

KNOWN AS BEING PART OF TOWNSHIP 6 NORTH, RANGE 17 WEST OF THE CONNECTICUT WESTERN RESERVE SURVEY, AND PART OF ORIGINAL ELYRIA TOWNSHIP LOT NOS. 30 AND 31, WEST OF BLACK RIVER, NOW SITUATED IN THE

CITY OF ELYRIA
COUNTY OF LORAIN - STATE OF OHIO

TO: STEWART TITLE GUARANTY COMPANY
NORTHSTAR, A DIVISION OF STEWART TITLE COMPANY
LORAIN COUNTY PORT AUTHORITY, A POLITICAL SUBDIVISION IN THE STATE OF OHIO

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), 7(A), 7(B)(1), 7(C), 8, 9, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 25, 2022.

DATE OF PLAT OR MAP: SEPTEMBER 20, 2022

PRELIMINARY

MATTHEW A. HILDEBRANDT REG. PROF. SURV. NO. 8817

SCHEDULE A LEGAL DESCRIPTIONS

PARCEL NO. 1:
SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, BEING KNOWN AS PART OF ORIGINAL ELYRIA TOWNSHIP LOTS NOS. 30 AND 31, WEST OF BLACK RIVER, AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHERLY SIDELINE OF MIDWAY BLVD. AT THE NORTHEASTERLY CORNER OF PARCEL CONVEYED TO THE HIGBEE COMPANY, AS RECORDED IN VOLUME 901, PAGE 534 OF LORAIN COUNTY DEED RECORDS;

THENCE NORTH 89° 28' 04" EAST IN THE SOUTHERLY SIDELINE OF MIDWAY BLVD. A DISTANCE OF 704.00 FEET TO THE NORTHWESTERLY CORNER OF PARCEL CONVEYED TO THE HIGBEE COMPANY AS RECORDED IN VOLUME 901, PAGE 534 OF LORAIN COUNTY DEED RECORDS;

THENCE SOUTH 0° 31' 56" EAST IN THE EASTLIER LINE OF SAID PARCEL B, A DISTANCE OF 238.58 FEET TO A POINT, SAID POINT IS THE PRINCIPAL PLACE OF BEGINNING;

THENCE CONTINUING SOUTH 0° 31' 56" EAST IN THE EASTLIER LINE OF SAID PARCEL B, A DISTANCE OF 641.18 FEET TO A POINT;

THENCE SOUTH 25° 12' 44" WEST IN THE EASTLIER LINE OF SAID PARCEL B, A DISTANCE OF 479.73 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL B;

THENCE SOUTH 89° 34' 01" WEST IN THE SOUTHERLY LINE OF PARCEL B, A DISTANCE OF 227.61 FEET TO A POINT;

THENCE SOUTH 60° 36' 13" EAST, A DISTANCE OF 191.09 FEET TO A POINT;

THENCE NORTHEASTERLY IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 155.85 FEET TO A POINT, SAID CURVE HAS A RADIUS OF 93.00 FEET, A CENTRAL ANGLE OF 3° 20' 26", AND A CHORD OF 159.68 FEET WHICH BEARS NORTH 32° 46' 06" EAST;

THENCE SOUTH 60° 36' 13" EAST, A DISTANCE OF 140.99 FEET TO A POINT;

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SCHEDULE BI EXCEPTIONS

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 22106651
EFFECTIVE DATE: JUNE 30, 2022 AT 7:00 A.M.

Open-End Mortgage, Security Agreement and Fixture Filing from Centro Midway, LLC, a Delaware limited liability company to JP Morgan Chase Bank, N.A., dated June 19, 2006, and recorded June 23, 2006 as File No. 2006-0150357 and re-recorded July 6, 2006 as File No. 2006-0152529 of Lorain County Records, to the sum of \$240,000,000.00 and all obligations secured thereby. Part caption and more land.
CONTAINS NO SURVEY RELATED ITEMS.

Note: The Mortgage set forth above has been assigned to Wells Fargo Bank, N.A., as trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-LDP7 by instrument recorded October 13, 2006 as File No. 2006-0170432 of Lorain County Records.

Note: The Mortgage set forth above has been assigned to U.S. Bank National Association, as trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-LDP7 by instrument recorded May 3, 2010 as File No. 2010-0332739 of Lorain County Records.

