

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 SOUTH 0° 31' 56" EAST IN THE EASTERLY 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 EASTERLY LINE OF SAID PARCEL B, A DISTANCE OF 64.18 FEET TO A POINT;

THENCE SOUTH 25° 12' 44" WEST IN THE EASTERLY 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 956.00 FEET, A CENTRAL ANGLE OF 9° 20' 26", AND A CHORD OF 155.68 FEET WHICH BEARS NORTH 32° 46' 06" EAST;

THENCE SOUTH 60° 36' 13" EAST, A DISTANCE OF 44.51 FEET TO A POINT;

THENCE NORTHEASTERLY IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 57.00 FEET TO A POINT, SAID CURVE HAS A RADIUS OF 1000.50 FEET, A CENTRAL ANGLE OF 3° 15' 51", AND A CHORD OF 56.99 FEET WHICH BEARS NORTH 26° 31' 25" EAST;

THENCE CONTINUING IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 141.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAS A RADIUS OF 1000.50 FEET, A CENTRAL ANGLE OF 8° 04' 51", AND A CHORD OF 140.99 FEET WHICH BEARS NORTH 20° 51' 04" EAST;

THENCE NORTH 16° 48' 38" EAST, A DISTANCE OF 319.65 FEET TO A POINT;

THENCE NORTH 0° 31' 56" WEST, A DISTANCE OF 496.81 FEET TO A POINT OF CURVATURE;

THENCE IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 82.24 FEET TO A POINT IN THE EASTERLY LINE OF AFORESAID PARCEL B CONVEYED TO THE HIGBEE COMPANY AND THE PRINCIPAL PLACE OF BEGINNING, SAID CURVE HAS A RADIUS OF 124.00 FEET, A CENTRAL ANGLE OF 37° 56' 58", AND A CHORD OF 80.74 FEET WHICH BEARS NORTH 19° 31' 57" WEST;

ENCLOSING A PARCEL CONTAINING 0.9621 ACRE, MORE OR LESS.

PERMANENT PARCEL NO.: 06-24-030-000-113

PARCEL NO. 2:

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

BEGINNING IN THE SOUTHERLY SIDELINE OF MIDWAY BLVD. AT THE NORTHEASTERLY CORNER OF PARCEL A 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 WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 191.00 FEET TO A POINT, SAID POINT IS THE PRINCIPAL PLACE OF BEGINNING;

THENCE CONTINUING SOUTH 0° 31' 56" EAST IN THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 209.00 FEET TO A POINT;

THENCE SOUTH 89° 28' 04" WEST, A DISTANCE OF 82.55 FEET TO A POINT;

THENCE NORTH 0° 31' 56" WEST, A DISTANCE OF 209.00 FEET TO A POINT;

THENCE NORTH 89° 28' 04" EAST, A DISTANCE OF 82.55 FEET TO THE PRINCIPAL PLACE OF BEGINNING;

ENCLOSING A PARCEL CONTAINING 0.3961 ACRE, MORE OR LESS.

PERMANENT PARCEL NO.: 06-24-031-107-023

PARCEL NO. 3:

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

BEGINNING AT THE INTERSECTION OF THE EAST SIDELINE OF OHIO STATE ROUTE NO. 57 AND THE SOUTH LINE OF A 10 FOOT WIDE PARCEL OF LAND IMMEDIATELY SOUTH OF 50TH AVENUE IN LEONA HEIGHTS ALLIEMENT, SAID 10 FOOT WIDE PARCEL OF LAND WAS CONVEYED TO THE CITY OF ELYRIA FOR HIGHWAY PURPOSES;

THENCE NORTH 88° 56' 39" EAST IN THE SOUTH LINE OF THE 10 FOOT WIDE PARCEL OF LAND A DISTANCE OF 1,596.43 FEET TO A POINT, SAID POINT IS THE PRINCIPAL PLACE OF BEGINNING;

THENCE CONTINUING NORTH 88° 56' 39" EAST IN THE SOUTH LINE OF SAID 10 FOOT WIDE PARCEL OF LAND A DISTANCE OF 510.00 FEET TO A POINT;

THENCE SOUTH 1° 03' 21" EAST A DISTANCE OF 880.43 FEET TO A POINT;

THENCE SOUTH 24° 58' 09" WEST A DISTANCE OF 479.14 FEET TO A POINT;

THENCE SOUTH 88° 56' 39" WEST A DISTANCE OF 561.91 FEET TO A POINT;

THENCE NORTH 1° 03' 21" WEST A DISTANCE OF 23.32 FEET TO A POINT;

THENCE NORTH 89° 24' 38" EAST A DISTANCE OF 261.43 FEET TO A POINT;

THENCE NORTH 1° 03' 21" WEST A DISTANCE OF 1,289.81 FEET TO THE PRINCIPAL PLACE OF BEGINNING, ENCLOSING A PARCEL OF LAND CONTAINING 14.9541 ACRES OF WHICH 6.9931 ACRES IS IN ORIGINAL LOT NO. 30, AND 7.961 IS IN ORIGINAL LOT NO. 31, TRACT WEST OF BLACK RIVER IN ELYRIA TOWNSHIP, NOW ELYRIA CITY, AS SURVEYED BY RAY E. HOLLIS, REGISTERED ENGINEER AND SURVEYOR, NOVEMBER, 1964.

EXCEPTING THEREFROM PART OF A 1.3582 ACRES OF LAND AS CONVEYED TO ELYRIA JOINT VENTURE BY DEED RECORDED 12/14/90 IN LORAIN COUNTY OFFICIAL RECORD VOLUME 353, PAGE 623, LORAIN COUNTY RECORDS, INTENDING TO CONVEY 14.76 ACRES.

PERMANENT PARCEL NO.: 06-24-031-107-036

PARCEL NO. 4:

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

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF OHIO STATE ROUTE NO. 57 AND THE SOUTH LINE OF A PARCEL OF LAND 10 FEET WIDE IMMEDIATELY SOUTH OF 50TH AVENUE IN LEONA HEIGHTS ALLIEMENT, AS RECENTLY CONVEYED TO THE CITY OF ELYRIA FOR HIGHWAY PURPOSES;

THENCE NORTH 88° 56' 39" EAST IN THE SOUTH LINE OF SAID 10 FOOT PARCEL OF LAND, A DISTANCE OF 1,496.00 FEET TO A POINT, SAID POINT IS THE PRINCIPAL PLACE OF BEGINNING;

THENCE SOUTH 1° 03' 21" EAST A DISTANCE OF 400.00 FEET TO A POINT;

THENCE NORTH 88° 56' 39" EAST A DISTANCE OF 47.00 FEET TO A POINT;

THENCE SOUTH 1° 03' 21" EAST A DISTANCE OF 661.00 FEET TO A POINT;

THENCE SOUTH 88° 56' 39" WEST A DISTANCE OF 210.00 FEET TO A POINT;

THENCE SOUTH 1° 03' 21" EAST A DISTANCE OF 226.68 FEET TO A POINT;

THENCE NORTH 89° 24' 38" EAST A DISTANCE OF 261.43 FEET TO A POINT;

THENCE NORTH 1° 03' 21" WEST A DISTANCE OF 1,289.81 FEET TO A POINT, SAID POINT IS IN THE SOUTH LINE OF A 10 FOOT WIDE PARCEL OF LAND RECENTLY CONVEYED TO THE CITY OF ELYRIA FOR HIGHWAY PURPOSES;

THENCE SOUTH 88° 56' 39" WEST A DISTANCE OF 98.43 FEET TO A POINT, SAID POINT IS THE PRINCIPAL PLACE OF BEGINNING, ENCLOSING A PARCEL OF LAND CONTAINING 3.0648 ACRES OF WHICH 1.5660 ACRES IS IN ORIGINAL LOT NO. 31 AND 1.4988 ACRES IS IN ORIGINAL LOT NO. 30, AS SURVEYED BY RAY E. HOLLIS, REGISTERED ENGINEER AND SURVEYOR.

EXCEPTING THEREFROM PART OF A 1.3582 ACRES OF LAND AS CONVEYED TO ELYRIA JOINT VENTURE BY DEED RECORDED 12/14/90 IN LORAIN COUNTY OFFICIAL RECORD VOLUME 353, PAGE 623, LORAIN COUNTY RECORDS, INTENDING TO CONVEY 1.87 ACRES.

PERMANENT PARCEL NO.: 06-24-031-107-037

PARCEL NO. 5:

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN, STATE OF OHIO, BEING KNOWN AS PART OF ORIGINAL ELYRIA TOWNSHIP LOT NOS. 30 AND 31, WEST OF THE BLACK RIVER AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHERLY SIDELINE OF MIDWAY BLVD. AT THE NORTHEASTERLY CORNER OF LAND CONVEYED TO SEARS, ROEBUCK AND COMPANY, AS RECORDED IN VOLUME 901, PAGE 526 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 A 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 WESTERLY LINE OF PARCEL A, A DISTANCE OF 191.00 FEET TO A POINT;

THENCE NORTH 89° 28' 04" WEST, A DISTANCE OF 82.55 FEET TO A POINT;

THENCE SOUTH 0° 31' 56" EAST, A DISTANCE OF 209.00 FEET TO A POINT;

THENCE NORTH 89° 28' 04" EAST, A DISTANCE OF 132.22 FEET TO A POINT;

THENCE SOUTH 0° 31' 56" EAST, A DISTANCE OF 202.00 FEET TO A POINT;

THENCE SOUTH 89° 28' 04" WEST, A DISTANCE OF 0.16 FEET TO A POINT;

THENCE SOUTH 0° 31' 56" EAST, A DISTANCE OF 209.00 FEET TO A POINT;

THENCE SOUTH 89° 28' 04" WEST, A DISTANCE OF 0.17 FEET TO A POINT;

THENCE SOUTH 0° 31' 56" EAST, A DISTANCE OF 47.50 FEET TO A POINT;

THENCE NORTH 89° 28' 04" EAST, A DISTANCE OF 0.16 FEET TO A POINT;

THENCE SOUTH 0° 31' 56" EAST, A DISTANCE OF 462.19 FEET TO A POINT;

