

ITEMS CORRESPONDING TO SCHEDULE B-II

- 13 Building setback lines and utility easements as shown in Survey Record 11, page 181, of the Clark County Engineer's records. **This item is located on the surveyed property and is plotted hereon.**
- 14 Easement and/or right-of-way for pipeline, together with all appurtenances, granted to Shell Petroleum Corporation, dated December 28, 1938, and recorded in Deed Book 313, Page 158, of the Clark County records. **This item is located on the surveyed property and is a blanket easement and is not plotted hereon.**
- 15 Easement and/or right-of-way, together with all appurtenances, granted to the Ohio Fuel Gas Company, dated November 30, 1962, filed December 14, 1962, and recorded in Deed Book 533, Page 519, of the Clark County records. **This item is not on, or does not touch, the surveyed property and is not plotted and shown hereon. Based on the property description within the referenced document, this item does not affect the surveyed property.**
- 16 Easement and/or right-of-way, together with all appurtenances, granted to Ohio Edison Company, dated June 18, 1975, filed July 14, 1975, and recorded in Deed Book 709, Page 640, of the Clark County records. **This item is located on the surveyed property and is plotted hereon.**
- 17 Easement and/or right-of-way, together with all appurtenances, granted to State of Ohio Department of Transportation, dated February 20, 1981, filed March 3, 1981, and recorded in Deed Book 770, Page 91, of the Clark County records. **The location of this item cannot be determined from the record document and therefore it is not plotted hereon.**
- 18 Easement and/or right-of-way, together with all appurtenances, granted to the board of Clark County Commissioners, dated November 2, 1987, filed November 6, 1987, and recorded in Deed Book 832, Page 203, of the Clark County records. **The location of this item cannot be determined from the record document and therefore it is not plotted hereon.**
- 19 Easement and/or right-of-way, together with all appurtenances, granted to Ohio Edison Company, dated January 30, 1989, filed January 31, 1989, and recorded in Deed Book 845, page 845, of the Clark County records. **The location of this item cannot be determined from the record document and therefore it is not plotted hereon.**
- 20 Terms and conditions of easement to construct, tap into and utilize the retention pond as established in Deed filed May 13, 1996 and recorded in Official Record 578, Page 109, of the Clark County Records. **This item is located on the surveyed property and is plotted hereon.**

ITEMS CORRESPONDING TO SCHEDULE B-II ARE CONTINUED AT RIGHT.

- 21 Easement agreement by and between G.M.R.I., Inc., a Florida Corporation and Midwest Heritage Inn of Springfield, Ohio, Inc., filed June 26, 1996 and recorded in Official Record 611, Page 190, of the Clark County Records. **This item is located on the surveyed property and is plotted hereon.**
- 22 Easement and/or right-of-way, together with all appurtenances, granted to Ohio Edison Company, dated July 24, 1996, filed August 14, 1996, and recorded in Official Record 643, Page 96, of the Clark County Records. **This item is located on the surveyed property and is plotted hereon.**