Note: The Mortgage set forth above has been assigned to JPMMC 2006-LDP7 Centro Enfield, LLC, a Delaware limited liability company by instrument recorded July 13, 2015 as File No. 2015-051609 of Lorain County Records.

CONTAINS NO SURVEY RELATED ITEMS.

Assignment of Leases & Rents between Centro Midway LLC, a Delaware limited liability company and JP Morgan Chase Bank, N.A., recorded June 23, 2006, as File No. 2006-0150358 of Lorain County Records, as additional security for the payment of the indebtedness secured by the Mortgage recorded File No. 2006-0150357 of Lorain County Records. Part caption and more land.
CONTAINS NO SURVEY RELATED ITEMS.

Note: The Assignment of Leases & Rents set forth above has been assigned to U.S. Bank National Association, as trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-LDP7 by instrument recorded as May 3, 2010 as File No. 2010-0332740 of Lorain County Records.

CONTAINS NO SURVEY RELATED ITEMS.

Note: The Mortgage set forth above has been assigned to JPMMC 2006-LDP7 Centro Enfield, LLC, a Delaware limited liability company by instrument recorded as July 13, 2015 as File No. 2015-051610 of Lorain County Records.

CONTAINS NO SURVEY RELATED ITEMS.

UCC Financing Statement between Centro Midway LLC, a Delaware limited liability company, Debtor, and JP Morgan Chase Bank, N.A., Secured Party, recorded June 23, 2006 as File No. 2006-0150359 of Lorain County Records. Part caption and more land.
CONTAINS NO SURVEY RELATED ITEMS.

Note: The UCC Financing Statement set forth above has been assigned to U.S. Bank National Association, as trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-LDP7 by instrument recorded October 13, 2015 as File No. 2015-0170484 of Lorain County Records.

Note: The UCC Financing Statement set forth above has been assigned to U.S. Bank National Association, as trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-LDP7 by instrument recorded as May 3, 2010 as File No. 2010-0181107 of Lorain County Records.

CONTAINS NO SURVEY RELATED ITEMS.

Open-End Mortgage, Security Agreement and Fixture Financing Statement from Elyria Realty LLC, an Ohio limited liability company, Midway CH LLC, an Ohio limited liability company, and Midway Nassim LLC, an Ohio limited liability company, to Daugherty Funding LLC, a Delaware limited liability company, dated November 8, 2017, and recorded November 9, 2017 as File No. 2017-0651115 of Lorain County Records, to secure the sum of \$2,675,000.00 and all obligations secured thereby. Part caption and more land.
EASEMENTS ARE PLOTTED AND SHOWN.

Assignment of Leases & Rents between Elyria Realty LLC, an Ohio limited liability company, Midway CH LLC, an Ohio limited liability company, and Midway Nassim LLC, an Ohio limited liability company, and Daugherty Funding LLC, a Delaware limited liability company, dated November 8, 2017, and recorded November 9, 2017 as File No. 2017-0651115 of Lorain County Records, as additional security for the payment of the indebtedness secured by the mortgage recorded as File No. 2017-0651115 of Lorain County Records. Part caption and more land.
EASEMENTS ARE PLOTTED AND SHOWN.

Open-End Mortgage, Security Agreement and Fixture Filing from Elyria Midway Mall LLC, an Ohio limited liability company, to Tristate Capital Bank, dated February 20, 2019, and recorded March 12, 2019 as File No. 2019-0707067 of Lorain County Records, to secure the sum of \$1,950,000.00 and all obligations secured thereby. Only part of our caption.
AERIAL OCCUPANCY RESERVATION IS PLOTTED AND SHOWN.

Assignment of Leases and Rents between Elyria Midway Mall LLC and Elyria 4000 Midway Mall LLC, Plaintiff, and Elyria Realty, LLC, Stacey Granger, Water Street Development LLC, KE Elyria LLC, Midway Nassim LLC and Midway CH LLC, Defendant, for monetary damages, dated November 10, 2020 in Lorain County Court of Common Pleas.
EASEMENTS ARE PLOTTED AND SHOWN.

Easement for Highway Purpose from Clayton R. Westcott and Dorothy Westcott to the State of Ohio recorded November 2, 1951 in Volume 529, Page 206 of Lorain County Records.
LOCATED WITHIN THE PRESENT DAY RIGHT OF WAY OF STATE ROUTE 57, AND IS NOT SHOWN.