THENCE SOUTH 60° 36' 13" EAST, A DISTANCE OF 332.96 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 956.00 FEET, A CENTRAL ANGLE OF 9° 20' 26" AND A CHORD OF 155.68 FEET WHICH BEARS NORTH 32° 46' 06" EAST;

THENCE SOUTH 60° 36' 13" EAST, A DISTANCE OF 44.51 FEET TO A POINT;

THENCE NORTHEASTERLY IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 57.00 FEET TO A POINT; SAID CURVE HAS A RADIUS OF 1000.50, A CENTRAL ANGLE OF 3° 15' 51" AND A CHORD OF 56.99 FEET WHICH BEARS NORTH 26° 31' 25" EAST;

THENCE SOUTH 45° 0' 0" EAST, A DISTANCE OF 59.92 FEET TO A POINT;

THENCE SOUTH 89° 52' 04" EAST, A DISTANCE OF 146.78 FEET TO A POINT OF CURVATURE;

THENCE IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 137.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID CURVE HAS A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 15° 46' 06" AND A CHORD OF 137.17 FEET WHICH BEARS NORTH 81° 59' 01" EAST;

THENCE NORTH 74° 05' 57" EAST, A DISTANCE OF 178.44 FEET TO A POINT;

THENCE NORTH 29° 05' 57" EAST, A DISTANCE OF 35.36 FEET TO A POINT IN THE WESTERLY SIDELINE OF WEST RIVER ROAD; SAID POINT BEING ALSO THE MOST NORTHERLY CORNER OF PARCEL 1 CONVEYED TO ELYRIA JOINT VENTURE, AS RECORDED IN VOLUME 197, PAGE 598 OF LORAIN COUNTY OFFICIAL RECORDS;

THENCE SOUTH 15° 54' 03" EAST, IN THE WESTERLY SIDELINE OF WEST RIVER ROAD, A DISTANCE OF 120.29 FEET TO A POINT;

THENCE WESTERLY IN THE ARC OF A CURVE WHICH DEFLECTS TO THE LEFT, A DISTANCE OF 43.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID CURVE HAS RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 60° 32' 58" AND A CHORD OF 41.34 FEET WHICH BEARS NORTH 75° 42' 32" WEST;

THENCE SOUTH 74° 05' 57" WEST, A DISTANCE OF 167.71 FEET TO A POINT OF CURVATURE;

THENCE IN THE ARC OF A CURVE WHICH DEFLECT TO THE RIGHT, A DISTANCE OF 158.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID CURVE HAS A RADIUS OF 574.50 FEET, A CENTRAL ANGLE OF 15° 47' 41" AND A CHORD OF 157.87 FEET WHICH BEARS SOUTH 81° 59' 45" WEST;

THENCE SOUTH 89° 52' 03" WEST, A DISTANCE OF 235.83 FEET TO A POINT OF CURVATURE;

THENCE IN THE ARC OF A CURVE WHICH DEFLECT TO THE LEFT, A DISTANCE OF 29.65 FEET TO THE POINT OF REVERSE CURVE; SAID CURVE HAS A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 56° 37' 55" AND A CHORD OF 28.46 FEET WHICH BEARS SOUTH 61° 33' 20" WEST;

THENCE IN THE ARC OF A CURVE WHICH DEFLECTS TO THE RIGHT, A DISTANCE OF 149.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID CURVE HAS A RADIUS OF 1000.50 FEET, A CENTRAL ANGLE OF 8° 34' 45" AND A CHORD OF 149.67 FEET WHICH BEARS SOUTH 37° 31' 59" WEST;

THENCE SOUTH 41° 49' 22" WEST, A DISTANCE OF 230.54 FEET TO A POINT;

THENCE NORTH 60° 36' 13" WEST, A DISTANCE OF 223.39 FEET TO A POINT;

THENCE SOUTH 29° 23' 47" WEST, A DISTANCE OF 8.05 FEET TO A POINT;

THENCE NORTH 60° 37' 42" WEST, A DISTANCE OF 270.67 FEET TO A POINT;

THENCE SOUTH 89° 23' 47" WEST, A DISTANCE OF 175.55 FEET TO A POINT;

THENCE SOUTH 29° 23' 47" WEST, A DISTANCE OF 251.02 FEET TO A POINT;

THENCE NORTH 88° 29' 43" WEST, A DISTANCE OF 291.55 FEET TO A POINT IN THE EASTERLY LINE OF LAND CONVEYED TO PHILIP C. MARGOLIUS AS RECORDED IN VOLUME 1094, PAGE 593 OF LORAIN COUNTY DEED RECORDS;

THENCE NORTH 0° 04' 29" WEST IN MARGOLIUS' EASTERLY LINE AND IN THE EASTERLY LINE OF PARCEL 1 CONVEYED TO VICORP SPECIALTY RESTAURANTS, INC., AS RECORDED IN VOLUME 1337, PAGE 262 OF LORAIN COUNTY DEED RECORDS, A DISTANCE OF 335.32 FEET TO AN ANGLE POINT;

THENCE NORTH 89° 34' 01" EAST IN THE SOUTHERLY LINE OF PARCEL 1, A DISTANCE OF 15.00 FEET TO A POINT;

THENCE NORTH 1° 35' 01" EAST IN THE EASTERLY LINE OF PARCEL 1, A DISTANCE OF 28.74 FEET TO A POINT IN THE SOUTHERLY LINE OF LAND CONVEYED TO SEARS, ROEBUCK AND COMPANY, AS RECORDED IN VOLUME 901, PAGE 526 OF LORAIN COUNTY DEED RECORDS;

THENCE NORTH 89° 28' 04" EAST IN SEARS, ROEBUCK AND COMPANY'S SOUTHERLY LINE, A DISTANCE OF 137.42 FEET TO THE SOUTHEASTERLY CORNER THEREOF;

THENCE NORTH 0° 31' 56" WEST IN SEARS, ROEBUCK AND COMPANY'S EASTERLY LINE, A DISTANCE OF 208.00 FEET TO AN ANGLE POINT;

THENCE SOUTH 89° 28' 04" WEST IN SEARS, ROEBUCK AND COMPANY'S NORTHERLY LINE, A DISTANCE OF 42.00 FEET TO A POINT;

THENCE NORTH 0° 31' 56" WEST IN SEARS, ROEBUCK AND COMPANY'S EASTERLY LINE, A DISTANCE OF 773.00 FEET TO ANGLE POINT;

THENCE NORTH 89° 28' 04" EAST IN SEARS, ROEBUCK AND COMPANY'S SOUTHERLY LINE, A DISTANCE OF 39.00 FEET TO AN ANGLE POINT;

THENCE NORTH 0° 31' 56" WEST IN SEARS, ROEBUCK AND COMPANY'S EASTERLY LINE, A DISTANCE OF 300.00 FEET TO A POINT IN THE SOUTHERLY SIDELINE OF MIDWAY BLVD. AND THE PLACE OF BEGINNING;

ENCLOSING A PARCEL CONTAINING 30.4558 ACRES.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND WHICH WAS CONVEYED PURSUANT TO A JUDGMENT ENTRY ON SETTLEMENT AND PARTIAL DEFAULT PURSUANT TO CASE NO. 14CV182324 OF LORAIN COUNTY COURT OF COMMON PLEAS, AND WHICH WAS RECORDED ON OCTOBER 8, 2014 AS DOCUMENT NO. 0014-0021662 OF LORAIN COUNTY RECORDS:

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL ELYRIA TOWNSHIP LOT 31 WEST OF BLACK RIVER TRACT, ALSO BEING PART OF THE LAND CONVEYED TO CENTRO MIDWAY LLC AS RECORDED IN INSTRUMENT NO. 20060150356 OF THE LORAIN COUNTY RECORDS AND BEING A PARCEL OF LAND LYING ON THE RIGHT SIDE OF THE CENTERLINE OF RIGHT-OF-WAY AND CONSTRUCTION OF MIDWAY BOULEVARD (60 FEET WIDE), ON THE RIGHT AND LEFT SIDE OF THE CENTERLINE OF RIGHT OF WAY AND CONSTRUCTION OF TILLOTSON STREET (WIDTH VARIES) AND ON THE RIGHT AND LEFT SIDE OF THE CENTERLINE OF RIGHT OF WAY AND CONSTRUCTION OF MIDWAY MALL FRONTAGE ROAD (WIDTH VARIES), BEING MORE DEFINITELY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF RIGHT OF WAY AND CONSTRUCTION OF STATE ROUTE 57 (WIDTH VARIES) STATION 125+52.72 AND THE CENTERLINE OF RIGHT OF WAY OF MIDWAY BOULEVARD (60 FEET WIDE) STATION 10+00.00, SAID POINT BEING REFERENCED BY A CONCRETE MONUMENT FOUND NORTH 19° 20' 01" WEST, 0.77 FEET;

THENCE, ALONG THE CENTERLINE OF RIGHT OF WAY OF MIDWAY BOULEVARD, NORTH 89° 01' 39" EAST, 871.36 FEET TO A POINT IN THE CENTERLINE OF RIGHT OF MIDWAY BOULEVARD STATION 18+71.36;

THENCE LEAVING THE CENTERLINE OF RIGHT OF WAY OF MIDWAY BOULEVARD, SOUTH 00° 58' 21" EAST, 35.00 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY OF MIDWAY BOULEVARD AND THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED, SAID POINT BEING AT THE NORTHEASTERLY CORNER OF LAND CONVEYED TO SEARS, ROEBUCK AND CO. AS RECORDED IN DEED VOLUME 901, PAGE 526 OF THE LORAIN COUNTY RECORDS AND BEING 35.00 FEET RIGHT OF CENTERLINE OF RIGHT OF WAY OF MIDWAY BOULEVARD STATION 18+71.36 AND 30.00 FEET RIGHT OF CENTERLINE OF CONSTRUCTION OF MIDWAY BOULEVARD STATION 18+71.29 AND BEING REFERENCED BY A DRILL HOLE FOUND NORTH 00° 25' 49" WEST, 0.03 FEET;

1) THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF MIDWAY BOULEVARD, NORTH 89° 01' 39" EAST, 119.83 TO AN IRON PIN SET AT 35.00 FEET RIGHT OF CENTERLINE OF RIGHT OF WAY OF MIDWAY BOULEVARD STATION 19+91.19 AND 30.00 FEET RIGHT OF CENTERLINE OF CONSTRUCTION OF MIDWAY BOULEVARD STATION 19+91.19;