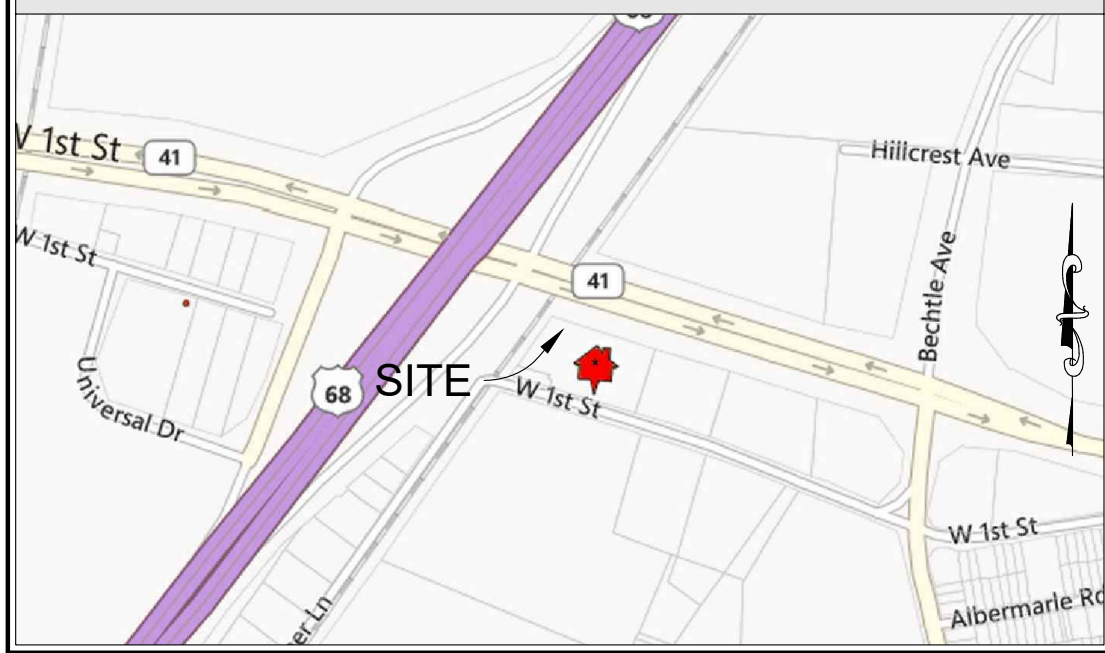
ZONING INFORMATION

The surveyed property is zoned "CH-1" - Highway Commercial district, City of Springfield, Ohio.

Front Setback: 40' Minimum, Per Plat 50' Minimum
Side Setback: Not Restricted
Rear Setback: Not Restricted
Maximum Building Height: 45'
Minimum Lot Width: Not Restricted
Maximum Floor Area Ratio: Not Restricted
Parking Requirements: 1 space per 45 square feet of building area and 1 handicap space for every 20 regular spaces.

The zoning information shown above was provided to the surveyor by NV5 Zoning on January 12, 2023 pursuant to items 6a and 6b of Table A.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1 Survey prepared by Simon Lockhart & Associates, 441 Main Street, Suite 150, Mentor, Ohio 44060. Phone: 440-555-3700, Fax: 440-555-3710.
- MN2 The address of 8918 Elmwood Avenue was posted on signage on the surveyed property.
- MN3 The surveyed property contains a total area (Parcel 1 and Parcel 2) of 1.916 acres (83,461 square feet), more or less.
- MN4 Only observable surface and above ground structures were located. No underground improvements, such as foundation footings, were located. Some features shown on this plat may be shown out of scale for clarity. All dimensions shown are in feet and decimals thereof.
- MN5 There are 125 striped regular parking spaces and 5 striped handicapped parking spaces for a total of 130 striped parking spaces on the surveyed property.
- MN6 At the time of survey, there was no observable evidence of earth moving work, building construction, building additions.
- MN7 The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the surveyed property with regards to wetlands on the surveyed property. no environmental assessment or audit was performed on the surveyed property by Simon Lockhart & Associates.
- MN8 The surveyed property has access to Elmwood Avenue, a 60 foot wide dedicated public right-of-way, as shown hereon.
- MN9 Ownership of fences, if any, was not determined under the scope of this survey.
- MN10 There are no gaps, gores, or overlaps inherent to the surveyed property based on the field survey performed and the title commitments provided.
- MN11 Bearings shown hereon are based on the North right-of-way line of Elmwood Avenue, Clark County, Ohio to bear N 72° 26' 27" W, per record description.
- MN12 This survey is not intended for construction or construction design purposes.
- MN13 Adjoiner information shown hereon was obtained from the county's property appraiser web site.
- MN14 At the time of survey, there was no observable evidence of site use as a burial ground or cemetery.
- MN15 The surveyor and client negotiated item 20a as follows: the survey shall reflect the permanent parcel number for the surveyed property as reflected by the county assessor's office. The permanent parcel number (ppn.) is 145-666-0088.

