

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 201504009 - SCHEDULE B, SECTION II:

Numbers correspond with Schedule B exception items contained in the above referenced Title Commitment.

13. The premises are subject to an easement for Sewer, from Clarence Simandi, to The City of North Royalton, Ohio, a municipal corporation filed for record July 23, 1964, established by the instrument recorded in Volume 11167, Page 393 of Cuyahoga County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

For further conditions see record.

We have made no further examination under the above instrument.

14. The premises are subject to an easement for Sewer, from John and Tekia Zane, to The City of North Royalton, Ohio, a municipal corporation filed for record August 18, 1964, established by the instrument recorded in Volume 11178, Page 83 of Cuyahoga County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

For further conditions see record.

We have made no further examination under the above instrument.

15. The premises are subject to an Access Easement from Royalton Plaza, an Ohio limited partnership, to Booth American Company, filed for record October 24, 1991, established by the instrument recorded in Volume 91-6886, Page 25 of Cuyahoga County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

For further conditions see record.

We have made no further examination under the above instrument.

16. The premises are subject to an easement for Ingress and Egress, from Royalton Plaza, an Ohio limited partnership, to Booth American Company, filed for record December 20, 1991, established by the instrument recorded in Volume 91-8318, Page 50 of Cuyahoga County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

For further conditions see record.

We have made no further examination under the above instrument.

19. Right of Way Easement from Royalton Plaza, a limited partnership to City of North Royalton, Ohio, a municipal corporation filed for record March 23, 2004 and recorded as Instrument No. 200403230469 of Cuyahoga County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

For further conditions see record.

We have made no further examination under the above instrument.

19. Right of Way Easement from Royalton Plaza, a limited partnership to City of North Royalton, Ohio, a municipal corporation filed for record March 23, 2004 and recorded as Instrument No. 200403230469 of Cuyahoga County Records. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

For further conditions see record.

We have made no further examination under the above instrument.

BASIS OF BEARING:

The meridian for all bearings shown hereon is the Centerline of State Route 82, known as being South 89°09'10" West, per Plat Volume 257, Page 26 of Cuyahoga County Records.

ENCROACHMENTS:

Concrete headwall extends beyond the boundary line by a distance of 0.6 feet, as shown hereon.

Concrete curb and asphalt extends beyond the boundary line by a distance of 2.0 feet, as shown hereon.

There is access between the subject property and various adjoiners, without the benefit of a known easement, as shown hereon.

Concrete walk extends beyond the boundary line by a distance of 5.3 feet, as shown hereon.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie partially in Zones A, AE and X Unshaded according to the Flood Insurance Rate Map for the County of Cuyahoga, Community Panel No. 39035C0303E, Effective Date: December 3, 2010.

2X-BR=" => / > 0T

Table with 2 columns: Symbol and Description. Symbols include bearings, distances, and various engineering notations.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 201504009 - SCHEDULE A:

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio:

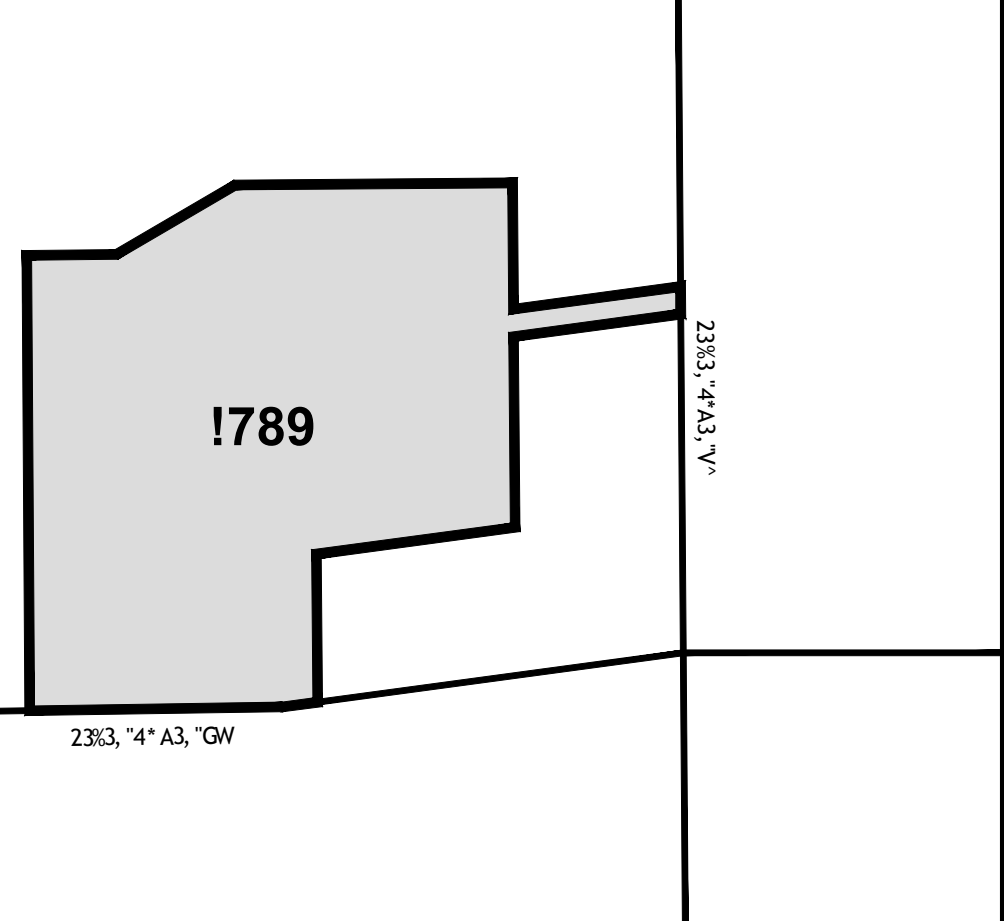
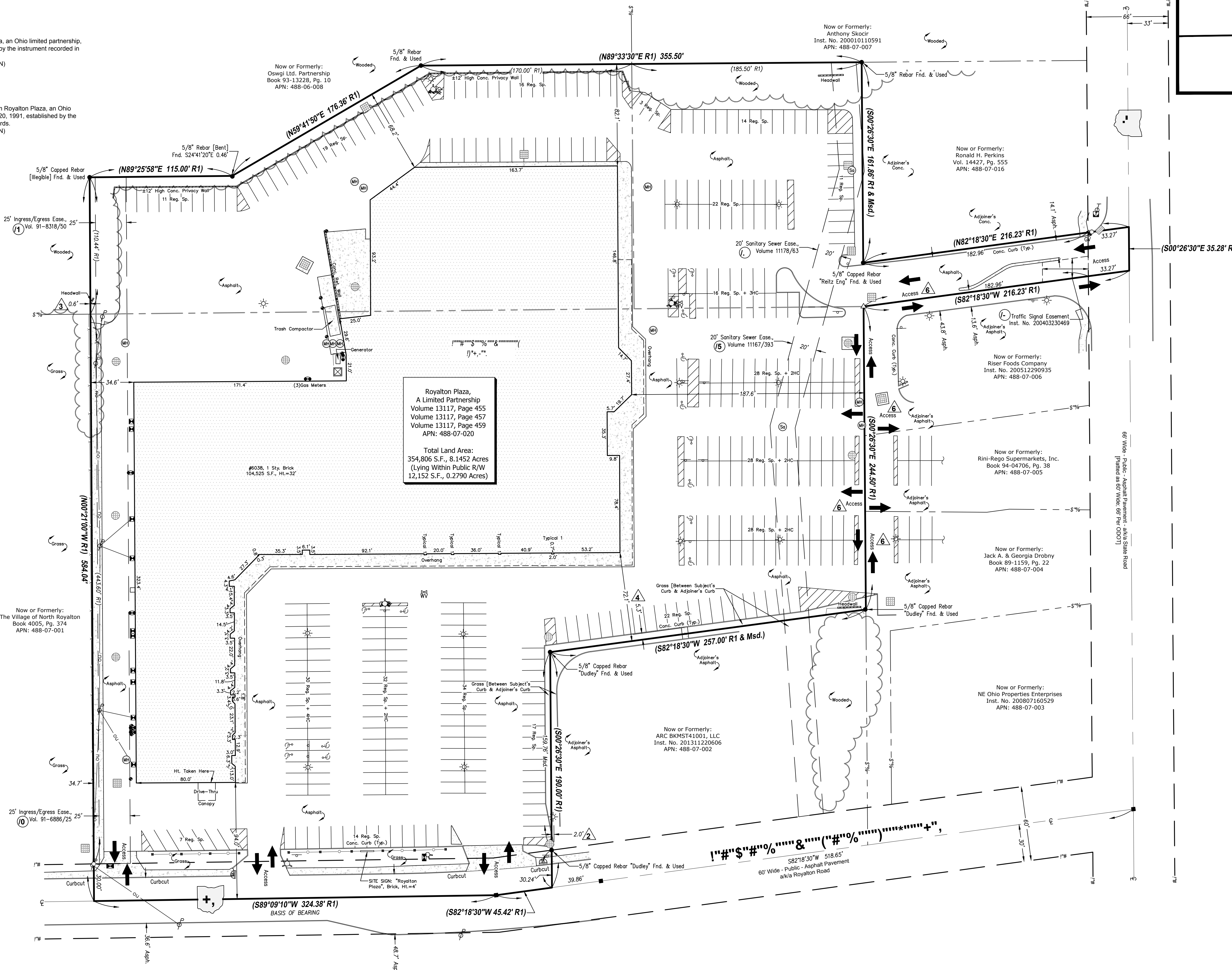
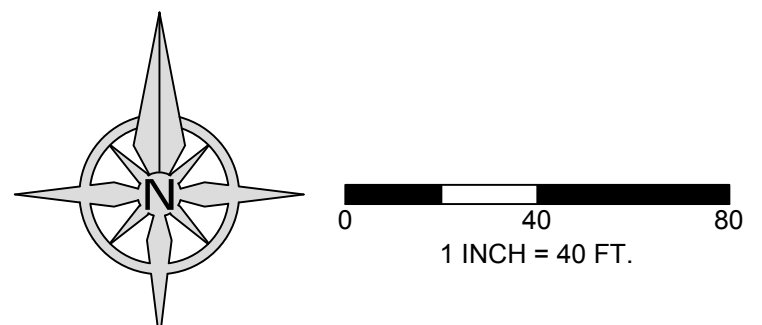
And known as being Parcel A in the Royalton Plaza Lot Split and Consolidation Plat of part of Original Royalton Township Section No. 13, as shown by the recorded Plat in Volume 257 of Maps, Page 26 of Cuyahoga County Records, as appears by said plat.

PPN: 488-07-020 and 488-07-021

The above described property is the same property that is described in Chicago Title Insurance Company Title Commitment No. 201504009, dated April 7, 2015.

MISCELLANEOUS NOTES:

- 1. There is direct access to the subject property via Royalton Road and State Road, both being public rights-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is 6000 Royalton Road.
4. At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Insurance Company Title Commitment No. 201504009 with an effective date of April 7, 2015.



VICINITY MAP
NOT TO SCALE

REVISION NOTES table with columns for Date, Comment, and ALS Site No. (1736).

ZONING: As of the date of this survey, the surveyor has not been provided with a zoning report pursuant to Table A item 6b.

PARKING: 352 Parking Spaces, 15 Handicapped Spaces, 367 Total Parking Spaces

CERTIFICATION: To: Chicago Title Insurance Company, Erie Title Agency, Inc., Royalton Plaza, a limited partnership and Tristate Capital Bank; This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on April 23, 2015. Date of Map: April 29, 2015.

By: Timothy A. Finke, PS
Ohio Professional Surveyor No. 8392
Date of Field Survey: April 23, 2015

AVALON LAND SURVEYING logo and contact information: Phone: (330) 475-8000, Website: www.AvalonLandSurveying.com