2) THENCE, LEAVING THE SOUTHERLY RIGHT OF WAY OF MIDWAY BOULEVARD, SOUTH 00° 55' 18" WEST, 27.74 FEET TO AN IRON PIN SET AT 47.12 FEET RIGHT OF CENTERLINE OF CONSTRUCTION OF MIDWAY BOULEVARD STATION 19+69.29 AND 38.02 FEET RIGHT OF CENTERLINE OF RIGHT OF WAY AND CONSTRUCTION OF TILLOTSON STREET STATION 6+21.71;

3) THENCE, SOUTH 00° 58' 29" EAST, 177.83 FEET TO AN IRON PIN SET AT 35.60 FEET RIGHT OF CENTERLINE OF RIGHT OF WAY AND CONSTRUCTION OF TILLOTSON STREET STATION 4+43.89;

4) THENCE, SOUTH 89° 01' 39" WEST, 98.00 FEET TO AN IRON PIN SET IN THE EASTERLY LINE OF SAID LAND CONVEYED TO SEARS, ROEBUCK AND CO. AT 62.39 FEET LEFT OF CENTERLINE OF RIGHT OF WAY AND CONSTRUCTION OF TILLOTSON STREET STATION 4+45.25;

5) THENCE, ALONG SEARS, ROEBUCK AND CO.'S EASTERLY LINE, NORTH 00° 58' 29" WEST, 194.95 FEET TO THE POINT OF BEGINNING AND ENCLOSING AN AREA OF 0.4429 ACRES MORE OR LESS.

THE IRON PINS SET ARE 3/4 INCH DIAMETER X 30 INCH REBAR WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "00T R/W & KS ASSOCIATES, INC."

HORIZONTAL CONTROL FOR THIS SURVEY WAS PROVIDED BY ODOT, THE BASIS OF BEARINGS FOR THIS SURVEY IS OHIO STATE PLANE, NORTH ZONE NAD83(CORS96) GRID NORTH BASED ON GPS OBSERVATIONS.

THE STATIONS REFERRED TO HEREIN ARE FROM THE CENTERLINE OF RIGHT OF WAY AND CONSTRUCTION OF TILLOTSON STREET AND MIDWAY BOULEVARD AS FOUND ON ODOT RIGHT OF WAY PLAN LOR-57-19.42.

THIS DESCRIPTION WAS PREPARED AND REVIEWED UNDER THE SUPERVISION OF TREVOR A. BOXLER, P.S. 7730 FROM A SURVEY PERFORMED BY KS ASSOCIATES, INC. IN SEPTEMBER 2008. INTENDING TO CONVEY 30.0129 ACRES.

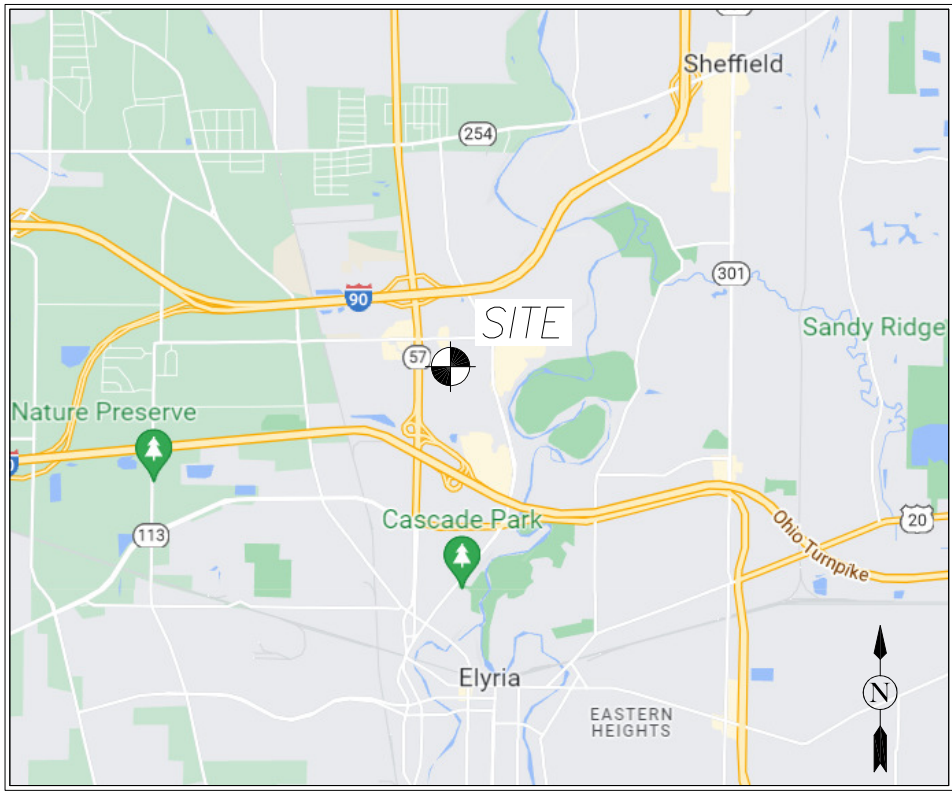
PERMANENT PARCEL NOS.: 06-24-030-000-123 AND 06-24-031-107-035

PARCEL 6:

A BOUNDARY SURVEY AND NEW LEGAL DESCRIPTION ARE REQUIRED FOR PERMANENT PARCEL NOS. 06-24-031-107-042 AND 06-24-030-000-135 PRIOR TO TITLE TRANSFER. THE CURRENT LEGAL DESCRIPTION DOES NOT MEET APPROVED STANDARDS FOR LAND DESCRIPTIONS.\*

THE SURVEY SHOWN ON THIS DRAWING DEPICTS THE SAME LAND AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY'S COMMITMENT NO. 2210665T, DATED JUNE 30, 2022 AT 7:00 A.M.

\*PARCEL 6 HAS A NEW RECORDING DOCUMENT. CURRENT DEED IS INSTRUMENT NUMBER 2020-0760131, WHICH ALLEVATES THE NEED FOR A NEW LEGAL DESCRIPTION.



VICINITY MAP  
N.T.S.

LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 20°26'04" E (N 20°24'37" E DEED)	57.78' OBS. & USED (57.69' DEED)	L36	S 89°01'33" W (S 89°28'04" W DEED)	42.00' REC. & USED
L2	N 53°28'49" E (N 53°30'07" E DEED)	95.97' REC. & OBS.	L37	N 89°01'33" E (N 89°28'04" E DEED)	39.00' DEED & USED
L3	N 38°18'32" E (N 38°18'29" E DEED)	49.98' OBS. & USED (50.00' DEED)	L38	N 89°01'30" E (S 89°34'01" W DEED)	98.00' REC. & USED
L4	N 51°40'46" W (N 51°41'31" W DEED)	9.78' OBS. & REC.	L39	N 0°59'44" W (S 0°58'29" E DEED)	177.83' REC. & USED
L5	N 0°58'11" W (N 0°58'10" W DEED)	154.23' REC. & OBS.	L40	N 50°43'24" E (S 50°55'18" W DEED)	27.74' REC. & USED
L6	S 0°59'44" E (S 0°57'11" E DEED)	104.95' REC. & USED	L41	N 89°06'11" W (S 89°34'01" W DEED)	227.61' REC. & USED
L7	S 89°01'33" W (S 88°56'39" W DEED)	39.00' REC. & USED (38.49' DEED)	L42	N 16°24'03" E (N 16°48'38" E DEED)	318.22' CALC. & USED (319.65' DEED)
L8	N 89°01'33" E (N 88°56'39" W DEED)	42.00' REC. & USED	L43	S 0°59'44" E (S 0°31'56" E DEED)	209.00' REC. & USED
L9	S 88°56'40" W (S 88°56'39" W DEED)	138.23' CALC. & USED (139.71" DEED)	L44	S 89°01'33" E (S 89°28'04" W DEED)	22.55' REC. & USED
L10	N 1°10'05" E (N 1°38'10" E DEED)	61.27' CALC. & USED (61.48' DEED)	L45	N 0°59'44" W (S 0°31'56" W DEED)	89.00' REC. & USED
L11	S 0°59'44" E (S 0°31'56" E DEED)	191.00' REC. & USED	L46	N 89°01'33" E (N 89°28'04" E DEED)	82.55' REC. & USED
L12	S 89°01'33" W (S 89°28'04" W DEED)	82.55' REC. & USED (82.70' DEED)	L47	N 89°01'33" E (N 89°56'39" E DEED)	49.67' CALC. & USED (47.00' DEED)
L13	S 0°59'44" E (S 0°31'56" E DEED)	209.00' REC. & USED	L48	S 89°01'33" E (S 0°31'56" W DEED)	98.63' CALC. & USED (98.47' DEED)
L14	N 89°01'33" E (N 89°28'04" E DEED)	132.22' REC. & USED	L49	N 89°01'33" E (N 89°01'36" E DEED)	139.71' CALC. & USED (139.59' DEED)
L15	S 0°59'44" E (S 0°31'56" E DEED)	202.00' REC. & USED	L50	N 87°21'23" E	352.70' OBS. & USED (352.47' O.D.O.)
L16	S 89°01'33" W (N 89°28'04" W DEED)	0.16' REC. & USED	L51	S 46°31'29" E	21.42' CALC. & USED (21.46' REC.)
L17	S 0°59'44" E (S 0°31'56" E DEED)	129.00' REC. & USED	L52	N 89°01'33" E	119.78' CALC. & USED (119.83' REC.)
L18	N 89°01'33" E (S 89°28'04" E DEED)	0.17' REC. & USED	L53	N 0°59'44" W (N 0°31'56" W DEED)	259.97' CALC. & USED (259.00' REC.)
L19	S 0°59'44" E (S 0°31'56" E DEED)	47.50' REC. & USED	L54	N 0°59'44" W	195.02' CALC. & USED (194.95' REC.)
L20	N 89°01'33" E (N 89°28'04" E DEED)	0.16' REC. & USED	L55	N 0°59'44" W	125.02' CALC. & USED (125.07' REC.)
L21	S 61°04'03" E (S 60°36'13" E DEED)	44.45' CALC. & USED (44.51' DEED)	L56	S 45°43'21" E	6.96' REC. & USED
L22	S 49°27'50" E (S 49°00'00" E DEED)	59.84' OBS. & USED (59.82' DEED)	L57	S 0°46'51" W	19.07' REC. & USED
L23	N 89°17'15" E (S 49°00'00" E DEED)	149.25' OBS. & USED (146.78' DEED)	L58	S 0°46'51" W	311.22' OBS. & USED (311.20' REC.)
L24	N 73°39'53" E (N 74°05'57" E DEED)	177.14' CALC. & USED (178.44' DEED)	L59	S 1°45'05" E	335.20' OBS. & USED (335.14' REC.)
L25	N 28°45'29" E (N 29°05'57" DEED)	35.42' OBS. & USED (35.36' DEED)	L60	S 2°50'14" W	61.46' OBS. & USED (61.53' REC.)
L26	S 16°19'47" E (S 15°54'03" DEED)	120.50' CALC. & USED (120.29' DEED)	L61	S 1°12'15" E	30.02' OBS. & USED (30.00' REC.)
L27	S 73°40'15" E (S 74°05'57" W DEED)	167.74' OBS. & USED (167.71' DEED)	L62	N 88°45'46" W	106.22' REC. & USED
L28	S 88°25'04" W (S 88°25'03" W DEED)	235.22' CALC. & USED (235.83' DEED)	L63	S 1°45'30" W	93.04' OBS. & USED (93.19' REC.)
L29	S 41°22'11" W (S 41°49'22" W DEED)	230.65' CALC. & USED (230.54' DEED)	L64	S 1°28'21" W	102.58' CALC. & USED (102.49' REC.)
L30	N 61°04'02" E (N 60°36'13" W DEED)	223.88' CALC. & USED (223.39' DEED)	L65	N 39°53'59" E	53.54' REC. & OBS.
L31	S 26°55'58" W (S 29°23'47" W DEED)	8.05' REC. & USED	L66	S 70°45'40" E	51.65' CALC. & USED (51.61' REC.)
L32	S 88°57'08" W (S 89°24'47" W DEED)	175.83' OBS. & USED (175.55' DEED)	L67	S 1°13'30" W	59.83' OBS. & USED
L33	S 88°52'21" E (N 89°34'01" E DEED)	14.54' CALC. & USED (15.00' DEED)	L70	S 89°20'08" W	59.80' OBS. & USED (60.00' REC.)
L34	N 1°10'05" E (N 1°35'01" E DEED)	28.74' DEED & USED	L71	S 1°08'01" W	98.68' OBS. & USED (100.04' REC.)
L35	N 88°56'40" E (N 89°28'04" E DEED)	138.23' CALC. & USED (137.42' DEED)			