RECORD DESCRIPTION

Parcel 1 (Fee Parcel):
Situating in the City of Springfield, County of Clark, and State of Ohio:

The following described Real Estate Being Located in Section 12, Town 4, Range 9 East, City of Springfield, County of Clark, And State of Ohio:

And Known As Being a Part of That Certain Tract of Land Conveyed to Midwest Heritage Inn of Springfield, Ohio By Deed And Recorded in Official Record 239, Page 343 on the Deed Records of Said County and Commencing at the Southeast Corner of Tract Number 1 As Recorded in Survey Record Volume 11, Page 181 said Point Being Located in the original centerline of Old State Route No. 41 (Elmwood Avenue), Witness G.P.S. Monument Clark 22 Bearing North 77 Deg. 31' 51" East, a distance of 473.92 feet; Thence North 72 Deg. 26' 27" West, With the Original Centerline of Old State Route No. 41, a distance of 616.69 feet to a Found Railroad Spike;
Thence North 17 Deg. 27' 42" East, a distance of 30.00 feet to a Found #5 Rebar at the Southeast Corner of Said Midwest Heritage Inn of Springfield, Ohio and the True Place of Beginning of the following described Tract of Land;
Thence North 72 Deg. 26' 27" West, with the North Right of Way Line of West First Street, a distance of 299.96 feet to a Found #5 Rebar;
Thence North 17 Deg. 33' 33" East, a distance of 25.00 feet to a Found #5 Rebar;
Thence North 72 Deg. 26' 27" West, a distance of 15.00 feet to a Found #5 Rebar;
Thence North 17 Deg. 33' 33" East, a distance of 10.00 feet to a Found #5 Rebar;
Thence North 72 Deg. 26' 27" West, a distance of 25.10 feet to a Set #5 Rebar;
Thence North 17 Deg. 27' 42" East, with a New Division Line, a distance of 183.71 feet to a Set #5 Rebar in the South Right of Way Line of present State Route No. 41;
Thence South 72 Deg. 32' 16" East, with the South Right of Way line of present State Route No. 41, a distance of 340.00 feet to a Found #5 Rebar;
Thence South 17 Deg. 27' 42" West, a distance of 219.29 feet to the True Place of Beginning.
Containing 1.681 Acres of land more or less.

Based on an actual field survey performed in April, 1996.
Bearings based on Clark County GPS Monument Clark 22 and GPS Monument Clark 22 (South 88 Deg. 27' 18" East).

Parcel 2 (Easement Parcel):
Situating in the City of Springfield, County of Clark, and State of Ohio:

The following described real estate being located in Section 12, Town 4, Range 9 East, City of Springfield, County of Clark, and State of Ohio:

And Being a part of that certain Tract of Land conveyed to Midwest Heritage Inn of Springfield, Ohio By Deed And Recorded in Official Record 239 Page 343 on the Deed Records of said County and Commencing at the Southeast Corner of Tract Number 1 as recorded in Survey Record Volume 11, Page 181 said point being located in the original centerline of Old State Route No. 41 (Elmwood Avenue), Witness G.P.S. monument, Clark 22 Bearing North 77 Deg. 31' 51" East, a distance of 473.92 feet; Thence North 72 Deg. 26' 27" West, with the original centerline of Old State Route, No. 41, a distance of 616.69 feet to a found railroad spike;
Thence North 17 Deg. 27' 42" East, a distance of 30.00 feet to a found #5 Rebar at the Southeast Corner of said Midwest Heritage Inn of Springfield, Ohio;
Thence North 72 Deg. 26' 27" West, with the North Right of Way line of Elmwood Avenue, a distance of 317.67 feet to a found #5 Rebar;
Thence North 17 Deg. 33' 33" East, a distance of 25.00 feet to a Found #5 Rebar;
Thence North 72 Deg. 26' 27" West, a distance of 15.00 feet to a Found #5 Rebar;
Thence North 17 Deg. 33' 33" East, a distance of 10.00 feet to a Found #5 Rebar;
Thence North 72 Deg. 26' 27" West, a distance of 25.10 feet to a Set #5 Rebar And the True Place of Beginning of the following described Tract;
Thence North 72 Deg. 26' 27" West, a distance of 86.64 feet to a Found #5 Rebar in the East Line of the Erie-Lackawanna Railroad;
Thence North 35 Deg. 58' 42" East, with the East Line of said Erie-Lackawanna Railroad, a distance of 193.59 feet to a found #5 Rebar in the South line of Present State Route No. 41;
Thence South 72 Deg. 32' 16" East, with the South Right of Way line of present State Route No. 41, a distance of 25.16 feet to a set #5 Rebar;
Thence South 17 Deg. 27' 42" West, with a new division line a distance of 183.71 feet to the True Place of Beginning.
Containing 0.236 Acres of land more or less.