Easement for Highway Purpose from Joseph R. Pavlick and Mary M. Pavlick to the State of Ohio recorded November 2, 1951 in Volume 529, Page 220 of Lorain County Records.
LOCATED WITHIN THE PRESENT DAY RIGHT OF WAY OF STATE ROUTE 57, AND IS NOT SHOWN.

Easement for Highway Purpose from Stephen Kudrin and Anna Kudrin to the State of Ohio recorded December 4, 1951 in Volume 531, Page 465 of Lorain County Records.
LOCATED WITHIN THE PRESENT DAY RIGHT OF WAY OF STATE ROUTE 57, AND IS NOT SHOWN.

Items set forth in Warranty Deed from Steve Kudrin and Mary Kudrin to the Ohio Turnpike Commission, a body corporate politic of the State of Ohio recorded November 23, 1953 in Volume 586, Page 26 of Lorain County Records.
LOCATED WITHIN THE PRESENT DAY RIGHT OF WAY OF STATE ROUTE 57, AND IS NOT SHOWN.

Right of Way Agreement for access and utility purposes by and between Elyria Associates, Inc. and West River Development Company recorded October 30, 1962 in Volume 835, Page 248 of Lorain County Records.

Note: Supplement to Easement recorded March 2, 1964 in Volume 668, Page 327 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

Easement for electric and communication purposes from West River Development Company to Ohio Edison Company recorded May 28, 1963 in Volume 848, Page 549 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

Easement for electric and communication purposes from West River Development Company to Ohio Edison Company recorded October 25, 1963 in Volume 860, Page 133 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

Covenants, Conditions, Easements, Restrictions, and/or Reservations established in Warranty Deed from West River Development Company to the City of Elyria recorded April 28, 1964 in Volume 873, Page 41 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

Covenants, Conditions, Easements, Restrictions, and/or Reservations established in Warranty Deed from West River Development Company to Elyria South, Inc. recorded June 5, 1964 in Volume 877, Page 275 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Covenants, Conditions, Easements, Restrictions, and/or Reservations established in Warranty Deed from West River Development Company to Elyria North, Inc., recorded June 5, 1964 in Volume 877, Page 281 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Covenants, Conditions, Easements, Restrictions, and/or Reservations established in Warranty Deed from Elyria North, Inc. to Sears, Roebuck and Co., recorded June 5, 1964 in Volume 877, Page 288 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Covenants, Conditions, Easements, Restrictions, and/or Reservations established in Warranty Deed from West River Development Company to the City of Elyria, recorded September 18, 1964 in Volume 889, Page 208 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

Covenants, Conditions, Easements, Restrictions, and/or Reservations established in Warranty Deed from West River Development Company to Elyria North, Inc. recorded January 15, 1965 in Volume 901, Page 503 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Covenants, Conditions, Easements, Restrictions, and/or Reservations established in Warranty Deed from West River Development Company to Elyria South, Inc. recorded January 15, 1965 in Volume 901, Page 509 of Lorain County Records.
10' SANITARY SEWER EASEMENT IS PLOTTED AND SHOWN, 10' WATER EASEMENT IS NOT ON OR DOES NOT ADJOIN THE SURVEYED PROPERTY, AND IS NOT SHOWN.

Note: Corrective Affidavit recorded September 30, 1971 in Volume 1033, Page 597 of Lorain County Records.
10' SANITARY SEWER EASEMENT IS PLOTTED AND SHOWN, 10' WATER EASEMENT IS NOT ON OR DOES NOT ADJOIN THE SURVEYED PROPERTY, AND IS NOT SHOWN.

Covenants, Conditions, Easements, Restrictions, and/or Reservations established in Warranty Deed from Elyria South, Inc., to Sears, Roebuck and Co., recorded January 15, 1965 in Volume 901, Page 526 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Covenants, Conditions, Easements, Restrictions, and/or Reservations established in Warranty Deed from Elyria North, Inc. to the Higbee Company recorded January 15, 1965 in Volume 901, Page 530 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Conveyance, Conditions, Easements, Restrictions, and/or Reservations established in Warranty Deed from Elyria South, Inc. to the Higbee Company recorded January 15, 1965 in Volume 901, Page 534 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Plot recorded November 16, 1965 in Plat Book 24, Page 39 and re-filed in Plat Book 24, Page 41 of Lorain County Records shows the following:

A) Various Utility Easements.
EASEMENTS ARE PLOTTED AND SHOWN.

