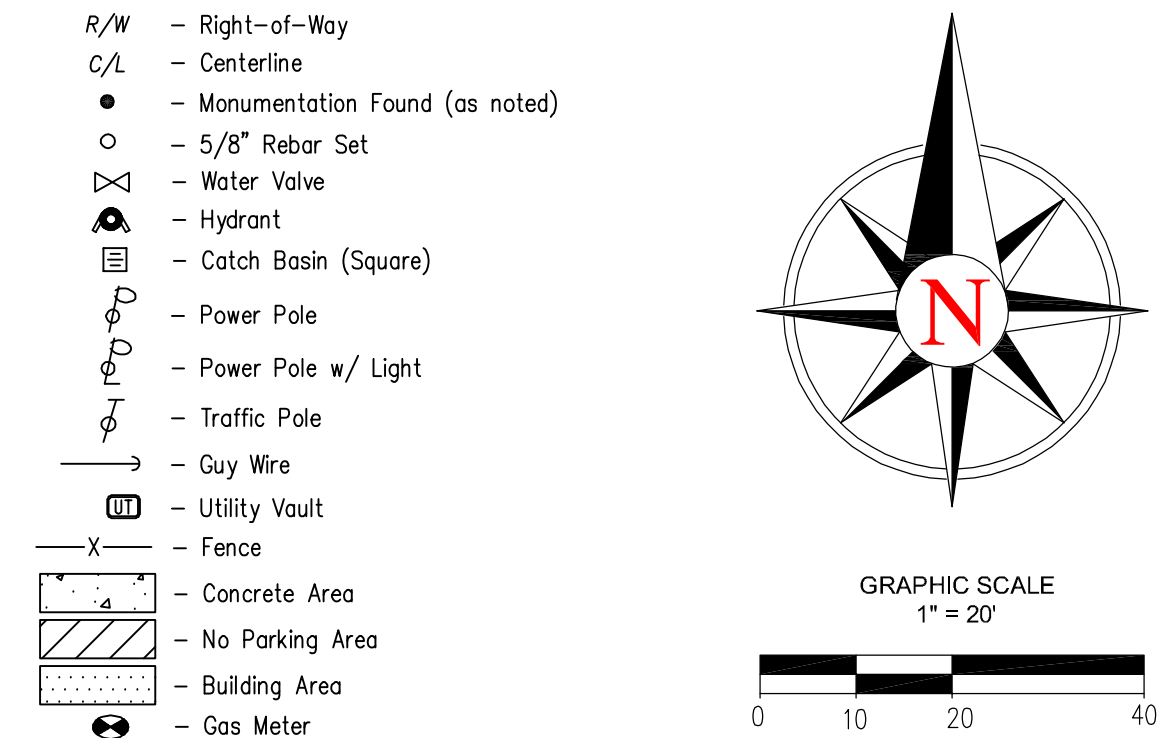
CURVE data table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Includes curves C1 and C2.

LINE data table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L8 with their respective bearings and distances.

SCHEDULE B-II ITEMS

- 10. Reservation of easement in deed Grantor: The Gateway Professional Center LLC...
11. Reservation of easement in Warranty Deed Grantor: Gateway Professional Center LLC...
12. Reservation of Temporary Right of Way Easement Grantor: Gateway Professional Center, LLC...

LEGEND



TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: NCS-1099249-CLE, WITH AN EFFECTIVE DATE OF NOVEMBER 23, 2021.

GENERAL SURVEY NOTES

- 1. There is direct access to the subject property via Bishop Road and Eddy Road, each a public right of way.
2. The observed address of the site is 2775 Bishop Road, Willoughby Hills, OH.
3. The location of utilities shown on the survey are from observed evidence or above ground appurtenances only.

ALTA/NSPS LAND TITLE SURVEY

Willoughby Hills
2775 Bishop Road
Lake County Willoughby Hills, OH 44092

SURVEYOR'S CERTIFICATE

To: BPVA Properties LLC, an Ohio limited liability company; Paralyzed Veterans of America, Inc. Buckeye Chapter, an Ohio nonprofit corporation; First American Title Insurance Company; and GRS Group.
This is to certify that this map or plot 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, 7b, 7c, 8, 9, 13, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on December 2, 2021.

PRELIMINARY
Timothy R. Durr
LMS Surveying, LTD
Job No. B-21368
Date of Plot or Map: December 10, 2021

LMS SURVEYING LTD

Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 / Surveys@LMSurveying.com

Vertical sidebar containing revision history, drawing information, and GRS logo. Includes fields for Date, Revision History, Zoning & Comments, and Comments.

DATED 2021 - USE OF THIS DOCUMENTS FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY THE GRS GROUP, LLC.