Based on an actual field survey performed in April, 1996.
Bearing based on Clark County GPS Monument Clark 22 And GPS monument Clark 22 A2 (South 88 Deg. 27' 18" East).

The lands surveyed, shown and described hereon are the same lands described in United States Title Insurance Company's commitment number 99330501 bearing an effective date of January 20, 2023.

ALTA/NSPS LAND TITLE SURVEY

for
Jones Property, Inc. Project
NV5 Project 20210000 / Site 65
8918 Elmwood Avenue, Springfield, OH 44060

Based upon Title Commitment No. 99330501
of United States Title Insurance Company
bearing an effective date of January 20, 2023 @ 7:00 a.m.

Surveyor's Certification

To: Jones Property, Inc.; The Commercial Lending Institution, its successors and/or assigns; United States Title Insurance Company; and Bock and Clark Corporation.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, 19 and 20a of Table A thereof. The field work was completed on February 26, 2023.

Simon Lockhart

Simon Lockhart
Registered Land Surveyor No. 4060
Date of Survey: March 2, 2023
Date of Last Revision: March 8, 2023

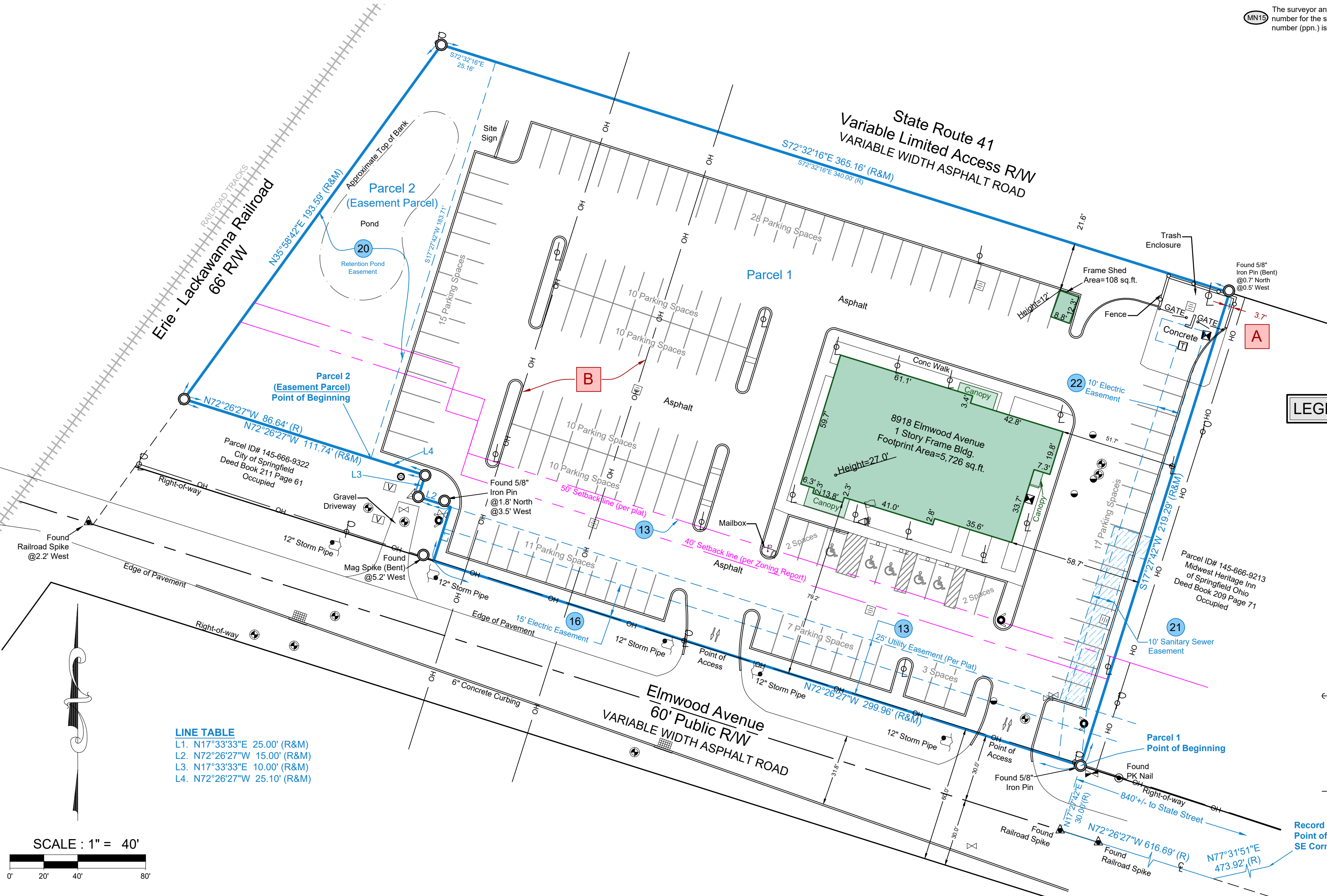
SHEET 1 OF 1

NV5

REAL ESTATE TRANSACTION SERVICES
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Bock & Clark Corporation - 3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.nv5.com/real-estate-transaction-services bockmaywehelpyou@nv5.com



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | |
|-----|---------------------------------------|------|---------------------|
| V | VAULT | SM | SANITARY MANHOLE |