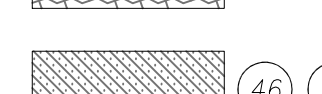






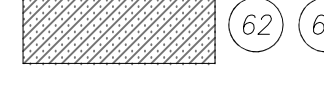
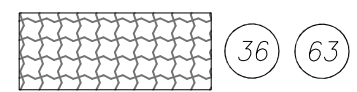
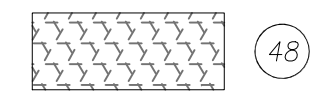




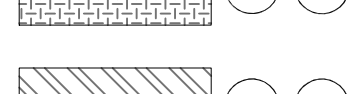

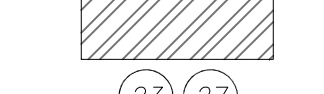



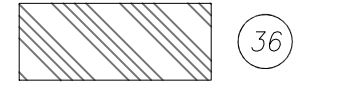
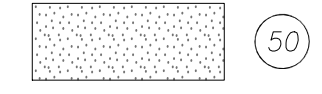

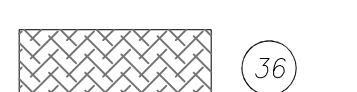



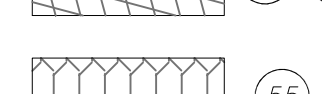
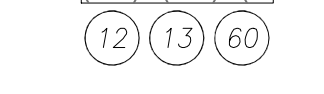






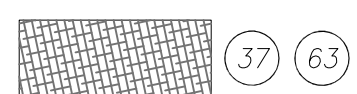




SCHEDULE BII EXCEPTIONS

STEWART TITLE GUARANTY COMPANY  
COMMITMENT No. 2210665T  
EFFECTIVE DATE: JUNE 30, 2022 AT 7:00 A.M.

- 9 Open-End Mortgage, Security Agreement and Fixture Filing from Centra Midway LLC, a Delaware limited liability company to JPMorgan 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. 2006-0152561 of Lorain County Records, to secure 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. 2006-0170482 of Lorain County Records.  
CONTAINS NO SURVEY RELATED ITEMS.
- 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.  
CONTAINS NO SURVEY RELATED ITEMS.
- Note: The Mortgage set forth above has been assigned to JPMCC 2006-LDP7 Centra Endfil, LLC, a Delaware limited liability company by instrument recorded July 13, 2015 as File No. 2015-0551609 of Lorain County Records.  
CONTAINS NO SURVEY RELATED ITEMS.
- 10 Assignment of Leases & Rents between Centra Midway LLC, a Delaware limited liability company and JPMorgan 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 as 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 JPMCC 2006-LDP7 Centra Endfil, LLC, a Delaware limited liability company by instrument recorded as July 13, 2015 as File No. 2015-0551610 of Lorain County Records.  
CONTAINS NO SURVEY RELATED ITEMS.
- 11 UCC Financing Statement between Centra Midway LLC, a Delaware limited liability company, Debtor, and JPMorgan 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 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. 2006-0170484 of Lorain County Records.  
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 as File No. 2010-0181107 of Lorain County Records.  
CONTAINS NO SURVEY RELATED ITEMS.
- 12 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.
- 13 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, 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.
- 14 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.
- 15 Assignment of Leases and Rents between Elyria Midway Mall LLC, an Ohio limited liability company and Tristate Capital Bank, recorded March 12, 2019, as File No. 2019-0707068 of Lorain County Records, as additional security for the payment of the indebtedness secured by the mortgage recorded as File No. 2019-0707067 of Lorain County Records. Only part of our caption.  
AERIAL OCCUPANCY RESERVATION IS PLOTTED AND SHOWN.
- 16 Subordination, Attornment and Non-Disturbance Agreement by and among Red Lobster Hospitality LLC (Tenant), Tristate Capital Bank (Mortgages) and Elyria Midway Mall LLC (Owner), recorded March 12, 2019, as File No. 2019-0707069 of Lorain County Records. Part caption and more land.  
AERIAL OCCUPANCY RESERVATION IS PLOTTED AND SHOWN.
- 17 UCC Financing Statement between Elyria Midway Mall LLC, Debtor, and Tristate Capital Bank, Secured Party, recorded March 12, 2019 as File No. 2019-0185747 of Lorain County Records. Part caption and more land.  
AERIAL OCCUPANCY RESERVATION IS PLOTTED AND SHOWN.
- 18 Pending Civil Case No. 2002-020793 between Elyria Midway Mall LLC and Elyria 4000 Midway Mall LLC, Plaintiffs, and Elyria Realty LLC, Stacey Granger, Water Street Development LLC, KE Elyria LLC, Midway Nassim LLC and Midway CH LLC, Defendants, for monetary damages, filed March 10, 2020 in Lorain County Court of Common Pleas.  
EASEMENTS ARE PLOTTED AND SHOWN.
- 19 Easement for Highway Purposes 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.
- 20 Easement for Highway Purposes 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.
- 21 Easement for Highway Purposes 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.
- 22 Items set forth in Warranty Deed from Steve Katovic and Mary Katovic 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.
- 23 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.  
EASEMENT IS PLOTTED AND SHOWN.
- Note: Supplement to Easement recorded March 2, 1964 in Volume 868, Page 327 of Lorain County Records.  
EASEMENT IS PLOTTED AND SHOWN.
- 24 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.  
LOCATION OF AREA DESCRIBED CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- 25 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.  
LOCATION OF AREA DESCRIBED CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
- 26 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.
- 27 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.
- 28 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.
- 29 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.
- 30 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.
- 31 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.
- 32 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.
- 33 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.
- 34 Covenants, Conditions, Easements, Restrictions, and/or Reservations established 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.
- 35 Covenants, 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.

EASEMENT LEGEND

	36 63	15' SANITARY SEWER EASEMENT PLAT BOOK 24, PG. 39 L.C.D.R. PLAT BOOK 24, PG. 41 L.C.D.R. FILE #2020-0760240 L.C.D.R.		45	SANITARY SEWER EASEMENT VOL. 1408, PG. 163 L.C.D.R.		62 63	RIGHT OF WAY TAKE 3-WDV1 FILE #2016-0580524 L.C.D.R. FILE #2020-0760240 L.C.D.R.
	36 63	15' WATER & GAS EASEMENT PLAT BOOK 24, PG. 39 L.C.M.R. PLAT BOOK 24, PG. 41 L.C.M.R. FILE #2020-0760240 L.C.D.R.		46 63	SANITARY SEWER EASEMENT VOL. 1422, PG. 178 L.C.D.R. FILE #2020-0760240 L.C.D.R.		62 63	RIGHT OF WAY TAKE 3A-WDV1 FILE #2016-0580524 L.C.D.R. FILE #2020-0760240 L.C.D.R.
	36 63	15' ELECTRIC & TELEPHONE EASEMENT PLAT BOOK 24, PG. 39 L.C.M.R. PLAT BOOK 24, PG. 41 L.C.M.R. FILE #2020-0760240 L.C.D.R.		47	10' ELECTRICAL EASEMENT VOL. 1423, PG. 474 L.C.D.R.		62 63	RIGHT OF WAY TAKE 3-WDV2 FILE #2016-0580524 L.C.D.R. FILE #2020-0760240 L.C.D.R.
	36 63	10' WATER EASEMENT PLAT BOOK 24, PG. 39 L.C.M.R. PLAT BOOK 24, PG. 41 L.C.M.R. FILE #2020-0760240 L.C.D.R.		48	SANITARY SEWER EASEMENT O.R. VOL. 18, PG. 241 L.C.D.R.		62 63	RIGHT OF WAY TAKE 3-WDV2 FILE #2016-0580524 L.C.D.R. FILE #2020-0760240 L.C.D.R.
	36 63	10' GAS EASEMENT PLAT BOOK 24, PG. 39 L.C.M.R. PLAT BOOK 24, PG. 41 L.C.M.R. FILE #2020-0760240 L.C.D.R.		49	GRADING EASEMENT & STORM SEWER EASEMENT O.R. VOL. 18, PG. 241 L.C.D.R.		23 27	SANITARY SEWER EASEMENT VOL. 868, PG. 327 L.C.D.R. VOL. 877, PG. 275 L.C.D.R. VOL. 877, PG. 281 L.C.D.R. VOL. 901, PG. 509 L.C.D.R. VOL. 901, PG. 530 L.C.D.R.
	36 63	10' ELECTRIC EASEMENT PLAT BOOK 24, PG. 39 L.C.M.R. PLAT BOOK 24, PG. 41 L.C.M.R. FILE #2020-0760240 L.C.D.R.		50	PHASE I EASEMENT AREA O.R. VOL. 197, PG. 617 L.C.D.R.		28 32 33	SANITARY SEWER EASEMENT VOL. 868, PG. 327 L.C.D.R. VOL. 877, PG. 275 L.C.D.R. VOL. 877, PG. 281 L.C.D.R. VOL. 901, PG. 509 L.C.D.R. VOL. 901, PG. 530 L.C.D.R.
	36	10' TELEPHONE EASEMENT PLAT BOOK 24, PG. 39 L.C.M.R. PLAT BOOK 24, PG. 41 L.C.M.R.		50	PHASE II EASEMENT AREA O.R. VOL. 197, PG. 617 L.C.D.R.		28 32 33	SANITARY SEWER EASEMENT VOL. 868, PG. 327 L.C.D.R. VOL. 877, PG. 275 L.C.D.R. VOL. 877, PG. 281 L.C.D.R. VOL. 901, PG. 509 L.C.D.R. VOL. 901, PG. 530 L.C.D.R.
	36	15' VACATED COMMUNICATIONS EASEMENT O.R. VOL. 399, PG. 647 L.C.M.R.		53 63	10' UTILITY EASEMENT VOL. 658, PG. 153 L.C.D.R. FILE #2020-0760240 L.C.D.R.		12 13 60	RECIPROCAL ACCESS EASEMENT FILE #1998-057486 L.C.D.R. FILE #2002-0878120 L.C.D.R. FILE #2017-0651115 L.C.D.R. FILE #2017-0651160 L.C.D.R.
	36 59	15' UTILITY EASEMENT FILE #1998-0555918 L.C.M.R. FILE #1998-0555919 L.C.M.R.		55	50' STORM SEWER EASEMENT O.R. VOL. 1083, PG. 107 L.C.D.R. O.R. VOL. 1123, PG. 889 L.C.D.R. O.R. VOL. 1124, PG. 356 L.C.D.R.		12 13 60	ACCESS EASEMENT O.R. VOL. 1205, PG. 567 L.C.D.R.
	36 59	VACATED 15' UTILITY EASEMENT FILE #1998-0555918 L.C.M.R. FILE #1998-0555919 L.C.M.R.		56	10' UTILITY EASEMENT VOL. 873, PG. 47 L.C.D.R. VOL. 877, PG. 281 L.C.D.R. VOL. 877, PG. 288 L.C.D.R. O.R. VOL. 353, PG. 720 L.C.D.R. O.R. VOL. 353, PG. 720 L.C.D.R.		12 13 60	ACCESS EASEMENT O.R. VOL. 1205, PG. 567 L.C.D.R.
	37 63	GAS REGULATOR STATION EASEMENT VOL. 920, PG. 834 L.C.D.R. FILE #2020-0760240 L.C.D.R.		57	50' STORM SEWER EASEMENT O.R. VOL. 1083, PG. 107 L.C.D.R. O.R. VOL. 1123, PG. 889 L.C.D.R. O.R. VOL. 1124, PG. 356 L.C.D.R.		12 13 60	ACCESS EASEMENT O.R. VOL. 1205, PG. 567 L.C.D.R.
	39 63	RIGHT OF WAY TAKE 31-WD VOL. 944, PG. 997 L.C.D.R. FILE #2020-0760240 L.C.D.R.		58	ACCESS EASEMENT O.R. VOL. 1390, PG. 893 L.C.D.R.		26 28 29 31	RIGHT OF WAY TAKE 4-WDV FILE #2014-0521662 L.C.D.R.
	40	SANITARY SEWER EASEMENT VOL. 991, PG. 280 L.C.D.R.		61	ACCESS EASEMENT O.R. VOL. 1390, PG. 893 L.C.D.R.		33 34 35 63	SEWER EASEMENT 4-SV FILE #2014-0521662 L.C.D.R.
	43	SANITARY SEWER EASEMENT VOL. 1396, PG. 554 L.C.D.R.		61	ACCESS EASEMENT O.R. VOL. 1390, PG. 893 L.C.D.R.		33 34 35 63	SEWER EASEMENT 4-SV FILE #2014-0521662 L.C.D.R.

ACCESS EASEMENT  
FILE #2017-0651115 L.C.D.R.  
FILE #2017-0651160 L.C.D.R.  
CIVIL CASE #200200793 L.C.D.R.  
O.R. VOL. 353, PG. 637 L.C.D.R.  
O.R. VOL. 353, PG. 720 L.C.D.R.  
FILE #2001-078409 L.C.D.R.  
FILE #2008-015447 L.C.D.R.  
FILE #2008-0237152 L.C.D.R.  
FILE #2016-0596935 L.C.D.R.  
FILE #2018-0586833 L.C.D.R.  
FILE #2019-0724440 L.C.D.R.  
FILE #2020-0760240 L.C.D.R.

UTILITY & ACCESS EASEMENT  
VOL. 835, PG. 248 L.C.D.R.  
VOL. 868, PG. 327 L.C.D.R.  
VOL. 877, PG. 275 L.C.D.R.  
VOL. 877, PG. 281 L.C.D.R.  
VOL. 877, PG. 288 L.C.D.R.  
VOL. 901, PG. 509 L.C.D.R.  
VOL. 901, PG. 530 L.C.D.R.  
VOL. 901, PG. 534 L.C.D.R.

AERIAL OCCUPANCY RESERVATION  
FILE #2019-0707067 L.C.D.R.  
FILE #2019-0707068 L.C.D.R.  
FILE #2019-0707069 L.C.D.R.  
FILE #2019-0185747 L.C.D.R.  
FILE #2016-0580524 L.C.D.R.

SIGN EASEMENT  
FILE #2017-0651115 L.C.D.R.  
FILE #2017-0651160 L.C.D.R.  
CIVIL CASE #200200793 L.C.D.R.  
O.R. VOL. 353, PG. 637 L.C.D.R.  
O.R. VOL. 353, PG. 720 L.C.D.R.  
FILE #2001-078409 L.C.D.R.  
FILE #2008-015447 L.C.D.R.  
FILE #2008-0237152 L.C.D.R.  
FILE #2016-0596935 L.C.D.R.  
FILE #2018-0586833 L.C.D.R.  
FILE #2019-0724440 L.C.D.R.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

NOTE REGARDING ZONING

AS OF THE DATE OF THIS SURVEY, MCSTEEN LAND SURVEYORS HAS NOT RECEIVED ANY ZONING INFORMATION FROM THE CLIENT PER THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

MISCELLANEOUS NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS PLAT AS FOUND OR USED ARE IN GOOD CONDITION, APPARENTLY UNDISTURBED, UNLESS OTHERWISE NOTED.
- THE SURVEYOR DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF EASEMENTS AND/OR SIGNIFICANT OBSERVATIONS SHOWN HEREON.

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- SHEET 10: SOUTHEAST EXISTING CONDITIONS SURVEY

SURVEY REFERENCES

- "ALTA/ACSM LAND TITLE SURVEY FOR WESTFIELD MIDWAY" BY TIMOTHY A. TINKER, DATED MARCH 23, 2016.
- "LOT SPLIT PLATT" BY JOHN R. ALBAN, DATED FEBRUARY 28, 2020.
- "HOLIDAY INN SURVEY" BY JOHN L. MENDO, DATED NOVEMBER 27, 1973.
- "BOUNDARY SURVEY" BY DAVID L. ELWELL, DATED JULY 9, 1988. REVISED JUNE 14, 1989.
- "MIDWAY MALL EXPANSION" BY DAVID L. ELWELL, DATED JULY 9, 1988.
- "LOT SPLIT BOUNDARY SURVEY" BY BRIAN P. MCCARTNEY, DATED MARCH 10, 2017.
- "PARCELIZATION SURVEY" BY BEN E. BLEDSOE, DATED NOVEMBER 4, 2016.
- "TOPOGRAPHICAL SURVEY FOR THE WEST RIVER DEVELOPMENT COMPANY" BY RAY E. HOLLS, DATED MAY 15, 1962.
- "MIDWAY SECTION DIVISION OF LAND FOR HEAD-JACOBS COMPANY" BY RAY E. HOLLS, DATED NOVEMBER 27, 1964.
- "ALTA/ACSM LAND TITLE SURVEY" BY KS ASSOCIATES, INC., DATED SEPTEMBER 9, 1996.
- PLAT VOLUME 6, PAGE 35 L.C.M.R.
- PLAT VOLUME 24, PAGE 41 L.C.M.R.
- PLAT VOLUME 48, PAGE 9 L.C.M.R.
- PLAT VOLUME 99, PAGE 18 L.C.M.R.
- PLAT VOLUME 32, PAGE 76 L.C.M.R.
- PLAT VOLUME 107, PAGE 4 L.C.M.R.
- PLAT VOLUME 106, PAGE 32 L.C.M.R.
- LORAIN COUNTY DEEDS OF RECORD.
- LORAIN COUNTY TAX MAP RECORDS.
- O.D.O.T. PROJECT LAR-57-13-42

AREA OF SURVEYED PREMISES

PPN 06-24-030-000-113 ..... 0.9648 ACRES  
PPN 06-24-030-000-121 ..... 19.1387 ACRES  
PPN 06-24-030-000-135 ..... 8.5937 ACRES  
PPN 06-24-031-107-023 ..... 0.3661 ACRE  
PPN 06-24-031-107-030 ..... 10.8808 ACRES  
PPN 06-24-031-107-036 ..... 14.2785 ACRES  
PPN 06-24-031-107-039 ..... 1.8692 ACRES  
PPN 06-24-031-107-042 ..... 6.8349 ACRES  
TOTAL AREA ..... 62.9567 ACRES

PARKING

3664 REGULAR PARKING SPACES  
124 HANDICAP PARKING SPACES  
3788 TOTAL PARKING SPACES

FLOOD ZONE DESIGNATION

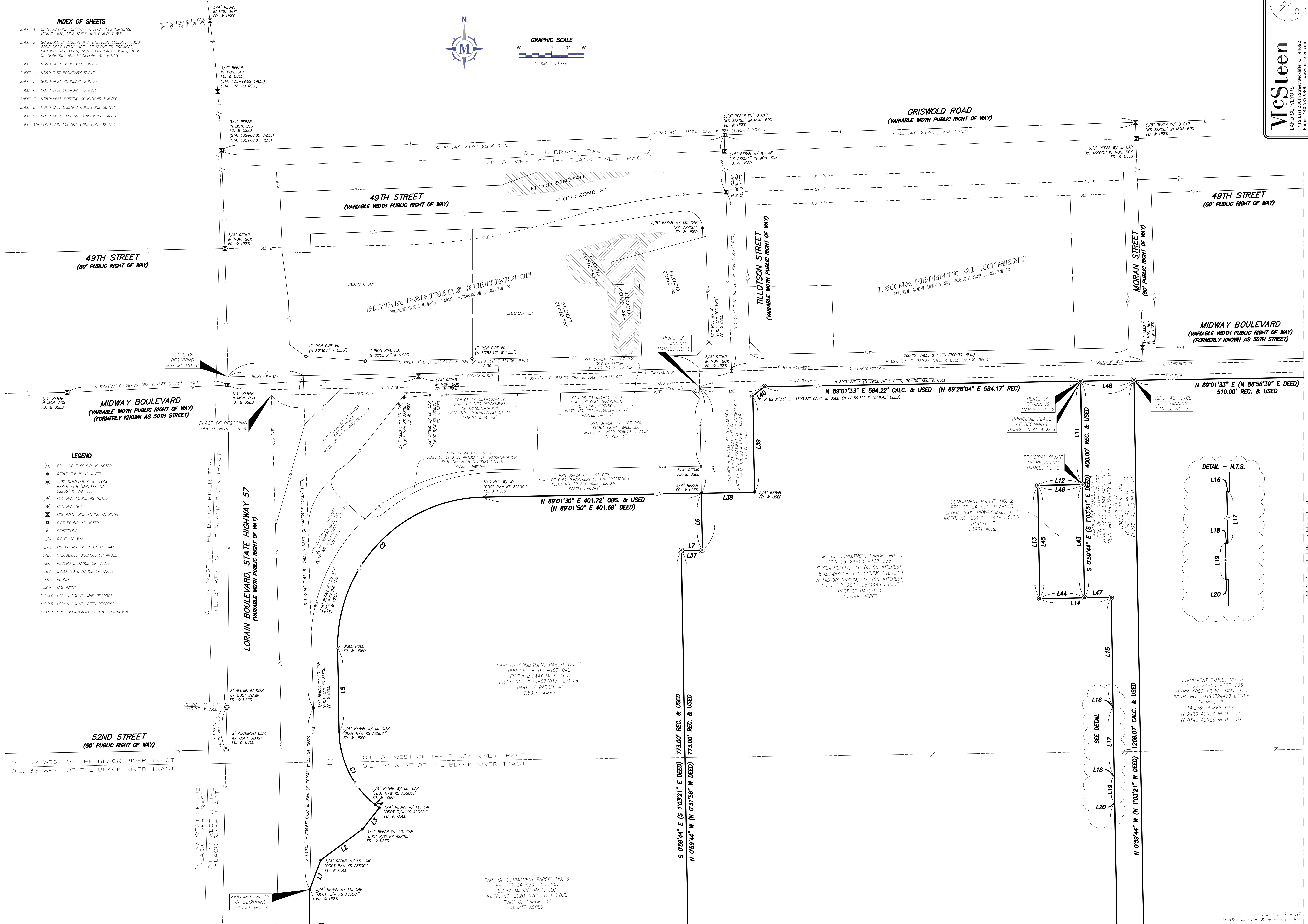
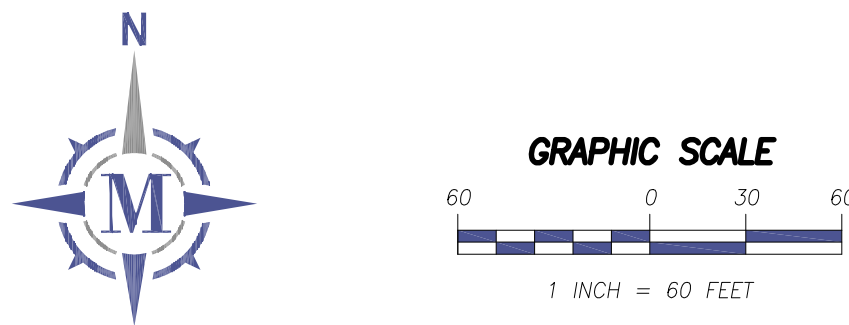
SURVEYED PREMISES IS IN FLOOD ZONE "X"  
"AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN"

COMMUNITY PANEL No. 39035001380  
MAP No. 3903001380  
EFFECTIVE DATE: AUGUST 19, 2008

- FLOOD ZONE "A"  
"SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED."
- FLOOD ZONE "AE"  
"SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED."
- FLOOD ZONE "AH"  
"SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDS); BASE FLOOD ELEVATIONS DETERMINED."
- FLOOD ZONE "AO"  
"SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLOWED PAN FLOODING, VELOCITIES ALSO DETERMINED."



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- SHEET 6: SOUTHEAST BOUNDARY SURVEY
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- SHEET 10: SOUTHEAST EXISTING CONDITIONS SURVEY





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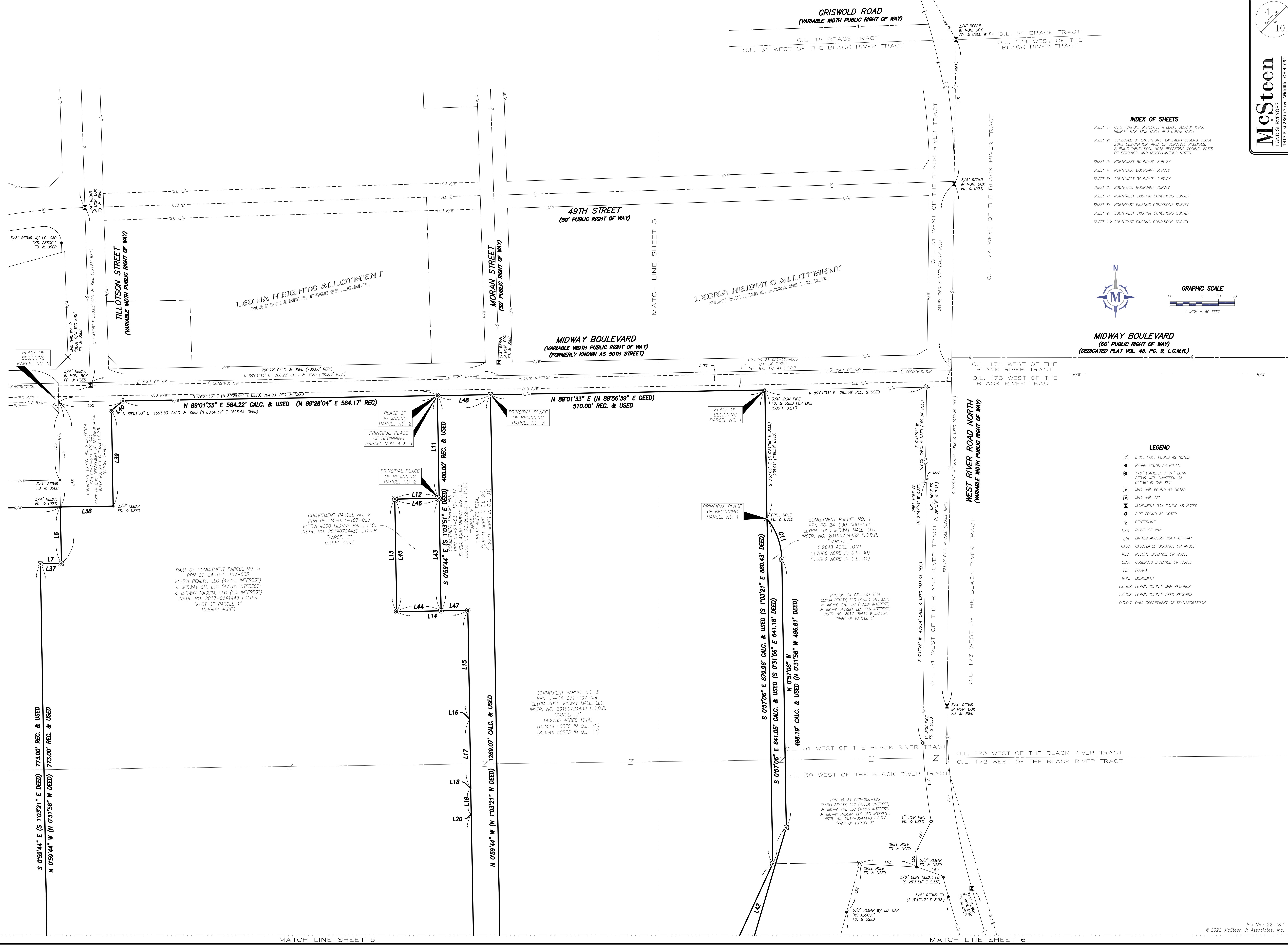
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MIDWAY BOULEVARD  
(60' PUBLIC RIGHT OF WAY)  
(DEDICATED PLAT VOL. 48, PG. 9, L.C.M.R.)

LEGEND

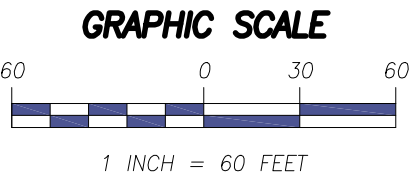
- DRILL HOLE FOUND AS NOTED
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "M-STEEN" CA 02236" ID CAP SET
- MAG NAIL FOUND AS NOTED
- MAG NAIL SET
- MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- R/W RIGHT-OF-WAY
- L/A LIMITED ACCESS RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- 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





MATCH LINE SHEET 3

MATCH LINE SHEET 4



LEGEND

- DRILL HOLE FOUND AS NOTED
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" 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
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O.L. 33 WEST OF THE BLACK RIVER TRACT  
O.L. 34 WEST OF THE BLACK RIVER TRACT

O.L. 30 WEST OF THE BLACK RIVER TRACT  
O.L. 29 WEST OF THE BLACK RIVER TRACT

5  
SHEET NO.  
10

**McSteen**  
LAND SURVEYORS  
1415 East 286th Street Willard, OH 44092  
Phone: 440.585.8800 www.mcsteen.com

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

FLOOD ZONE "X"

FLOOD ZONE "AO"

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

EXIT RAMP FOR OHIO TURNPIKE

FLOOD ZONE "X"

FLOOD ZONE "A"

FLOOD ZONE "X"

FLOOD ZONE "A"

MATCH LINE SHEET 6



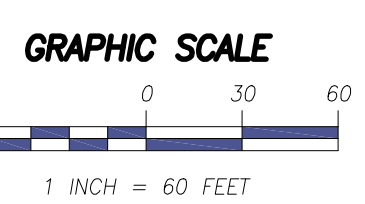
MATCH LINE SHEET 3

MATCH LINE SHEET 4



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**WEST RIVER ROAD NORTH**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

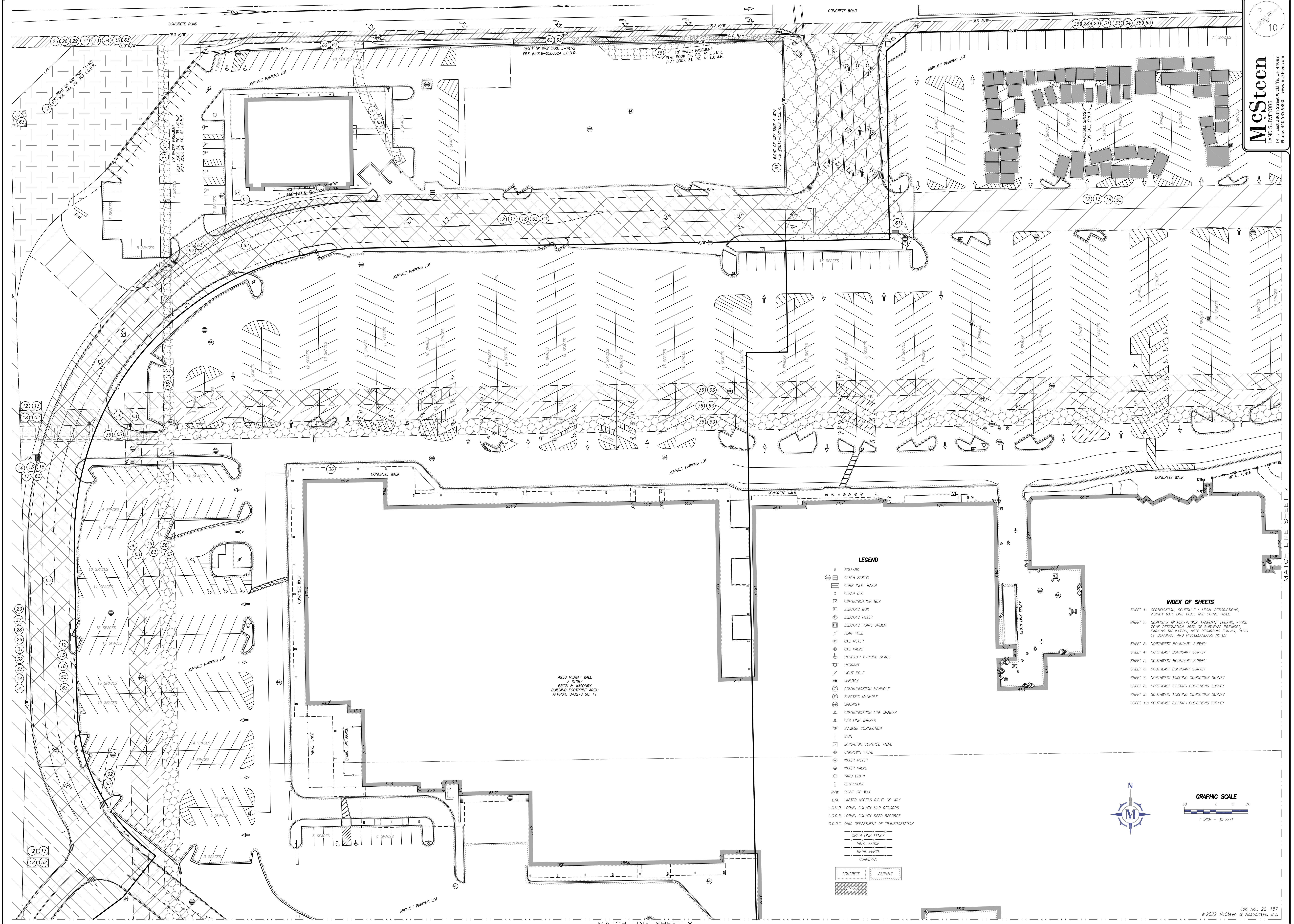
**FORD ROAD**  
(60' PUBLIC RIGHT-OF-WAY)

FLOOD ZONE "X"

FLOOD ZONE "A"

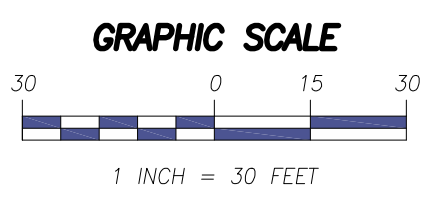
O.L. 30 WEST OF THE BLACK RIVER TRACT  
O.L. 29 WEST OF THE BLACK RIVER TRACT





4950 MIDWAY MALL  
2 STORY  
BRICK & MASONRY  
BUILDING FOOTPRINT AREA:  
APPROX. 84,327.0 SQ. FT.

- LEGEND**
- BOLLARD
  - CATCH BASIN
  - CURB INLET BASIN
  - CLEAN OUT
  - COMMUNICATION BOX
  - ELECTRIC BOX
  - ELECTRIC METER
  - FLAG POLE
  - GAS METER
  - GAS VALVE
  - HANDICAP PARKING SPACE
  - HYDRANT
  - LIGHT POLE
  - MAILBOX
  - COMMUNICATION MANHOLE
  - ELECTRIC MANHOLE
  - MANHOLE
  - COMMUNICATION LINE MARKER
  - GAS LINE MARKER
  - SIAMSESE CONNECTION
  - SIGN
  - IRRIGATION CONTROL VALVE
  - UNKNOWN VALVE
  - WATER METER
  - WATER VALVE
  - YARD DRAIN
  - CENTERLINE
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  - CONCRETE
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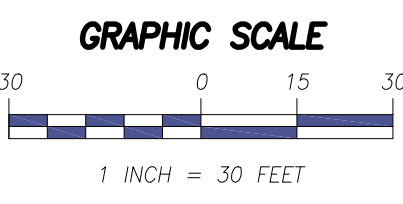
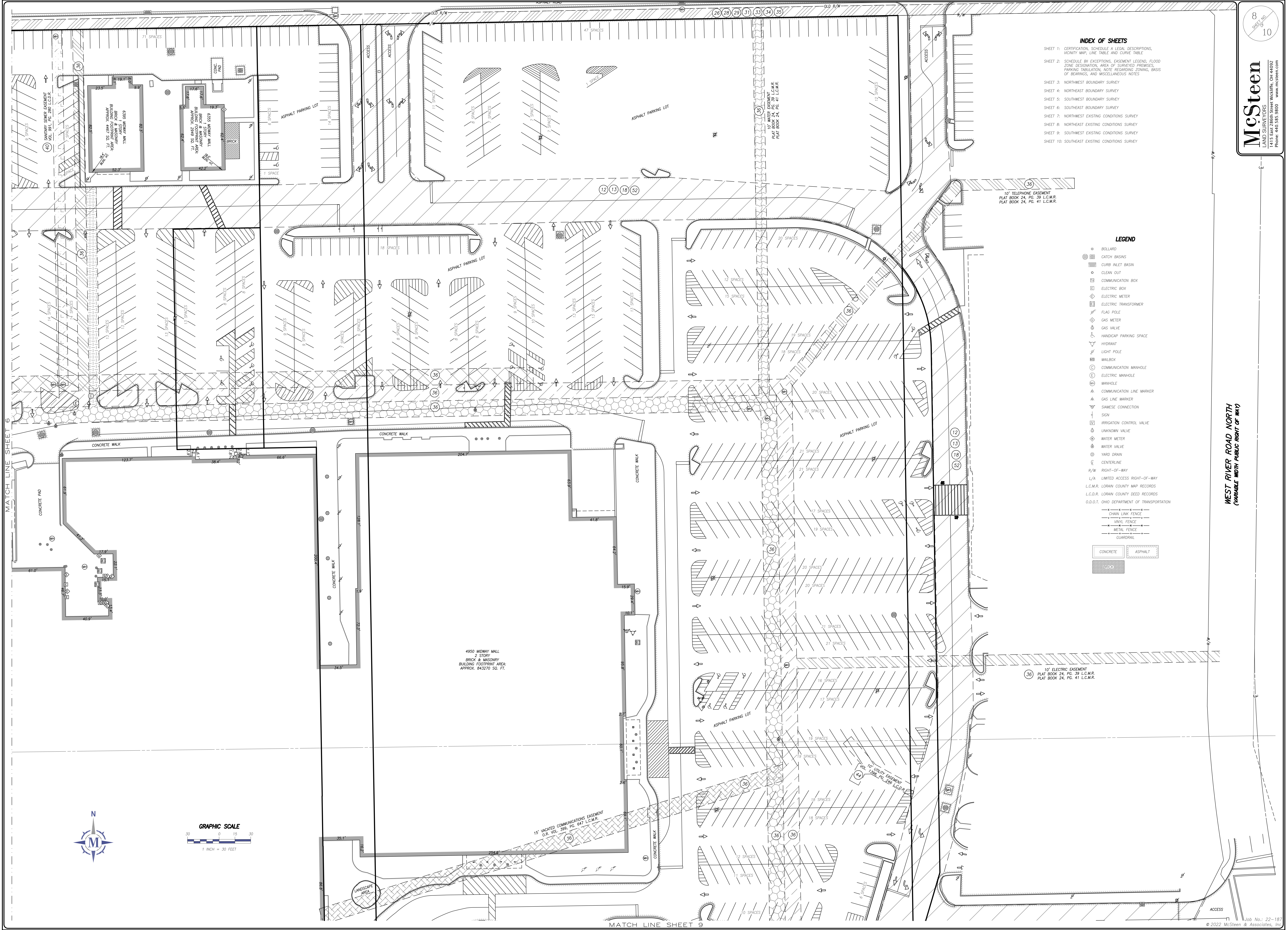
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**LEGEND**

- BOLLARD
- CATCH BASIN
- CURB INLET BASIN
- CLEAN OUT
- COMMUNICATION BOX
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FLAG POLE
- GAS METER
- GAS VALVE
- HANDICAP PARKING SPACE
- HYDRANT
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- ASPHALT
- PAVEMENT

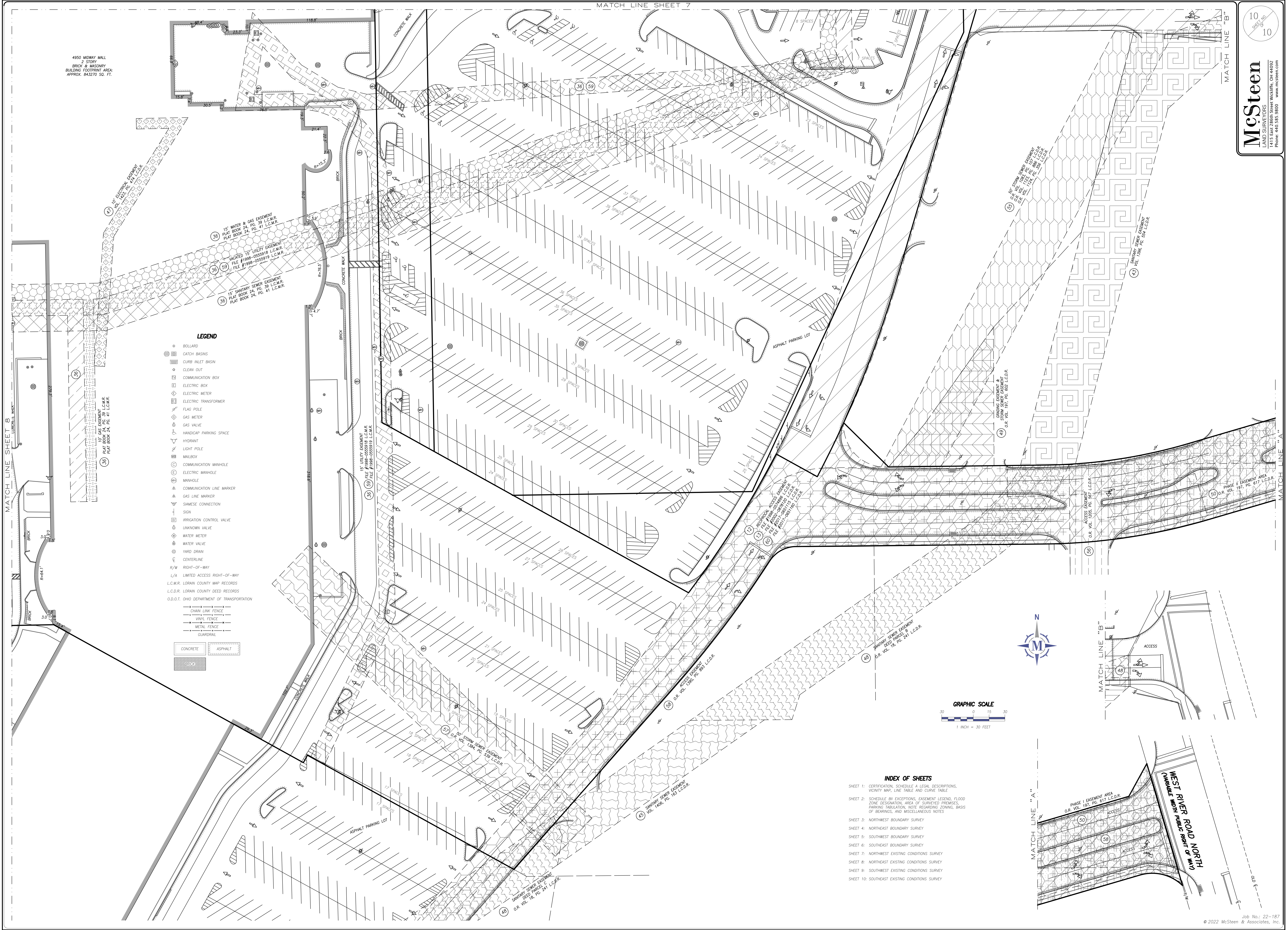
WEST RIVER ROAD NORTH  
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)





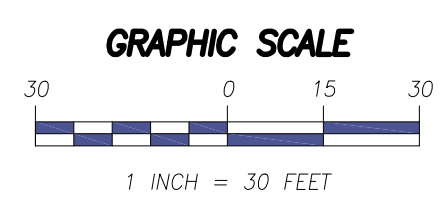




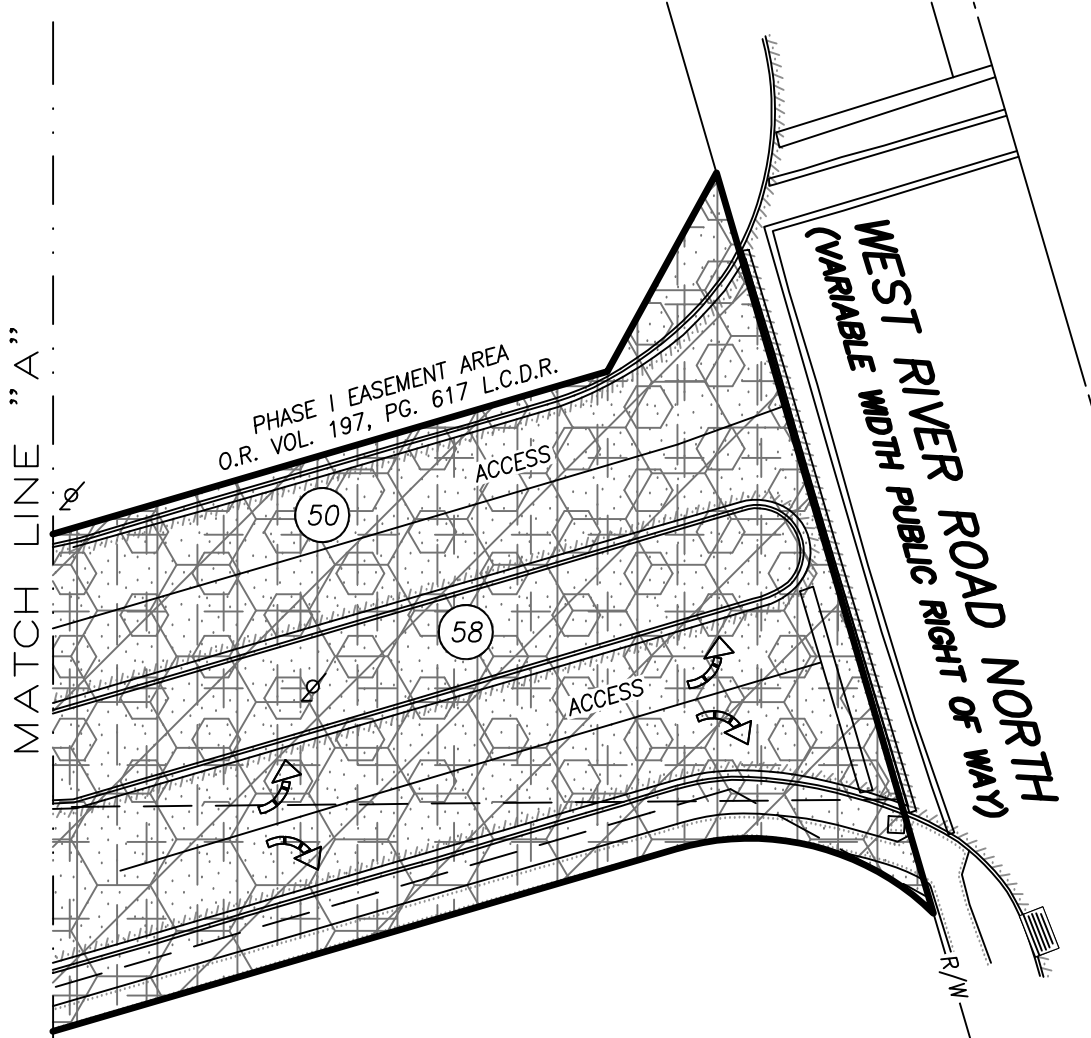


4950 MIDWAY MALL  
2 STORY  
BRICK & MASONRY  
BUILDING FOOTPRINT AREA:  
APPROX. 843270 SQ. FT.

- LEGEND**
- BOLLARD
  - CATCH BASINS
  - CURB INLET BASIN
  - CLEAN OUT
  - COMMUNICATION BOX
  - ELECTRIC BOX
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10  
SHEET NO.  
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