Note: Partial Release of Easement from the Elyria Telephone Company to The Higbee Company recorded May 20, 1991 in OR Volume 399, Page 647 of Lorain County Records.
VACATED.

Note: Agreement Granting and Vacating Electrical Easements from Elyria Joint Venture to Ohio Edison Company recorded August 12, 1998 as File No. 1998-0555918 of Lorain County Records.
EASEMENTS ARE VACATED EASEMENTS ARE PLOTTED AND SHOWN.

Note: Agreement Granting and Vacating Electrical Easements from The Higbee Company to Ohio Edison Company recorded August 12, 1998 as File No. 1998-0555919 of Lorain County Records.
EASEMENTS ARE VACATED EASEMENTS ARE PLOTTED AND SHOWN.

Note: For further conditions, see plot.

36 Easement for Gas Regulation Station from Sears, Roebuck and Co., to Columbia Gas of Ohio recorded January 18, 1966 in Volume 920, Page 834 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

37 Easement for electric and communication purposes from Elyria North, Inc. to Ohio Edison Company recorded February 3, 1967 in Volume 940, Page 8 of Lorain County Records.
LOCATIONS DESCRIBED ARE NOT ON OR DOES NOT ADJOIN THE SURVEYED PROPERTY, AND ARE NOT SHOWN.

38 Reservation of Access Rights established in Warranty Deed from Sears, Roebuck and Co. to the City of Elyria, recorded May 29, 1967 in Volume 944, Page 997 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

39 Easement and Covenants for sanitary sewer purposes from Elyria South, Inc. to Federated Department Stores, Inc. recorded August 21, 1969 in Volume 991, Page 280 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

40 Easement and Covenants for sanitary sewer purposes from Elyria South, Inc. to Federated Department Stores, Inc. recorded August 21, 1969 in Volume 991, Page 280 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

41 Easement for electric and communication purposes from Elyria Joint Venture to Ohio Edison Company recorded July 19, 1978 in Volume 1211, Page 433 of Lorain County Records.
AREA DESCRIBED IS NOT ON OR DOES NOT ADJOIN THE SURVEYED PROPERTY, AND IS NOT SHOWN.

42 Underground Easement for telephone and telegraph purposes from Elyria Joint Venture to Ohio Edison Company recorded November 6, 1985 in Volume 1386, Page 51 of Lorain County Records.
AREA DESCRIBED IS NOT ON OR DOES NOT ADJOIN THE SURVEYED PROPERTY, AND IS NOT SHOWN.

43 Easement for Sanitary Sewer Purposes from LCB Bancorp, to the City of Elyria recorded May 9, 1986 in Volume 1396, Page 554 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

44 Underground Easement for telephone and telegraph purposes from The Higbee Company to Ohio Edison Company recorded June 4, 1986 in Volume 1398, Page 246 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

45 Easement for Sanitary Sewer Purposes from Gerald R. Kindle and Charlotte Kindle to the City of Elyria recorded September 19, 1986 in Volume 1406, Page 163 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

46 Easement for Sanitary Sewer Purposes from Sears, Roebuck and Co. to the City of Elyria recorded May 28, 1987 in Volume 1422, Page 178 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

47 Electrical Easement Agreement from Elyria Joint Venture to Ohio Edison Company recorded June 18, 1987 and recorded in Volume 1423, Page 474 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

48 Sanitary Sewer Easement Agreement from Elyria Joint Venture to the City of Elyria recorded October 27, 1987 in OR Volume 18, Page 241 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

49 Grant of Easements from Lorain County Bank to Elyria Joint Venture recorded July 20, 1989 in OR Volume 197, Page 602 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

50 Grant of Easements from Elyria Joint Venture to Lorain County Bank recorded July 20, 1989 in OR Volume 197, Page 617 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

51 Easement for storm water purposes by and between Elyria Joint Venture and C. Coulter Deklyn recorded October 11, 1989 in OR Volume 226, Page 515 of Lorain County Records.
AREA DESCRIBED IS NOT ON OR DOES NOT ADJOIN THE SURVEYED PROPERTY, AND IS NOT SHOWN.

52 Amended and Restated Easement, Restriction and Operating Agreement by and among Elyria Joint Venture, The Higbee Company, Sears, Roebuck and Co., and The May Department Stores Company recorded December 14, 1990 in OR Volume 353, Page 637 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Note: Short Form Supplemental Agreement by and between Elyria Joint Venture and The May Department Stores Company recorded December 14, 1990 in OR Volume 353, Page 720 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Note: First Amendment to Amended and Restated Easement, Restriction and Operating Agreement by and among Elyria Joint Venture, The Higbee Company, Sears, Roebuck and Co., and The May Department Stores Company recorded October 24, 2001 as File No. 2001-0785409 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Note: Assignment and Assumption of Operating Agreements from The Higbee Company to Midway Parcel LLC recorded January 8, 2008 as File No. 2008-0237152 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Note: Assignment and Assumption of Operating Agreement from Midway Parcel LLC to Elyria 4000 Midway Mall LLC recorded August 15, 2016 as File No. 2016-0596935 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Note: Form of Assignment and Assumption of Operating Agreement from Vxpro LLC to 4000 Midway Mall LLC recorded August 15, 2016 as File No. 2016-0596935 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Note: Assignment and Assumption Agreement from Macy's Retail Holdings, Inc. to Elyria, LLC recorded January 17, 2018 as File No. 2018-0658633 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Note: Assignment and Assumption of Operating Agreement by and between Elyria Joint Venture and Ohio Edison Company recorded February 2, 1993 in OR Volume 658, Page 193 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

Note: Assignment and Assumption of Operating Agreement by and between Elyria Joint Venture and PremierBank & Trust recorded May 16, 1995 in OR Volume 1083, Page 107 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

Note: Ordinance No. 95-145, recorded August 7, 1995 in OR Volume 1123, Page 886 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

Note: Construction Assignment of Easement Rights by and between PremierBank & Trust and the City of Elyria, Ohio recorded August 7, 1995 in OR Volume 1124, Page 356 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

Note: Construction and Operating Agreement by and between Elyria Joint Venture and Lone Star Steakhouse & Saloon of Ohio, Inc. recorded January 17, 1996 in OR Volume 1205, Page 567 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

Note: Right of Entry for storm sewer purposes by and between Elyria Joint Venture, The City of Elyria, and Buon Pranzo L.P. recorded November 6, 1996 in OR Volume 1394, Page 539 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

Note: Construction and Operating Agreement by and between TGI Friday's at Midway Mall recorded November 19, 1996 in OR Volume 1390, Page 893 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

Note: Midway Mall Agreement Granting and Vacating Electrical Easements from The Higbee Company to Ohio Edison Company recorded August 12, 1998 as File No. 1998-0555919 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Note: Right of Way Agreement by and between Elyria Joint Venture, The May Department Stores Company, and West River Road Properties, LTD., recorded November 6, 1998 as File No. 1998-0574896 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

Note: Assignment of Agreement from JG Midway LLC and Vinsconsi - Midway, Ltd. to New Plan of Midway, Inc. recorded December 19, 2002 as File No. 2002-0878120 of Lorain County Records.
EASEMENT IS PLOTTED AND SHOWN.

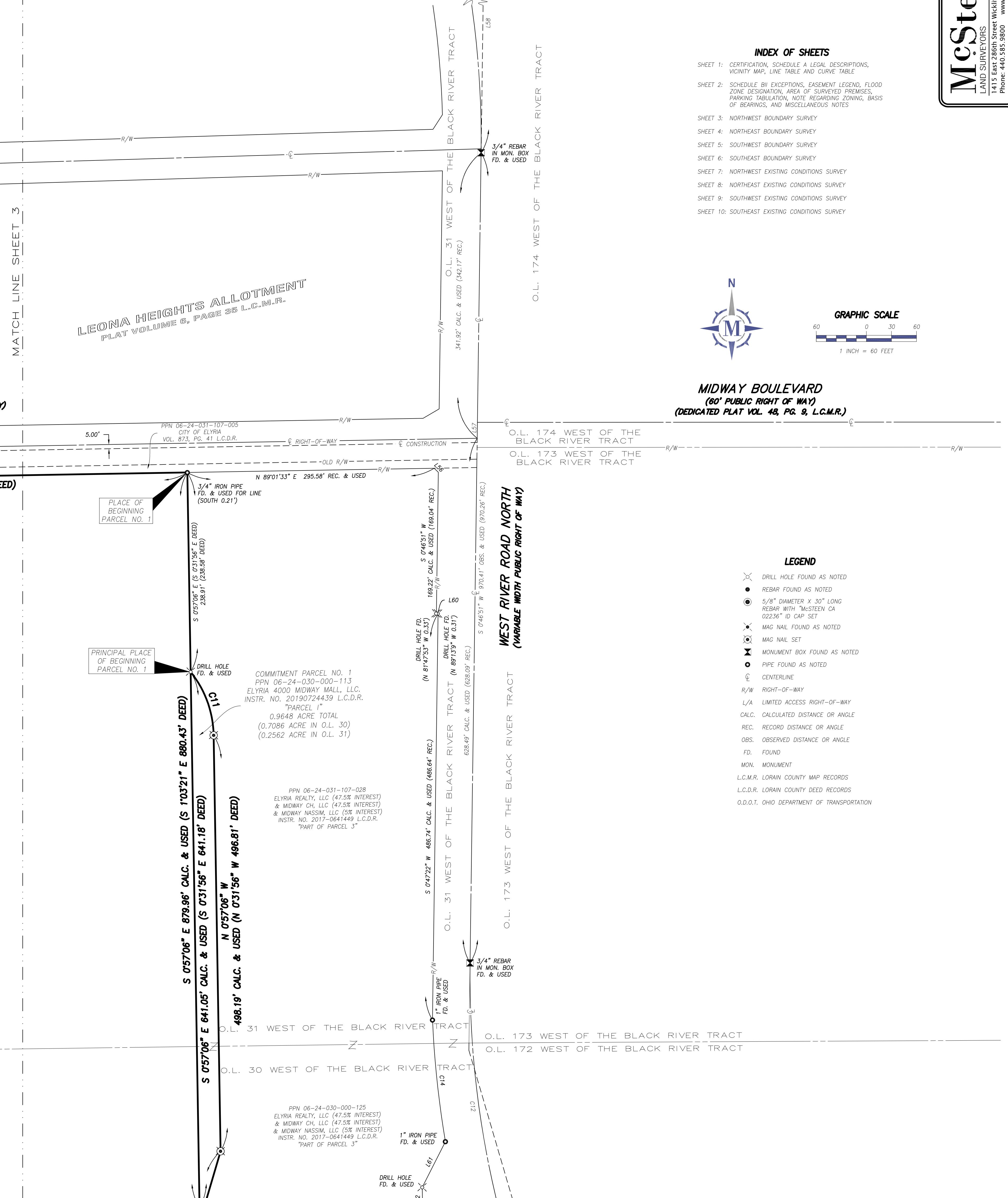
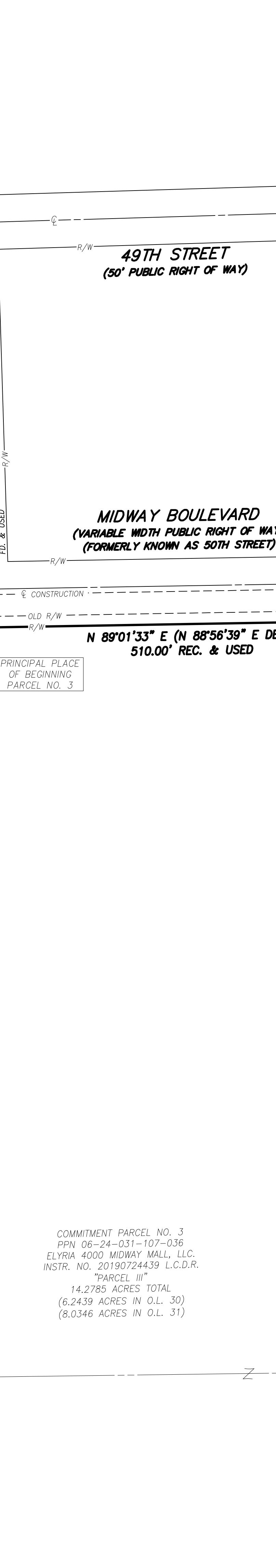
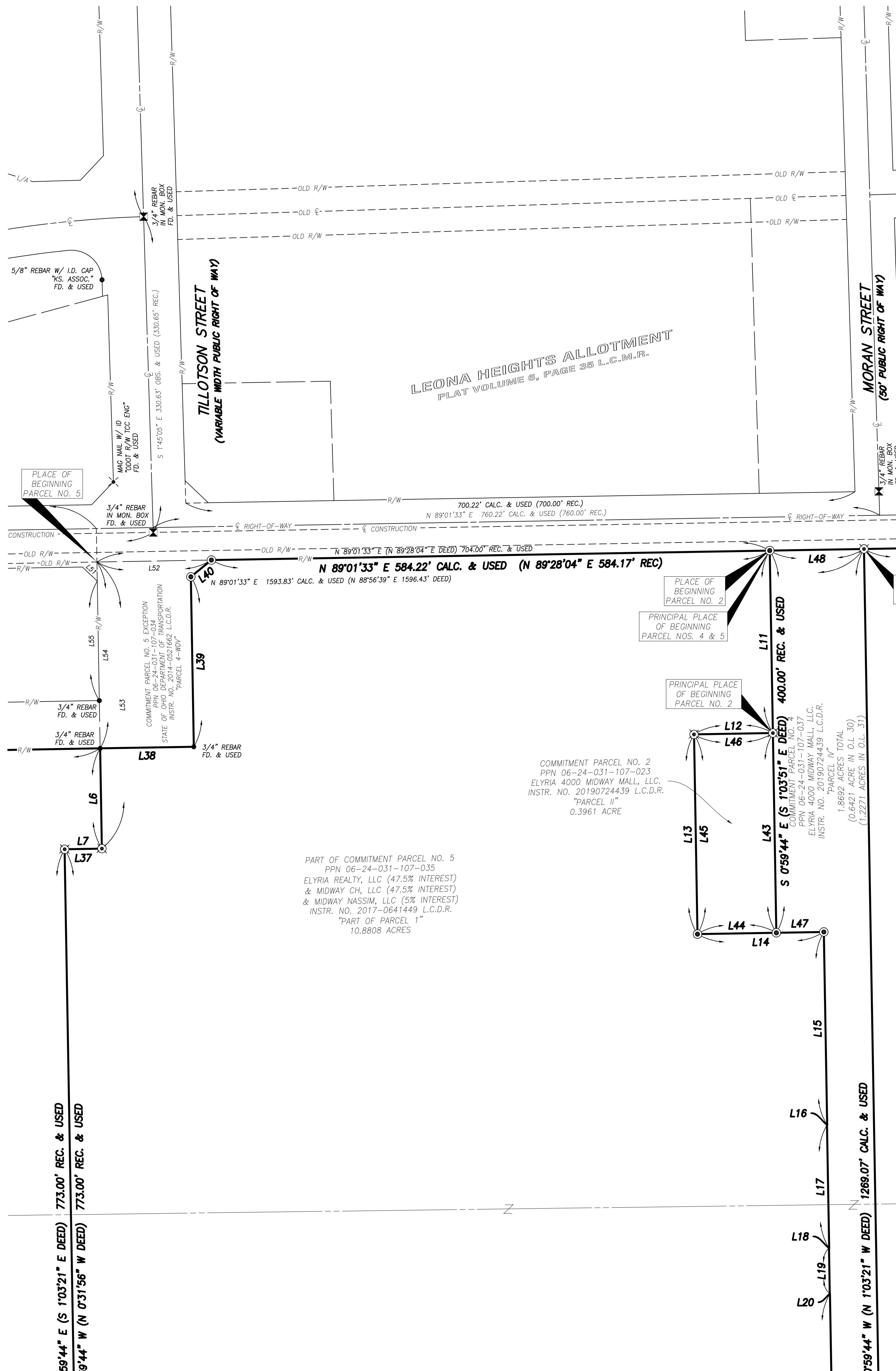
Note: Judgment Entry Settlement and Partial Default recorded September 19, 2014 as File No. 2014-0521662 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Note: Judgment Entry Settlement and Partial Default recorded April 1, 2016 as File No. 2016-0580524 of Lorain County Records.
EASEMENTS ARE PLOTTED AND SHOWN.

Note: Access, Permits and Drainage Agreement by and among Elyria Midway Mall LLC, EUMO LLC, and EUMO II LLC, recorded May 14, 2000 as File No. 2000-0760240 of Lorain County Records.
EXHIBIT "A" LEGAL DESCRIPTION FOR PARCEL A DESCRIBES COMMITMENT PARCEL B, PARCEL B DESCRIBES PPN 06-24-031-107-041, PARCEL C DESCRIBES PPN 06-24-031-107-040, PARCEL D* DESCRIBES PPN 06-24-031-107-043.

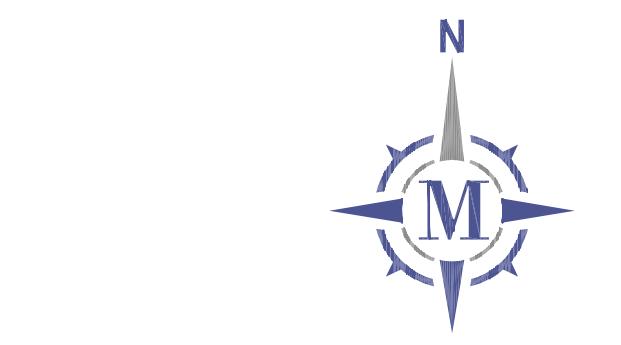
EASEMENTS ARE PLOTTED AND SHOWN.

INDEX OF SHEETS



Job No.: 22-187
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MATCH LINE SHEET 3



GRAPHIC SCALE
60 0 30 60
1 INCH = 60 FEET

FLOOD ZONE 'X'
FLOOD ZONE 'AO'
FLOOD ZONE 'X'

LORAIN BOULEVARD, STATE HIGHWAY 57
(VARABLE WIDTH PUBLIC RIGHT OF WAY)

LEGEND
 X DRILL HOLE FOUND AS NOTED
 ● REBAR FOUND AS NOTED
 ○ 5/8" DIAMETER X 30' LONG REBAR WITH "MCSTEEN CA 022316" ID CAP SET
 ✕ MAG NAIL FOUND AS NOTED
 ☐ MAG NAIL SET
 □ MONUMENT BOX FOUND AS NOTED
 ○ PIPE FOUND AS NOTED
 ☐ CENTERLINE
 R/W RIGHT-OF-WAY
 L/A LIMITED ACCESS RIGHT-OF-WAY
 CALC. CALCULATED DISTANCE OR ANGLE
 REC. RECORD DISTANCE OR ANGLE
 OBS. OBSERVED DISTANCE OR ANGLE
 FD. FOUND
 MON. MONUMENT
 L.C.M.R. LORAIN COUNTY MAP RECORDS
 L.C.D.R. LORAIN COUNTY DEED RECORDS
 O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

O.L. 33 WEST OF THE BLACK RIVER TRACT
O.L. 30 WEST OF THE BLACK RIVER TRACT

EXIT RAMP FOR OHIO TURNPIKE

PART OF COMMITMENT PARCEL NO. 6
PPN 06-24-030-000-135
ELYRIA MIDWAY MALL, LLC
INSTR. NO. 2020-07601131 L.C.D.R.
"PART OF PARCEL 4"
8.5937 ACRES

3/4" REBAR W/ I.D. CAP
"OOT R/W KS ASSOC."
FD. & USED

N 110'05" E (N 109'41" E DEED)

S 89°25'02" W 614.57' CALC. & USED (S 89°24'38" W 614.98' DEED)

3/4" IRON PIPE
FD. & USED
PPN 06-24-030-000-052
ELYRIA COMMUNITY IMPROVEMENT CORPORATION
INSTR. NO. 2014-0530316 L.C.D.R.
PARCEL 2

PPN 06-24-030-000-053
ELYRIA COMMUNITY IMPROVEMENT CORPORATION
INSTR. NO. 2014-0530316 L.C.D.R.
PARCEL 3

PPN 06-24-030-000-051
CITY OF ELYRIA
VOL. 889, PG. 208 L.C.D.R.
PARCEL 1

5/8" REBAR W/ I.D. CAP
FD. & USED
N 89°40'55" E
461.91' OBS. & USED (462.00' REC.)

5/8" REBAR W/ I.D. CAP
FD. & USED
N 89°40'55" E
140.04' REC. & USED

5/8" REBAR W/ I.D. CAP
FD. & USED
N 89°40'55" E
50.00' REC. & USED

S 0725'11" E 550.30' REC. & USED
550.30' REC. & USED

PPN 06-24-030-000-154
SUNRISE HOSPITALITY, INC.
INSTR. NO. 2017-0628194 L.C.D.R.

S 0730'06" W (N 074'25" W DEED)

S 285°58" W 250.85' OBS. & USED
(S 285°37" W 251.02' REC.)

S 0725'11" E 550.30' REC. & USED
550.30' REC. & USED

S 0729'28" E
116.69' REC. & USED

S 0729'28" E
114.30' REC. & USED
S 89°30'32" W

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114.30' REC. & USED
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