| S | SIGN (AS NOTED) | CO | CLEAN OUT |
| T | TOWER | GM | GAS MANHOLE |
| MW | MONITORING WELL | GV | GAS VALVE |
| FP | FLAG POLE | GM | GAS METER |
| WV | WATER VALVE | HP | HANDICAPPED PARKING |
| FH | FIRE HYDRANT | (R) | RECORD |
| SFH | SIAMESE FIRE HYDRANT | (M) | MEASURED |
| WM | WATER MANHOLE | (C) | CALCULATED |
| W | WATER METER | (P) | PLAT |
| BFP | BACKFLOW PREVENTER | PG | PAGE |
| W | WATER METER | O.R. | OFFICIAL RECORDS |
| PA | POINT OF ACCESS | P.B. | PLAT BOOK |
| PP | POWER POLE | N/F | NOW OR FORMERLY |
| LP | LIGHT POLE | TE | TELEPHONE PEDESTAL |
| GW | GUY WIRE | CB | CABLE BOX |
| EM | ELECTRIC METER | SDM | STORM DRAIN MANHOLE |
| TR | TRANSFORMER | SDI | STORM DRAIN INLET |
| IR | SET 5/8" IRON ROD & CAP | SP | STORM PIPE |
| UN | NV5 L.B. 7386, UNLESS OTHERWISE NOTED | | |
| OH | OVERHEAD WIRES | | |

FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 390023C, Map Number 0179C which bears an effective date of February 17, 2010 and is not in a special flood hazard area. As shown on the FEMA website (<http://msc.fema.gov>) by fimmte created on March 2, 2023, we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
03/02/2023	FIRST DRAFT		
03/08/2023	NETWORK COMMENTS		
FIELD WORK:		DRAFTED:	
		CHECKED BY:	
		FB & PG:	

SIGNIFICANT OBSERVATIONS

- A Concrete curbing, dumpster pad, and fence crosses over easterly property line 3.7' feet as shown.
- B High tension transmission lines cross over the property as shown and noted hereon without the benefit of an easement known to the surveyor.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION